



**BNP PARIBAS
REAL ESTATE**

| Real Estate for a changing world

Vacant Building Credit Viability Study

Prepared for
The London Borough of Southwark

June 2015



Contents

1	Executive Summary	3
2	Introduction	5
3	Methodology and appraisal inputs	12
4	Development schemes tested and inputs into appraisals	16
5	Analysis of demolition and refurbishment costs	24
6	Results of viability testing and assessment of the implications of the VBC Policy	27
7	Conclusions and recommendations	33

Appendices

- Appendix 1 - WT Partnership Southwark Vacant Building Credit Report
Comments on Costs of Demolition and Refurbishment Report July 2015
- Appendix 2 - Results of typology appraisals (base values and costs)
- Appendix 3 - Results of typology appraisals (reflecting 10% growth in values and 5% inflation in build costs)
- Appendix 4 - Results of typology appraisals (reflecting 25.8% growth in values and 26.74% inflation in build costs)
- Appendix 5 - Results of appraisals from the CIL Viability study based on actual schemes (excluding any discount to CIL for existing floorspace)
- Appendix 6 - Appraisals incorporating VBC from the CIL Viability study based on actual schemes (excluding any discount to CIL for existing floorspace)
- Appendix 7 - Sensitivity testing results of appraisals incorporating VBC from the CIL Viability study based on actual schemes (excluding any discount to CIL for existing floorspace)
- Appendix 8 - Results of appraisals incorporating VBC from the CIL Viability study based on actual schemes (including discounts to CIL for existing floorspace)

Contact details:

Anthony Lee MRTPI MRICS
Director – Development Consulting
BNP Paribas Real Estate
5 Aldermanbury Square
London EC2V 7BP

Sacha Winfield-Ferreira MRICS
Associate Director – Development Consulting
BNP Paribas Real Estate
5 Aldermanbury Square
London EC2V 7BP

Tel: 020 7338 4061
Email: anthony.lee@bnpparibas.com

Direct line: 020 7338 4417
Email: sacha.winfield-ferreira@bnpparibas.com

1 Executive Summary

- 1.1 This report tests the potential impacts of the Government's newly introduced Vacant Building Credit (VBC) policy on a range of residential developments throughout the London Borough of Southwark to inform the Council's evidence base to justify a local exemption from this policy.

Methodology

- 1.2 The study methodology compares the residual land values of a range of developments on sites throughout the borough to their value in current use (plus a premium), herein after referred to as 'benchmark land value'. If a development incorporating policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the policy requirements will not adversely impact on viability. In particular this study considers:
- the likely impact of the application of the VBC policy on the delivery of affordable housing in the Borough and whether this will undermine the objectives of the Development Plan; and
 - whether the VBC policy is considered necessary to incentivise development.
- 1.3 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, 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.
- 1.4 The housing and commercial property markets are inherently cyclical and the Council is undertaking this viability assessment at a time when the market has recovered after a severe recession. Values have improved significantly surpassing their February 2008 peak levels in January/February 2012 and are currently 49% higher than the peak of the market values. Despite this recovery, there is some uncertainty as to the likely short term trajectory of house prices. We have allowed for this by running a range of sensitivity analysis which analyse growth in the sales values of 10% and 25.8%, accompanied by cost inflation 5% and 26.74%.

Key findings and recommendations

- 1.5 The key findings of the study are as follows:
- Our testing demonstrates that there is no correlation between the viability of schemes and the VBC policy mechanism which operates on net additional floorspace.
 - The nuances of development viability are more complex than the application of the VBC, as it varies from site to site and scheme to scheme.
 - We have considered the reduction of affordable housing in a scheme in the context of assisting with viability issues related to the potential 'prohibitive costs' of demolition and refurbishment costs associated with brownfield sites. Research undertaken in this study has identified that the cost of delivering affordable housing far exceeds that of demolition in particular. With respect to refurbishment costs, these are not possible to quantify with any accuracy as the refurbishment of premises can vary significantly from site to site. The Council has advised that there has been a small number of refurbishment schemes in the Borough over the last few years, with the

majority of development in the Borough tending to be redevelopment in order to make the best use of a site. Refurbishment schemes are more likely to take place either as office to residential conversions or in listed buildings. The former would not incur policy requirements for affordable housing whilst the latter will understandably be likely to incur significantly higher costs than an unlisted building.

- The VBC is therefore considered to be a blunt tool, which either goes too far in reducing affordable housing or does not go far enough to ensure the viable delivery of a scheme whilst still maintaining the site's ability to provide the maximum viable quantum of affordable housing.
- BNP Paribas Real Estate has genuine concerns that the VBC policy will both prevent the delivery of housing in the Borough (where a site specific viability assessment would justify a lower provision of affordable housing to bring the site forward) and significantly impact on the delivery of affordable housing (by reducing the policy compliant level of affordable housing well below what the scheme could viably deliver). Furthermore, given the urban nature of the Borough, and that the majority of sites that come forward for redevelopment are brownfield sites, which could be eligible for the VBC this could have a significant impact on the Council's affordable housing supply.
- The testing undertaken on the sites from the CIL Study, which are based on 26 actual schemes, which have come forward for planning permission in the Borough over the last 5 years demonstrates that the application of the VBC to these schemes would have resulted in an average loss of circa 10% affordable housing below that which could viably be delivered.
- In light of the above we conclude that the application of the VBC on schemes in the Borough will undermine the objectives of the Development Plan. We are of the opinion that the Council's current approach of determining each scheme on its own merits will ensure the Council is able to maintain a reasonable supply of affordable housing in the Borough without prejudicing the delivery of development. We are aware that schemes are coming forward for redevelopment in the Borough on this basis and in this regard we consider that there is no need to incentivise development in Southwark, particularly given the context of the quick recovery of values in the Borough following the recession. Values have increased by almost 50% since the peak of the market prior to the recession and are predicted to grow further over the next five years.
- Notwithstanding the above, this study demonstrates that in order for the Council to maintain its future supply of affordable housing in the context of the VBC policy, it should seek the 'maximum reasonable amount of affordable housing' from schemes and not be constrained to a fixed percentage of the eligible floorspace. As all schemes will be different i.e. they will all have differing quantum of net additional floorspace, it is appropriate that the Council's emerging housing policy is flexible enough to allow them to seek the maximum viable amount that a scheme could viably deliver. Further, we also consider the Council's consistent approach to vacancy for calculating CIL liabilities and the application of the VBC to be a reasonable and sensible approach.

2 Introduction

- 2.1 The London Borough of Southwark ('the Council') has concerns that the recently introduced VBC policy has the potential to have significant implications for the delivery of affordable housing in the Borough due to the nature of development in the Borough, where the majority of development will be on brownfield sites requiring the replacement of existing buildings. This study has been commissioned by the Council to assess the potential impacts of VBC policy on the residential development in the Borough to inform the Council's evidence base to justify a local approach to this policy.
- 2.2 Based on legal advice provided to the City of London, and subsequent legal advice provided to the City of Westminster, a local exemption policy may be justified. In order to do so a planning authority would need to demonstrate that:
- 1 the application of the VBC would undermine the objectives to the Development Plan; and
 - 2 there is no need for the VBC to incentivise development.
- 2.3 The aims of this study are summarised as follows:
- to consider the extent to which the demolition and refurbishment costs within the Borough could be considered to be abnormal or prohibitive to development coming forward;
 - to test the impact of the VBC policy upon the economics of residential development; and
 - to assess whether the application of the VBC policy would significantly reduce the quantum of affordable housing that could viably be delivered.
- 2.4 In terms of methodology, we have adopted a standard residual valuation approach to test the impact on viability of the VBC policy. 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.

National Policy Context

- 2.5 In March 2014 the Government published a consultation on "Planning Performance and Planning Contributions", which sought views on 'a further amendment to national policy so that local authorities should not apply section 106 affordable housing contributions to buildings brought back into any use, other than proportionately for any increase in floor space. This would be on the basis of providing an incentive for brownfield development in accordance with national policy.' (Para 8 of the Government's response to the consultation on the Planning Contributions (Section 106 planning obligations) published in November 2014). In the Government's response to the consultation published in November 2014 it identified at Para 23 that,

'After careful consideration of these responses we are making the following changes to national policy with regard to section 106 planning obligations: ...

...A financial credit, equivalent to the existing gross floorspace of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes. This will not however apply to vacant buildings which have been abandoned.'

- 2.6 This position was further reiterated by Brandon Lewis, The Minister of State, Department for Communities and Local Government (DCLG) identified in his written ministerial statement to the House of Commons on 28 November 2014 (Column 53WS) which set out that:

'...A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes. This will not however apply to vacant buildings which have been abandoned. We will publish revised planning guidance to assist authorities in implementing these changes shortly.'

- 2.7 Subsequently on 28 November 2014 DCLG updated the National Planning Practice Guidance (NPPG) to introduce the vacant building credit, and consequently only requires affordable housing obligations to apply to any increase in floorspace in proposed developments. The NPPG has been further updated on 24 February and 26 March 2015. The VBC identifies that affordable housing obligations should only be sought on any increase in floorspace in proposed developments. Paragraph: 021 of the NPPG (Reference ID: 23b-021-20150326) identifies that:

'National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.'

- 2.8 Paragraph 022 of the NPPG (Reference ID: 23b-022-20150326) goes on to specify that,

'Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided. The existing floorspace of a vacant building should be credited against the floorspace of the new development. For example, where a building with a gross floorspace of 8,000 square metre building is demolished as part of a proposed development with a gross floorspace of 10,000 square metres, any affordable housing contribution should be a fifth of what would normally be sought.'

Local Policy context and approach

Local Affordable Housing Policy

- 2.9 The Council's affordable housing policy is set out in Strategic Policy 6 – Homes for people on different incomes in the adopted Core Strategy (April 2011). This identifies that, *'Development should provide as much affordable housing as is reasonably possible whilst also meeting the needs for other types of development and encouraging mixed communities.'* This is to be achieved by requiring:

- a minimum of 35% affordable housing units on developments with 10 or more units.

- 50% affordable housing and 50% private housing in the Aylesbury Action Area core.
- a minimum of 35% private housing units in the Elephant and Castle opportunity area and South Bermondsey, Faraday, Livesey, Nunhead, Peckham, The Lane, Brunswick Park and Camberwell Green wards.

2.10 The Council is reviewing the Southwark Plan and Core Strategy to prepare a local plan called the New Southwark Plan (NSP). The NSP Options version Draft Policies and Area Visions Document was published for consultation between October 2014 and March 2015. Policy DM2: Affordable homes identified that the Council will *'Require as much affordable housing as financially viable on developments of 10 or more units.'* and in particular require,

- *'a minimum of 35% affordable housing on developments with 15 or more units. For developments of 10, 11, 12, 13 or 14 units the affordable housing requirement is set out in Table 1.'*

Table 2.10 'Table 1: Affordable housing requirements'

Number of units	10	11	12	13	14
Number of affordable units	1	2	3	4	5

- *'the affordable housing to be a mix of 70% social rent and 30% intermediate across the majority of the borough. Within Elephant and Castle opportunity area and Peckham and Nunhead action area [the Council] will require an affordable housing mix of 50% social rented and 50% intermediate. Within Aylesbury action area [the Council will] require 50% private housing and 50% affordable housing, of which 75% should be social rent and 25% should be intermediate.'*

LB Southwark proposed local approach to VBC Policy

2.11 Given the potential loss to the borough in affordable housing caused by the VBC and the ambiguity of the VBC guidance in the NPPG, the Council implemented local guidance on the interpretation of the VBC guidance, as published in the 3 March 2015 Planning Committee report entitled *'Application of the Vacant Building Credit in Southwark'*. This aligns to the Community Infrastructure Levy (CIL) guidance and regulations, which we understand to be the stated intention of the minister. This interpretation brings in an 'in-use test' and a 'vacancy test' to assess the eligibility for the VBC in line with the approach to the vacancy test for CIL. This is a practical approach, which *'will ensure that no development is able to benefit from CIL relief, on the basis that a building is in-use, whilst simultaneously benefitting from the VBC, on the basis that the building is vacant. Furthermore, it is considered that the approach will moderate any immediate impacts of the VBC on the Borough's affordable housing supply because it is unusual for buildings in Southwark to be vacant for extended periods prior to seeking planning permission for redevelopment.'* The Council's local interpretation also requires applicants to *'demonstrate that the relevant vacant buildings have been actively marketed on realistic terms over a period of at least 24 months within the previous 36.'* See the table overleaf taken from the Council's committee report. It is considered that this local interpretation will also assist in preventing owners intentionally emptying homes and businesses to take advantage of the VBC.

- 2.12 We are advised that, notwithstanding the above, the Council strongly consider that there is a need for a more permanent solution, which is the subject of this assessment. This is expected to be taken forward through the review of the Council's Local Plan. .

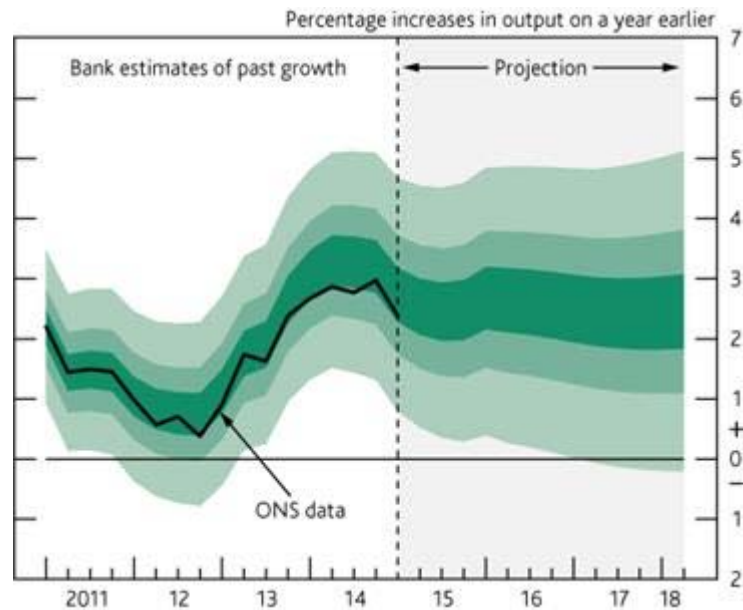
Table 2.12.1 Southwark's proposed approach to determining whether a building is vacant or in-use for the purpose of determining eligibility for CIL relief and/or the VBC.

	CIL	VBC
In-Use Test: 'the building has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development'	Eligible for CIL relief	Not eligible for VCB
Vacancy Test: 'the building has been in lawful use for a continuous period of fewer than six months within the period of three years ending on the day planning permission first permits the chargeable development'	Not eligible for CIL relief	Eligible for VBC (requires evidence vacant building(s) actively marketed for existing use for relevant period)

Source: Page 3 Report to Planning Committee: 'Application of the Vacant Building Credit in Southwark' dated 3 March 2015

Economic and housing market context

- 2.13 The historic highs achieved in the UK housing market by mid 2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US sub prime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.14 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth early in 2010 (see May 2015 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2018) has meant that consumer confidence has improved to some extent.

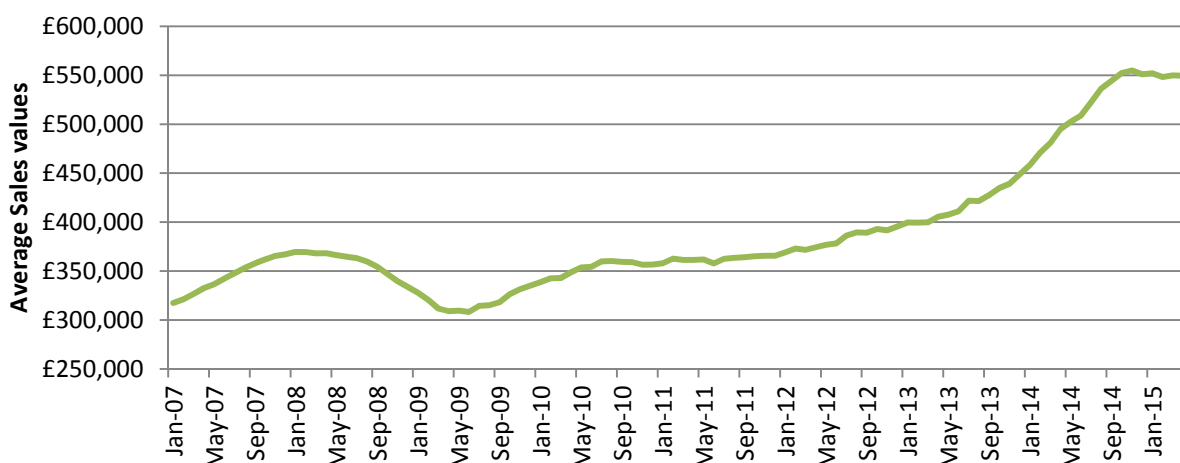


Source: Bank of England

- 2.15 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012, with the Halifax House Price Indices showing a fall of 0.6% in the year to March 2012. The Halifax attributed some of the recovery during that period with first time buyers seeking to purchase prior to the reintroduction of stamp duty from 1st April 2012. The signs of improvement in the housing market towards the end of 2012 continued through 2013 and into 2014, however in the last quarter of 2014 the pace of the improvement has been seen to moderate and this has carried through into 2015.
- 2.16 Both the Halifax and Nationwide report on the moderation of annual price growth in their May 2015 Housing Price Index Update. Robert Gardener, Nationwide's Chief Economist identifies that *"the annual price of house growth slowed to 4.6% in May."* This continues the downward trend that has been evidenced since the summer of 2014, with only a slight price increase in March. This view is shared by Halifax's Housing Economist Martin Ellis, who comments that *"annual price growth rose marginally from 8.5% to 8.6% in April however continues to be in the narrow range of 8-9% where it has been throughout 2015 so far."*
- 2.17 It is noted by Nationwide that over the longer term *"we would expect house price growth to converge with earnings growth. However, much will depend on supply side developments."* Nationwide acknowledges however that in recent years the rate of building activity has remained below that required to keep up with population growth. This view is shared by the Halifax, reporting that *"housing supply remains extremely tight. At the same time, on-going economic recovery, increasing employment, real earnings growth and very low mortgage rates are all supporting housing demand."* Halifax therefore also acknowledges that this combination has kept annual house price inflation well above earnings growth. Additionally, the Halifax notes that the *"imbalance between supply and demand is likely to continue to push up house prices over the coming months."* However, looking further ahead, the increasing levels of house prices in relation to earnings are then expected to dampen any house price growth.

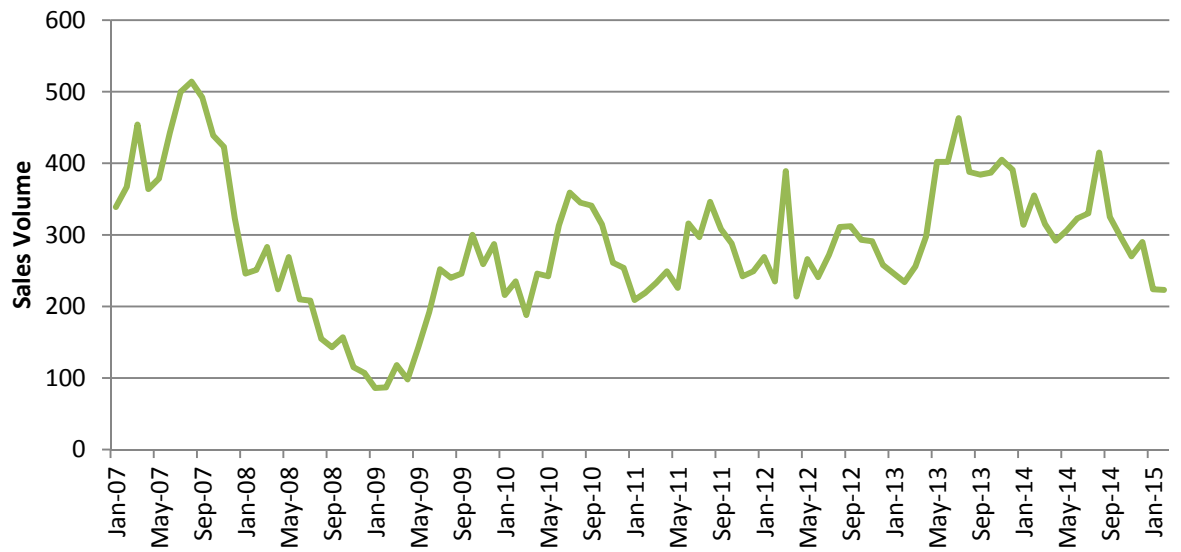
- 2.18 Despite the continuing moderation of annual house price growth, Nationwide report that cash transactions remain relatively high, estimating that *“the share of cash purchases in the housing market reached an all-time high of 38% in Q1 2015. Continued healthy demand from cash buyers has helped support transaction levels in recent quarters, since mortgage lending has remained relatively subdued.”* Nationwide continue to report that this significant rise in the share of cash transactions occurred in the wake of the financial crisis, where a tightening in credit conditions and deterioration in the labour market limited the number of people able to buy with a mortgage. They go on to comment that, *“Interestingly, the data suggests that the share of cash purchases in London is not out of line with the rest of the UK. On the surface, this may seem surprising, given the greater involvement of investors (domestic and overseas) in the London property market. A limiting factor may be that house prices in the capital are over twice as high as the rest of the UK”*
- 2.19 It should be noted however that despite the surge of cash buyers, the Halifax report that the volume of mortgage approvals for house purchases have actually *“increased by 9.9% in April”*. In addition, the latest Halifax Housing Market confidence Tracker shows that the *“net proportion of consumers who believe the next 12 months will be a good time to buy increased from +21 in March to +26 in April.”* However in contrast to this the net proportion that thinks the next year will be a good time to sell fell from +33 to +30.

Figure 2.19.1: House prices in Southwark



- 2.20 According to Land Registry data, residential sales values in Southwark have recovered since the lowest point in the cycle in June 2009. Prices have increased by 78% between June 2009 and April 2015 (the most recent month for which data is available). In April 2015, sales values were circa 11% higher than the same period in 2013. In February 2012 house prices exceeded the previous peak prices in February 2008 and at April 2015 were circa 49% above the peak of the market values, demonstrating a strong recovery.

Figure 2.20.1: Sales volumes in Southwark



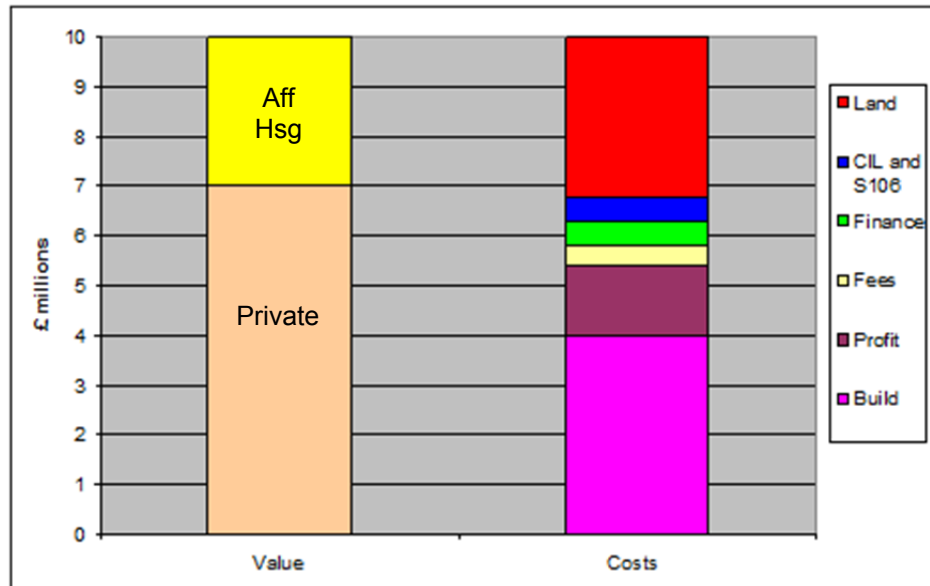
Source: Land Registry, Dates: January 2007 – February 2015

3 Methodology and appraisal inputs

- 3.1 Our methodology follows standard development appraisal conventions, using assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Southwark and reflects the Council's planning policy requirements.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing and the payment from a Registered Provider ('RP') for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income. The model then deducts the build costs, fees, interest, Section 106 contributions and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the red portion of the right hand bar in the diagram.



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Problems with key appraisal variables can be summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Southwark, many sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;
 - Development value and costs will also be significantly affected by assumptions about the nature and type of affordable housing provision and other Planning Obligations. In addition, on major projects, assumptions about development phasing; and infrastructure required to facilitate each

phase of the development will affect residual values. Where the delivery of the obligations are deferred, the less the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow.

- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks now require schemes to show a higher profit to reflect the current risk. Typically developers and banks are targeting around 20% profit on Gross Development Value (GDV) or Cost. We noted in the LB Southwark CIL Viability Update report produced in November 2014 however that there is market sentiment that given the improvement in the market over the last 18 months that targeted profit margins have moved in. This was supported by a letter from the District Valuer's Service (DVS), who undertake the majority of the Council's site specific viability assessments for planning applications. Profit on cost is a more common approach to measuring profit in commercial schemes, whilst profit on GDV is usual on residential developments. IRR is also used as a key hurdle rate in determining viability for larger longer term developments, since it accounts for the length of time a development takes, with a higher IRR reflecting a shorter period to realise a return on an investment.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value¹' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. S106 including affordable housing and CIL will be a cost to the scheme and will impact on the residual land value. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 There has been a range of good practice generated by the Homes and Communities Agency (HCA), Greater London Authority (GLA) and Government Department for Communities and Local Government (CLG) that assist in guiding planning authorities on how they should approach viability testing for planning policy purposes.

¹ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring the RICS Valuation Standards definition of 'Existing Use Value'.

- 3.8 The appropriate starting point for the assessment (as accepted in numerous planning appeal decisions and Secretary of State decisions, as well as the approach advocated by the HCA and CLG sponsored guidance 'Viability Testing Local Plans' published on 22 June 2012², is the current use of sites (often referred to as 'Existing Use Value' or 'Current Use Value'), rather than the value arising from the site if it is redeveloped.
- 3.9 We note that The National Planning Practice Guidance (NPPG) on Viability with regard to Viability and Plan Making sets out details on land or site values in relation to assessing viability at Paragraph: 014 Reference ID: 10-014-20140306. This identifies that:
- 'Central to the consideration of viability is the assessment of land or site value. The most appropriate way to assess land or site value will vary but there are common principles which should be reflected. In all cases, estimated land or site value should reflect emerging policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge'*
- 3.10 The NPPG goes on to define the meaning of 'a competitive return' at Paragraph: 015 Reference ID: 10-015-20140306. It identifies that:
- 'A competitive return for the land owner is the price at which a reasonable land owner would be willing to sell their land for the development. The price will need to provide an incentive for the land owner to sell in comparison with the other options available. Those options may include the current use value of the land or its value for a realistic alternative use that complies with planning policy.'*
- 3.11 Further, the GLA's Draft Interim Housing Supplementary Planning Guidance document identifies at paragraph 4.4.28 that,
- 'On a broader, conceptual issue, it should be noted that the NPPF's benchmark for viability appraisal is that it should "take account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable"²⁶⁴. In light of inference to the contrary²⁶⁵, either 'Market Value' or 'Existing Use Value plus' based approaches can address this requirement; their appropriate application depends on specific circumstances. On balance, the GLA has found that the 'Existing Use Value plus' based approach is generally more helpful for planning purposes and supports this approach'.*
- ²⁶⁴ DCLG, NPPF, 2012, paragraph 173
- ²⁶⁵ RICS Financial Viability in Planning 2012 *ibid*"
- 3.12 The question of appropriate benchmarks was also considered in detail at the Mayoral CIL examination. The Examiner's report confirmed that existing use value plus a margin is an entirely acceptable basis for assessing levels of CIL. The examiner's report helpfully states that "...[a] reduction in development land value is an inherent part of the CIL concept". The Council will need to make a judgement as to how far land values can be reduced before landowners decide not to sell. This judgement is complex in urban areas where almost all sites are previously developed.

² Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

- 3.13 It is clear from the above that that the most appropriate test of viability for planning policy purposes is to consider the residual value of schemes compared to the existing use value plus a premium. As discussed later in this report, our study adopts a range of benchmark land values, reflecting differing circumstances in which sites are brought forward in different parts of the Borough, in line with the findings of the CIL Viability and Vacant Building Credit Studies.
- 3.14 It is important to stress, however, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each individual Planning Authority.

4 Development schemes tested and inputs into appraisals

Typology testing

- 4.1 We have appraised 7 development typologies, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the Borough. In establishing these 7 typologies the Council have reviewed historic planning applications and had regard to development likely to come forward. These typologies are therefore reflective of developments that have been consented/delivered as well as those expected to come forward in Southwark in future. Details of the schemes appraised are provided below in the tables below.

Table 4.1.1: Development typologies

No.	No. Resi units	Description of Development	Gross site area (Ha)	Site Gross to Net %
1	30	30 homes - up to 6 storeys	0.47	100%
2	100	100 homes – 7 to 13 storeys	0.85	100%
3	180	180 homes + retail - 7 to 13 storeys	1.55	100%
4	300	300 homes + retail and office - 7 to 13 storeys	1.12	100%
5	450	450 homes + retail, office and non-residential institutions - 14 to 35 storeys	2.75	95%
6	650	650 homes + retail, office, assembly and leisure and non-residential institutions – 14 to 35 storeys	5.08	95%
7	35	Student mixed use scheme – 7 to 13 storeys	0.47	100%

Table 4.1.2: Development typologies gross floorspace (sq m)

No.	Residential (C3) (sq m)	Office (B1) (sq m)	Retail (A1-A5) (sq m)	Student Housing (C2) (sq m)	Assembly and Leisure (D2) (sq m)	Non-residential institutions (D1) (sq m)	Total Gross Floorspace (sq m)
1	2,400	-	-	-	-	-	2,400
2	8,000	-	-	-	-	-	8,000
3	14,400	-	400	-	-	-	14,800
4	24,000	400	400	-	-	-	24,800
5	36,000	3,000	600	-	-	300	39,900
6	52,000	1,000	2,000	-	800	400	56,200
7	2,800	500	300	8,000	-	500	11,800

Table 4.1.3: Unit Mix (across all tenures taken together)

	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	11 (37%)	13 (42%)	5 (18%)	1 (3%)
2	28 (28%)	49 (49%)	19 (19%)	4 (4%)
3	67 (38%)	84 (46%)	24 (13%)	5 (3%)
4	113 (38%)	126 (42%)	57 (19%)	4 (1%)
5	180 (40%)	214 (48%)	48 (11%)	8 (2%)
6	187 (29%)	249 (38%)	175 (27%)	39 (6%)
7	13 (37%)	15 (42%)	6 (18%)	1 (3%)

CIL Viability Update Study schemes based on actual developments/planning applications

- 4.2 As a second element of this study we have considered the impact of the VBC policy on the 26 (of the 42) developments appraised in the CIL Viability Update Study November 2014 ('CIL Study') which included residential units. The schemes in the CIL Viability update Study were developments identified by the Council based on actual schemes where planning permission has been granted or notional schemes identified as evidence in the preparation of other planning policy documents. These are considered by the Council and BNP Paribas Real Estate to reflect the range of sales/capital values and also sizes/types of developments and densities of development from a range of existing uses that have and will come forward across the borough. Given the urban nature of Southwark, all of the sites relate to previously developed/brownfield land.
- 4.3 The sample size of developments tested in this study is smaller by comparison to the CIL as we only considered sites which were identified as having existing buildings/floorspace on the site and which were of a scale that triggered the requirement for affordable housing to be delivered.

Appraisal inputs

- 4.4 To ensure that the best available evidence is made use of and to maintain consistency in the Council's evidence base documents we have adopted appraisal inputs i.e. values and costs associated with development as appropriate from the recently undertaken CIL Study.
- 4.5 For the 7 typologies we have assumed the most appropriate inputs given the nature of the development and sensitivity testing values appropriate to different locations in the Borough. For the 26 schemes taken from the CIL Study we have maintained all the inputs and costs adopted in the CIL Study, amending only the CIL and level of affordable housing levels dependant on the scenario being tested.

Residential sales values

- 4.6 The range of sales values identified and adopted in the schemes tested in the CIL Study are as follows.

Table 4.6.1 Residential sales values adopted in CIL Viability Update Study

Area of Borough	Sales values per sq m	Sales values per sqft
Zone 1	£8,200 - £14,000	£762 - £1,300
Zone 2	£5,274 - £11,200	£490 - £1,040
Zone 3	£4,900 - £5,726	£455 - £532

Source: Table 3.3.1 LB Southwark CIL Viability Update report (November 2014)

- 4.7 We have adopted a range of sales values reflective of each of the CIL Zones within the typology testing, which are set out in table 4.7.1 below.

Table 4.7.1 Range of sales values adopted in typology testing

CIL Zone	Average values £s per sq m	Average values £s per sq ft
1	£13,455	£1,250
1-2	£11,195	£1,040
1-2	£10,226	£950
1-2	£9,149	£850
1-2	£8,202	£762
2	£6,997	£650
2-3	£5,726	£532
2-3	£5,274	£490
3	£4,898	£455

- 4.8 We have reviewed a number of residential sales values forecasts for the next 5 years, all of which predict that sales values will increase further over the medium term. These forecasts are as follows:
- Knight Frank (published April 2015) - 25.8% growth between 2015-2019;
 - Savills (published Feb 2015 and maintained in June 2015 publication) - 10.4% growth between 2015-2019;
 - CBRE (published Dec 2014) - 31% growth between 2015-2019;
 - JLL (published Nov 2014 and maintained in June 2015) - predict 26.4% growth 2015-2019; and
 - BNP Paribas Real Estate (Published September 2014) - 18% growth between 2015-2019
- 4.9 In conjunction we have also reviewed the RICS BCIS database to establish the likely inflation in build costs over the same period. The BCIS All In tender Price Index forecasts that build costs will increase by 26.74% between Q1 2015 and Q4 2019.
- 4.10 Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values of between 10% and 25.8%, accompanied by cost inflation of between 5% and 26.74% as well as a fall of 10%. These analyses provide the Council with an indication of the impact of potential changes in values and costs on viability.

Affordable housing tenure and values

- 4.11 As identified in section 2 above the Council's adopted policy position, which is much the same as the emerging policy, is that developments comprised of 10 or more units should provide 35% affordable housing (and 50% in the Aylesbury action area core), subject to viability, with a tenure mix that varies according to area.
- 4.12 In line with the CIL Viability Study we have maintained the rented element of the affordable housing as social rent at target rents, which would present a worst case scenario in terms of viability. In addition the CLG/HCA 'Affordable homes Programme 2015-2018: prospectus' reconfirms that RPs will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant.
- 4.13 For shared ownership units, we have assumed that RPs will sell 25% initial equity stakes and charge a rent of up to 2.75% on the retained equity. A 10% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 5%. In all cases, the values are capped (if necessary) to ensure that total housing costs (mortgage payment, rent and service charge) are affordable to households on incomes identified in the Council's Draft Affordable Housing SPD, 2011 (as updated).

Commercial revenue

- 4.14 As identified above the commercial revenue inputs to the CIL Viability Study schemes have been maintained and the values adopted for the commercial uses in the typology testing have been informed by the CIL Viability Study. We set out in the table below the assumptions adopted.

Table 4.14.1: Commercial base build costs adopted in typology testing

Use	Rent	Yield	Incentives/vacancy assumptions
Office (B1)			
Zone 1	£52 per sq ft	5.75%	24 months RF ³ 12 months void
Zone 2	£35 - £17 per sq ft	7.00%	24 months RF 12 months void
Zone 3	£15 per sq ft	7.00%	24 months RF 12 months void
Retail (A1-A5)			
Zone 1	£38 per sq ft	5.50%	6 months RF, 12 months void
Zone 2	£38 - £25 per sq ft	5.50 - 6.00%	6 months RF, 12 months void
Zone 3	£25 per sq ft	7.00%	6 months RF, 12 months void
Student housing (C2)	£206.50 per week	5.75%	95% occupancy on 51 week let
Assembly and leisure (D2)			
Zone 1	£20 per sq ft	6.50%	12 months RF, 12 months void
Zone 2	£20 per sq ft	6.50 - 7.00%	12 months RF, 12 months void
Zone 3	£20 per sq ft	7.00%	12 months RF, 12 months void
Non-residential institutions (D1)	£20	7.00%	12 months RF, 12 months void

Build costs

- 4.15 We have adopted build costs in line with those identified in the CIL Viability Study. For the schemes based on the actual developments/planning applications taken from the CIL Study we have maintained our assumptions on costs, which are clearly set out in the CIL Study. For the typology testing we have considered the characteristics of each development and adopted scheme appropriate base build costs. These are set out in Table 4.15.1 below In

³ RF – Rent Free

addition we have allowed for extra over costs of 4% for sustainability and 15% for external works on residential schemes and 10% for BREEAM and 10% for external works for commercial uses.

Table 4.15.1: Residential base build costs adopted in typology testing

No.	Height	Gross to net	Residential (C3) costs per sq m
1	Up to 6 storeys	80%	£1,569
2	7 to 13 storeys	75%	£2,000
3	7 to 13 storeys	75%	£2,000
4	7 to 13 storeys	75%	£2,000
5	14 to 35 storeys	75%	£2,500
6	14 to 35 storeys	75%	£2,500
7	7 to 13 storeys	75%	£2,000

Table 5.15.2: Commercial base build costs adopted in typology testing

Use	Build Cost per sq m
Office (B1)	CIL Zone 1 - £2,205.97 CIL Zone 2 - £1749.04
Retail (A1-A5)	£1,295.02
Student housing (C2)	£2,149.03
Assembly and Leisure (D2)	£1,759.05
Non-residential institutions (D1)	£1,759.05

Professional fees

- 4.16 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants and so on. Our appraisals incorporate a 10-12% allowance, dependant on the nature of the scheme and site constraints, which is a reasonable range for most schemes.

Marketing costs

- 4.17 Our appraisals incorporate an allowance of 3%, which we consider to be an appropriate allowance.

Development finance

- 4.18 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Developer's profit

- 4.19 Further to our comments set out in section 2 above we highlight that Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15-17% of development costs. However, following the impact of the credit crunch and the collapse in interbank

lending and the various government bailouts of the banking sector, profit margins increased and as such a 20% profit on GDV for private residential units has been factored into the appraisals. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).

- 4.20 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.21 The near collapse of the global banking system in the final quarter of 2008 has resulted in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks may not allow profit levels to decrease much lower than their current level of 20%.
- 4.22 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance and Homes and Communities Agency's guidelines in its Economic Appraisal Tool.
- 4.23 This issue was considered in detail by the Inspector of the Former Holsworthy Showground, Trewyn Road, Holsworth Appeal⁴. The Inspector identified that, *'profit margin will vary from site to site and in different circumstances. On risky sites it is to be expected that profit expectations would be higher, and vice versa.'* He goes on to state that, *'there are various 'rules of thumb' which are quoted when discussing developer profit, and these tend to vary between 15% and 25%. That would tend to support a mid range figure in the region of 20% for a 'run of the mill' site. But equally it is often a 'rule of thumb' that affordable housing carries less risk and that a profit of about 6% is reasonable. That is not the aspiration of the developer here. However, I have heard no convincing evidence that the risks of affordable housing provision on this site are such that 20% across the board profit is reasonable. Adoption of 20% for open market and 6% affordable in this case would produce a 'blended' margin of about 18%.'* He concludes by stating that, *'taking these matters in the round I am not persuaded that a profit of 20% on both open market and affordable housing has been justified. The risk of affordable provision here is not greater than would be expected on any site given the existing need for affordable housing.'*
- 4.24 This approach accords with the approach taken in the CIL Viability Study as well as that adopted by developers in their assessments submitted to the Council for actual schemes seeking planning consent in the borough.

Development and sales periods

- 4.25 Development and sales periods are based on an assumption of a sales rate of 7 units per month, which is reflective of current market conditions. We have also allowed for an element of off plan sales as we understand from agents active in the local market that schemes are achieving off plan sales of 50% - 70%.

⁴Appeal Ref: APP/W1145/Q/13/2204429

S106 and CIL and Crossrail S106

- 4.26 Southwark falls within Mayoral CIL Zone 2, where a CIL of £35 per square metre is levied. In addition, the Crossrail and Mayoral CIL SPG⁵ identifies that in particular locations, where appropriate, the Mayor could negotiate Section 106 contributions over and above the Mayoral CIL towards Crossrail, dependant on the size and impact of the development and viability issues. Part of the north of the borough is located within the GLA's Central London designation liable for S106 contributions towards Crossrail.

Table 4.26.1 Indicative Crossrail S106 charge

Use	Central London Charge per sq m
Office	£140
Retail	£90
Hotels	£61

Source: Table 2: Indicative Level of Charge per sq.m, by land use and location as at July 2010
SPG: use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)

- 4.27 The Mayor has identified a series of *'indicative contributions'* in Table 2 of the Crossrail SPG. These contributions are summarised in Table 4.34.1 above. The SPG provides guidance for *'ensuring that developers do not have unreasonable demands made of them'* (para 4.20). This is to be achieved as follows:
- *'Where the amount payable under the planning obligations policy is equal to, or less than, that payable by CIL, only the CIL will be payable.*
 - *'Where the amount payable under the planning obligations policy is more than that payable in CIL, the CIL will be payment plus a "top up" so that in combination the two payments make up the amount payable under the obligations policy.'* (para 4.21)
- 4.28 The treatment of mixed uses schemes in calculating the Crossrail top up is somewhat more complicated as the Guidance identifies that, *'it is the total payable for the development concerned that should be taken into account, not the amounts for the separate uses involved'* (para 4.21). In addition it is noted that para 3.36 identifies that *'Where a mixed-use scheme containing uses attracting Crossrail charges is proposed, the Crossrail charge should relate to the net additional transport impact from the new development. This should be calculated by deducting the theoretical charge that would be paid by the existing uses covered by this policy from the charge applicable to the new development.'*
- 4.29 Accordingly all our appraisals include Mayoral CIL and any potential Crossrail top up charge that could be sought by the Mayor as a cost to development.
- 4.30 The Council adopted its CIL Charging Schedule on 1 April 2015. This sets out a range of charges for different development types and in some instances geographical locations within the Borough. The pertinent charges to this study are as set out in the table below. We have undertaken the base viability testing assuming the worst case scenario, i.e. no existing floorspace is eligible for discount. We have however also tested the schemes from the CIL Viability study assuming a discount for existing floorspace.

⁵Paragraph 4.20- 8.21 of Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)

Table 4.30.1 LB Southwark CIL Charges

Use	Zone	CIL Rate per sq. m
Office	Zone 1 Zones 2-3	£70 £0
Residential	Zone 1 Zone 2 Zone 3	£400 £200 £50
Student Housing (assuming direct let)	Zones 1-3	£100
Retail	Zones 1-3	£125
Assembly and Leisure	Zones 1-3	£0
Non-residential institutions	Zones 1-3	£0

- 4.31 Our appraisals also incorporate notional allowances of £1,500 per unit for residential schemes and £30 per sq m for commercial schemes to address any residual Section 106 costs.

Benchmark land values

- 4.32 As identified in Section 2 above, BNP Paribas Real Estate considers the appropriate benchmark land values to be based on the existing use value or alternative use value of sites in the assessment of development economics for testing planning policies and tariffs. This position is supported by the Harman Group Guidance. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.33 We have maintained the site specific benchmark land values assessed in the CIL Viability Study for the testing on the sites based on actual schemes/ planning permissions.
- 4.34 For the typologies testing we have adopted a range of benchmark values, which have also derived from the CIL Viability Study. This has ensured the consideration of a wide spread of existing uses, which are based on actual development proposals/schemes in the Borough and therefore the benchmarks adopted reflect an appropriate range of values for the study to consider. In order to arrive at the benchmark values, we have analysed the benchmark land values for all the schemes tested in the CIL Viability Study on a per hectare basis for each of the CIL Zones. From this data we have established the lower quartile, median and upper quartiles, which we have adopted as our benchmark range. These have been identified as follows:

Table 4.34 Benchmarks adopted for Typology testing

	CIL Zone 1	CIL Zone 2	CIL Zone 3
Lower Quartile	£29,411,765	£4,000,260	£1,447,435
Mean	£64,327,692	£5,933,684	£2,035,859
Upper Quartile	£82,664,286	£10,313,732	£10,590,155

5 Analysis of demolition and refurbishment costs

- 5.1 As identified in Section 2, the Government introduced the VBC to incentivise the redevelopment of brownfield sites. The justification for this new policy stance relates to the concern that the demolition/refurbishment of existing buildings represents a prohibitive cost to development, which undermines the viability and delivery of residential schemes. Therefore, the waiving of affordable housing requirements, which are a significant development cost, should improve the viability of such schemes and act as a suitable incentive. BNP Paribas Real Estate provides advice in relation to our experience on these elements below. WT Partnership ('WTP') (an award winning international practice of property, project and cost management consultants in building construction, infrastructure and management of facilities) has also been commissioned to provide additional commentary on this issue based on their extensive professional experience of such costs (see Appendix 1). We provide a summary of their findings below.

Demolition costs

- 5.2 In BNP Paribas Real Estate's experience such costs are a very small percentage of the overall development costs by comparison to the cost to a scheme of delivering affordable housing. We have undertaken a review of all the schemes we have worked on in Southwark as well as all of the schemes we have reviewed in Lambeth over the last 12 months, for which there was a cost plan available. This has identified that average demolition costs incurred by schemes is circa £79 per sq m. The highest cost was identified as being £188.65 per sq m whilst the lowest was £19.10 per sq m. We would also highlight that when demolition costs were considered as a proportion of the overall build costs for the schemes these amounted to an average of 2%, with the highest being 5.81% of the scheme's development costs and the lowest 0.18%.
- 5.3 WTP highlight a range of reasons as to why demolition costs *'are very difficult to analyse and benchmark against'* most of which relate to the site and scheme specific nature of such costs, presence of deleterious substances, market conditions and the range of services included. Notwithstanding this, at present (2nd Quarter 2015) pricing levels WTP *'use circa £85 per sq m as a base cost and then adjust for site specific issues'*.
- 5.4 WTP have also commented on the proportion of demolition costs to overall development construction costs. Again they identify concerns with this in relation to site and scheme specific issues commenting that *'This in our opinion is very difficult to do as it is very dependent upon the density of development being carried out, the quality of design and location'*. They have however reviewed a number of schemes they have worked on, the analysis of which they identify *'would appear to support BNP Paribas' study'*. Their analysis shows the highest demolition costs as a proportion of construction costs is circa 4.2%, the lowest if 1.4% and the average is 2.14 %. They have advised that *'In our opinion this is not a prohibitive level of costs'*.

Refurbishment costs

- 5.5 With respect to refurbishment costs, this is simply not possible to quantify with any sufficient degree of accuracy as the refurbishment of premises can vary significantly from site to site. The Council has also advised that there has only been a small number of refurbishment schemes in the Borough over the last few years. The majority of development in the Borough tends to be redevelopment in order to make the best use of a site with a tendency towards higher densities being achieved on the new development. Refurbishment schemes are more likely to take place either as office to residential conversions or in listed buildings. The former would not incur policy requirements for affordable housing whilst the latter will understandably be likely to incur significantly higher costs than an unlisted building. Notwithstanding this position, given the Council's current policy allows for viability to be taken into consideration in the determination of planning applications. Applicants have the opportunity to present their viability evidence to seek a reduced quantum of affordable housing where the refurbishment costs of such premises are prohibitive.
- 5.6 WTP's advice based on their experience of such costs mirrors the advice of BNP Paribas Real Estate. They state that, *'the cost of refurbishment varies considerably from site to site and building to building and depends on a number of key factors'*. Such factors include but are not limited to:
- 1 The construction, use and age of the existing building;
 - 2 The condition of the existing building;
 - 3 The extent of structural alterations required to reconfigure the existing building for its new use;
 - 4 How difficult it is to bring the existing building up to current day standards in terms of building regulations and occupiers expectations;
 - 5 Whether the existing building is listed or in a conservation area;
 - 6 The extent to which existing services have to be renewed or upgraded; and
 - 7 The quality and specification of the completed refurbishment.
- 5.7 On this basis WTP conclude that, *'this makes nearly all refurbishments unique projects and difficult to benchmark'*.

Analysis of delivery of affordable housing as a cost to development

- 5.8 In order to establish the impact of delivering affordable housing we have considered the opportunity cost of affordable housing versus private housing in typology 3 CIL Zone 2, measured on a per sq m basis. The results of this analysis are set out in the table overleaf. This table also clearly identifies why the delivery of affordable housing on higher value schemes can have such a significant impact on viability i.e. the difference between the value of the private units and affordable units is so much greater that it has a more significant impact on the viability of the scheme.

Table 5.8.1 Cost of delivering affordable housing

Private sales values (per sq m)	Cost of affordable (housing per sq m)
£11,195	£5,120
£10,226	£4,542
£9,149	£4,028
£8,202	£3,468
£6,997	£2,754
£5,726	£2,187
£5,274	£2,016

- 5.9 The above data clearly demonstrates that the use of the VBC to assist with the costs of refurbishment or demolition incurred on brownfield sites is inappropriate. Firstly, the costs incurred in demolition are a very small proportion of the overall development costs and are highly unlikely to be the determining factor in a development's delivery. The delivery of affordable housing is a significantly greater cost to a scheme by comparison and in this regard the VBC far exceeds any allowance for demolition. Secondly, the VBC is in our opinion a blunt instrument to deal with assisting the viability of schemes. Given that the credit is based on the quantum of existing floorspace coming forward in a proposed new development, there will be no correlation between the VBC available to a scheme and its viability. We consider that in instances where there is a real viability concern as a result of prohibitive refurbishment or build costs related to the site, a site and scheme specific viability assessment will achieve a more accurate and appropriate resolution to this problem.
- 5.10 In the next section we explore further concerns with regard to the imprecise nature of the discounts offered to schemes VBC policy, whether needed or not to deliver the scheme through the analysis of our viability testing.

6 Results of viability testing and assessment of the implications of the VBC Policy

Problem of relationship between existing percentage target based policy and VBC policy

- 6.1 The application of the VBC reduces the quantum of the development that local Planning authorities can seek the provision of affordable housing from. We set out below a simple diagrammatic example of this assuming a 10,000 sq m scheme.

Figure 6.1.1 Previous policy position

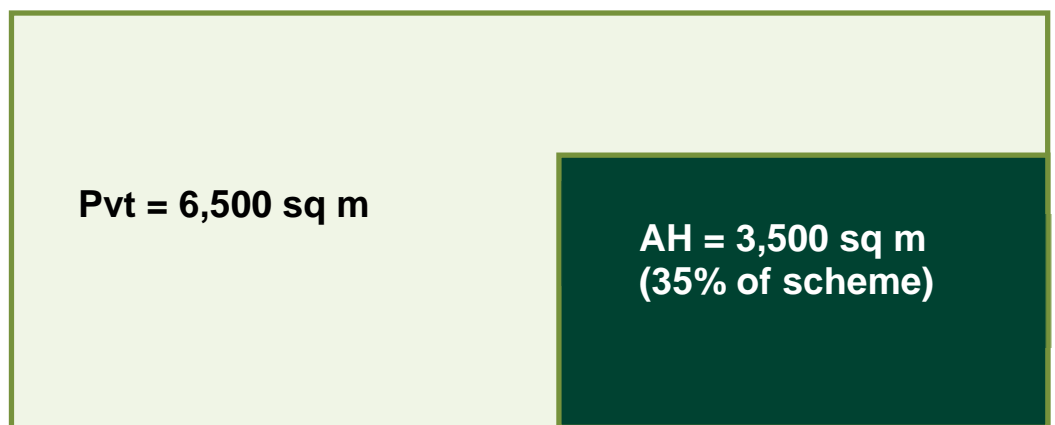
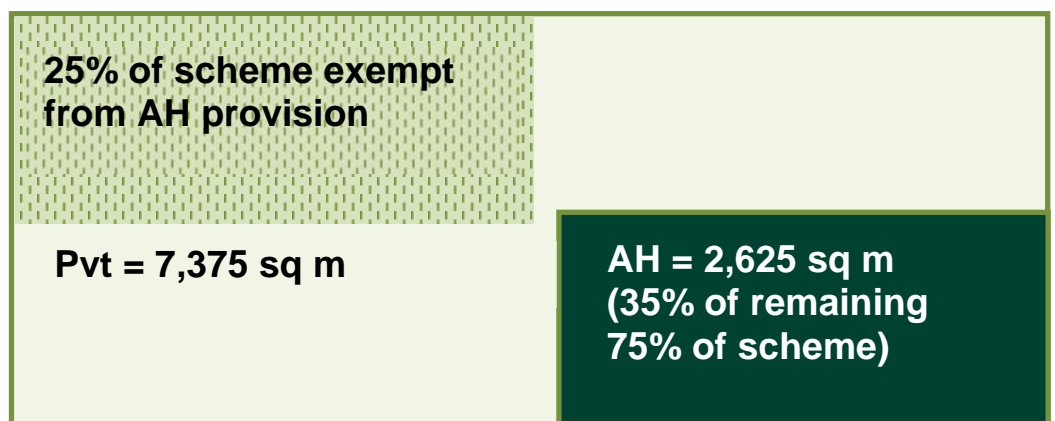


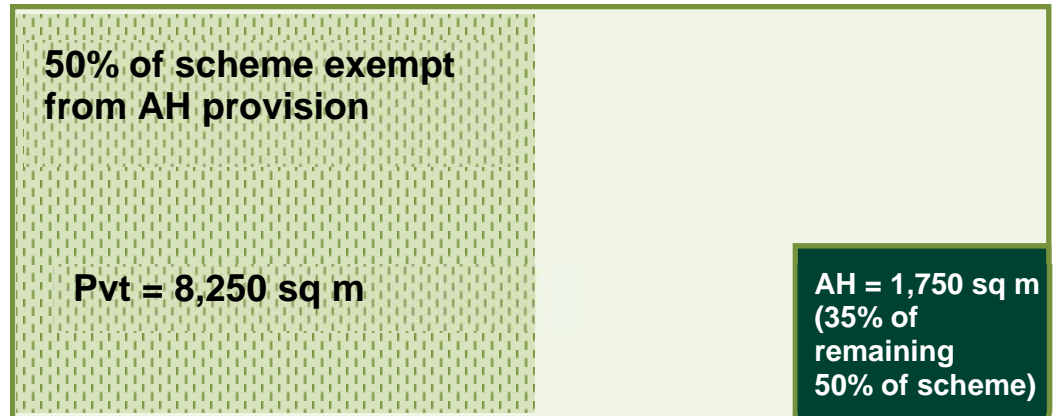
Figure 6.1.2 New policy position with VBC

(i) assuming existing building is 25% of the proposed floorspace (75% of proposed scheme eligible to be considered for AH delivery)

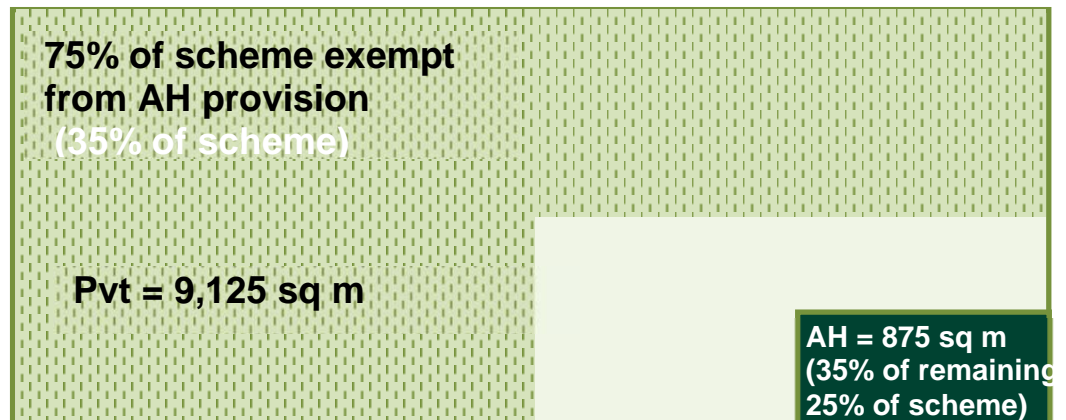


Pvt = Private Housing
AH = Affordable Housing

*(ii) assuming existing building is 50% of the proposed floorspace
(50% of proposed scheme eligible to be considered for AH delivery)*



*(iii) assuming existing building is 75% of the proposed floorspace
(25% of proposed scheme eligible to be considered for AH delivery)*



- 6.2 It is clear from the above diagrams that regardless of scheme viability the VBC reduces the quantum of floorspace from which local planning authorities can seek the provision of affordable housing. The application of a target or set percentage of affordable housing sought (i.e. 35% etc.) applies a further complication and restriction on the amount of affordable housing that could be delivered by a scheme as this becomes a percentage of a percentage.
- 6.3 This position is clearly demonstrated by the viability testing undertaken on the typologies, where a higher percentage of affordable housing is identified as being viable on schemes as they have a greater allowance for VBC. See Table 6.4.1 below.
- 6.4 We have run the 7 residential typologies with the application of VBC on 0% (Base), 25%; 50% and 75% of the proposed floorspace to explore the levels of affordable housing which would become viable on the net floorspace. The methodology adopted for reporting the results of this testing is a 'traffic light' system. Each page of the full results in Appendices 2 and 3 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, and compares this to the high, medium and low benchmark land values for each CIL Zone, identified in the yellow boxes. The comparison is then set out in the summary tables in which:

- Green shading indicates that scheme is viable (where the residual land value is 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 Value⁶;
- Red shading indicates that the scheme is unviable (where the residual land value is lower than the benchmark Land Value).

Table 6.4.1: Viability of developments – Development Typology 3 (180 units) – measured against CIL Zone 2 median benchmark land value

Base

	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm
0% affordable housing	£32,554,458	£25,320,127	£17,800,212	£11,129,861	£2,624,370	£6,433,045	£9,733,098
10% affordable housing (70:30)	£26,559,158	£20,001,619	£13,083,706	£7,069,107	£600,840	£8,993,894	£12,093,899
20% affordable housing (70:30)	£20,563,859	£14,683,112	£8,354,663	£3,008,354	£3,847,598	£11,696,184	£14,454,700
30% affordable housing (70:30)	£14,568,559	£9,330,007	£3,625,621	£1,062,231	£7,094,355	£14,401,801	£16,815,501
40% affordable housing (70:30)	£8,537,964	£3,971,031	£1,108,269	£5,170,721	£10,455,030	£17,107,416	£19,176,302
50% affordable housing (70:30)	£2,495,510	£1,388,803	£5,893,834	£9,321,935	£13,919,460	£19,813,032	£21,537,104
60% affordable housing (70:30)	£3,576,587	£6,812,169	£10,815,996	£13,705,869	£17,383,890	£22,518,647	£23,897,905
70% affordable housing (70:30)	£9,787,528	£12,476,460	£15,922,400	£18,089,804	£20,848,320	£25,224,262	£26,258,706
80% affordable housing (70:30)	£16,313,379	£18,263,425	£21,028,803	£22,473,739	£24,312,750	£27,929,879	£28,619,507
90% affordable housing (70:30)	£22,839,232	£24,050,390	£26,135,207	£26,857,674	£27,777,180	£30,635,494	£30,980,308
100% affordable housing (70:30)	£29,365,085	£29,837,354	£31,241,610	£31,241,610	£31,241,610	£33,341,110	£33,341,110

VBC: 25%

	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm
0% affordable housing	£32,554,458	£25,320,127	£17,800,212	£11,129,861	£2,624,370	£6,433,045	£9,733,098
10% affordable housing (70:30)	£28,048,859	£21,322,122	£14,256,752	£8,075,082	£201,514	£8,344,095	£11,513,661
20% affordable housing (70:30)	£23,543,259	£17,324,117	£10,700,755	£5,020,302	£2,242,890	£10,363,301	£13,294,223
30% affordable housing (70:30)	£19,037,659	£13,321,596	£7,144,759	£1,965,522	£4,687,295	£12,402,473	£15,074,786
40% affordable housing (70:30)	£14,532,060	£9,293,149	£3,588,762	£1,099,574	£7,131,698	£14,444,647	£16,855,348
50% affordable housing (70:30)	£10,002,504	£5,264,702	£32,766	£4,190,277	£9,638,731	£16,480,821	£18,635,911
60% affordable housing (70:30)	£5,461,449	£1,236,255	£3,557,066	£7,280,979	£12,247,015	£18,519,994	£20,416,473
70% affordable housing (70:30)	£920,394	£2,809,996	£7,155,576	£10,487,650	£14,855,299	£20,559,168	£22,197,036
80% affordable housing (70:30)	£3,651,274	£6,886,855	£10,895,690	£13,785,563	£17,463,583	£22,598,340	£23,977,599
90% affordable housing (70:30)	£8,261,031	£11,119,374	£14,735,454	£17,083,476	£20,071,868	£24,637,514	£25,758,161
100% affordable housing (70:30)	£13,150,071	£15,469,559	£18,575,218	£20,381,390	£22,680,152	£26,676,688	£27,538,723

VBC: 50%

	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm
0% affordable housing	£41,751,668	£34,517,338	£26,997,422	£20,327,072	£11,821,580	£2,764,165	£535,888
10% affordable housing (70:30)	£38,735,769	£31,839,835	£24,627,007	£18,278,266	£10,198,049	£1,477,684	£1,736,211
20% affordable housing (70:30)	£35,719,870	£29,162,331	£22,244,057	£16,229,460	£8,559,027	£164,111	£2,936,535
30% affordable housing (70:30)	£32,703,971	£26,484,829	£19,861,106	£14,180,653	£6,916,977	£1,205,937	£4,136,860
40% affordable housing (70:30)	£29,688,072	£23,807,326	£17,478,156	£12,131,848	£5,274,927	£2,578,668	£5,337,184
50% affordable housing (70:30)	£26,672,173	£21,114,560	£15,095,205	£10,083,041	£3,632,876	£3,951,399	£6,537,507
60% affordable housing (70:30)	£23,656,275	£18,416,642	£12,712,255	£8,022,950	£1,990,826	£5,324,130	£7,737,832
70% affordable housing (70:30)	£20,627,396	£15,718,724	£10,329,304	£5,950,034	£329,542	£6,696,862	£8,938,156
80% affordable housing (70:30)	£17,587,740	£13,020,806	£7,939,568	£3,877,118	£1,417,207	£8,069,593	£10,138,479
90% affordable housing (70:30)	£14,548,083	£10,322,889	£5,528,114	£1,804,200	£3,169,346	£9,442,324	£11,338,804
100% affordable housing (70:30)	£11,508,427	£7,621,691	£3,116,660	£323,959	£4,921,484	£10,815,056	£12,539,128

VBC: 75%

	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm
0% affordable housing	£32,554,458	£25,320,127	£17,800,212	£11,129,861	£2,624,370	£6,433,045	£9,733,098
10% affordable housing (70:30)	£31,028,260	£23,963,127	£16,599,359	£10,087,030	£1,794,175	£7,094,957	£10,353,183
20% affordable housing (70:30)	£29,502,060	£22,606,126	£15,392,939	£9,044,197	£963,980	£7,756,869	£10,973,269
30% affordable housing (70:30)	£27,975,862	£21,249,126	£14,183,034	£8,001,364	£126,828	£8,418,782	£11,593,354
40% affordable housing (70:30)	£26,449,664	£19,892,125	£12,973,130	£6,958,532	£712,869	£9,111,512	£12,213,439
50% affordable housing (70:30)	£24,923,465	£18,535,125	£11,763,225	£5,915,700	£1,552,566	£9,816,399	£12,833,525
60% affordable housing (70:30)	£23,397,266	£17,178,124	£10,553,321	£4,872,868	£2,392,263	£10,522,688	£13,453,611
70% affordable housing (70:30)	£21,871,068	£15,821,124	£9,343,416	£3,830,035	£3,231,960	£11,228,977	£14,073,695
80% affordable housing (70:30)	£20,344,870	£14,464,123	£8,133,512	£2,787,202	£4,071,657	£11,935,266	£14,693,781
90% affordable housing (70:30)	£18,818,671	£13,100,444	£6,923,607	£1,744,370	£4,911,353	£12,641,555	£15,313,867
100% affordable housing (70:30)	£17,292,472	£11,733,056	£5,713,702	£701,538	£5,751,050	£13,347,844	£15,933,952

⁶ 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

Impact of VBC on the viable delivery of housing and affordable housing in the Borough

- 6.5 Given the urban nature of the Borough it is unsurprising that the majority of sites that come forward for redevelopment are brownfield sites. As a result it is considered likely that a large number of sites would qualify for a reduction in affordable housing through the VBC policy. The results of this study, both through the typology testing and CIL Study site specific testing, demonstrate that the VBC policy will have an impact on the quantum of affordable housing delivered.
- 6.6 As identified in section 4, we consider the VBC policy to be a blunt tool with which to determine the viable delivery of residential developments. In both sets of testing there are schemes which are identified as being unviable even when the VBC policy is applied, i.e.:
- in the typology testing some schemes which remain viable even when 75% of the proposed floorspace is discounted from having to provide affordable housing; and
 - in the CIL Study site/development specific schemes the actual existing floorspace available to be discounted would not be enough to deliver a viable scheme (i.e. the scheme would remain unviable after VBC is applied).
- 6.7 In this instance a scheme would not come forward if a site specific approach was not taken. The Council's existing policy approach of determining each scheme on its own merits, ensures that a scheme's economic viability position is considered in detail, allowing the appropriate balance of affordable housing in a scheme that would ensure the delivery of much needed housing in the Borough.
- 6.8 Furthermore, what is of greater concern is that this study demonstrates that there are more instances where the application of the VBC will deliver less affordable housing than a scheme could viably deliver. This is evidenced by:
- the larger percentages of affordable housing which could be delivered as part of the typology testing i.e. the VBC mechanism in the context of the Borough's existing target percentage policy approach is flawed; and
 - in the CIL Study site/development specific testing base position⁷ (results set out in Appendix 5 and Appraisals set out in Appendix 6) the VBC policy reduces the affordable housing delivery below that which would be determined as being viable in a site specific assessment with:
 - an average of circa 10% affordable housing being identified as likely to have been lost over 12 schemes; and
 - of the 12 schemes identified 58% could deliver at least 35% affordable housing, however they would do so if the VBC was to be applied.
- 6.9 In light of the above we consider that even a geographical use of the VBC policy would not be appropriate as it does not go far enough to relieve viability pressures in some schemes and goes too far in other schemes, reducing the delivery of affordable housing below viable levels.

⁷ Schemes appraised at sales values as at the date of the CIL Viability Update Study and excluding any discount to CIL for existing floorspace

Benchmark land value of vacant sites

- 6.10 It is also worth considering that vacant sites which genuinely qualify for the VBC are likely to have lower existing use values than sites which are occupied or capable of occupation, i.e. sites which are vacant and kept vacant purely for redevelopment purposes are identified as not qualifying for the VBC. Any value of sites which would qualify for the VBC would be as a result of their potential redevelopment, which when being assessed for viability purposes would need to take into consideration the Council's planning policies. This creates a circular argument when determining the viability of a scheme for the purposes of establishing the quantum of affordable housing. In addition and abnormal costs associated with the brownfield site, such as contamination for example, would be accounted for by the developer in the price offered for purchasing the site.

Discount for existing floorspace through CIL and VBC

- 6.11 At present the VBC policy remains silent on the definition of 'vacant'. In this regard it is possible that developments could benefit from both the VBC and a discount to existing floorspace when calculating the CIL liability as the space only needs to have been occupied for 6 months in the last 36 months for the latter to apply.
- 6.12 The Council has implemented its own guidance which states either the VBC policy is applied or the relief to CIL liable floorspace is applied and has asked BNP Paribas Real Estate to test this as part of this study. As identified in Section 4 we have undertaken the scheme specific appraisals from the CIL Viability Study both excluding any discount to CIL for existing floorspace and allowing for this discount (see Appendix 7).
- 6.13 The results of the study identify that 19 of the 26 sites tested are unviable, however that only 6 sites would be made viable through the application of the VBC policy, assuming no discount is made to existing floorspace for CIL. Allowing the existing floorspace to be discounted in the CIL liability calculation reduces the number of unviable sites from 19 to 15. It also reduces the number of sites made viable through the application of the VBC policy to 3.
- 6.14 Regardless of the change to the viability position, we consider the Council's proposed approach to allowing either the VBC or a discount to existing floorspace to be logical and fair. The premise of the discount of liable floorspace in CIL is grounded on the concept that the requirement for additional infrastructure to support a development will only be on the net additional floorspace, as long as the development has been lawfully occupied for at least 6 months in the last 36 months. It is counterintuitive to assume that a development which is not considered vacant for the purposes of CIL would be considered vacant for the purposes of another policy position, particularly given that Brandon Lewis has already identified that the government has sought to tie together the approach to the VBC and CIL policies. In his Ministerial statement he identified that, *'We also consulted on restricting the application of affordable housing contributions to vacant buildings being brought back into use (other than for any increase in floor space). This latter proposal was to boost development on brownfield land and provide consistency with exemptions from the community infrastructure levy.'*

Sensitivity testing sales values and build costs

- 6.15 As noted in Section 3, we carried out further analyses which consider the impact of the **growth in sales values of 10% and 25.8%, accompanied by cost inflation of between 5% and 26.74%**. This data is illustrative only, as the future housing market trajectory is uncertain. However, if such increases were

to occur, the tables contained within Appendices 3, and 4 (for the typology testing) and Appendix 7 for the CII site specific testing set out the results in terms of the levels of affordable housing that could be viably provided in conjunction with other policy requirements such as CIL, S106 and extra over costs associated with delivering sustainability requirements taking into consideration the VBC policy.

- 6.16 It is noted however, that these results provide a useful indication of the likely position for the Council's requirement for schemes to the delivery of affordable housing given an improvement in the market. It is also worth noting that given the predicted improvement in the market⁸, there may be potential for developer's return/profits to reduce in future, to the levels seen during the peak of the last cycle, which would further improve viability. As would the ability for S106 developments to secure grant funding for affordable housing.
- 6.17 The sensitivity appraisals indicate that such an increase in sales values and build costs would result in an improvement in viability and the ability of schemes to provide affordable housing in combination with other policy requirements. Over the remaining life of the existing Housing Policy and the life of the Council's emerging Local Plan, additional growth is likely, leading to a further improvement in scheme viability.

⁸ Source: Knight Frank forecast 25.8% growth over the next 5 years.

7 Conclusions and recommendations

- 7.1 The results of our testing demonstrate that there is no reliable correlation between the viability of schemes and the VBC policy mechanism which operates on net additional floorspace. The determination of a scheme's viability is more complex than this and varies from site to site and scheme to scheme.
- 7.2 The VBC is identified through this study to be a blunt tool, which has a tendency to go too far in reducing affordable housing in some schemes and does not go far enough in other schemes to ensure their viable delivery. As a result BNP Paribas Real Estate has genuine concerns that the VBC policy will both prevent the delivery of housing in the Borough (where a site specific viability assessment would justify a lower provision of affordable housing to bring the site forward) and significantly impact on the delivery of affordable housing (by reducing the policy compliant level of affordable housing well below what the scheme could viably deliver).
- 7.3 The results of our appraisals undertaken demonstrate that the VBC does not make schemes more viable, as demonstrated by the results of the 0% affordable housing appraisals in all typology scenarios i.e. the surplus/deficit remains unchanged, it simply reduces the amount of floorspace that the Council can seek their affordable housing provision from. This is clearly demonstrated in the results of our appraisals in Appendix 2.
- 7.4 Given the urban nature of the Borough and that the majority of sites that come forward for redevelopment are brownfield sites, which could be eligible for the VBC, this could have a significant impact on the Council's affordable housing supply. The testing undertaken on the sites from the CIL Study, which are based on 26 actual schemes which have come forward for planning permission in the Borough over the last 5 years, demonstrate that an average loss of circa 10% affordable housing would have been experienced on these sites through the application of the VBC.
- 7.5 In light of the above, we conclude that the VBC policy is an inappropriate mechanism for delivering the maximum viable quantum of affordable housing as well as incapable of ensuring the delivery of schemes with more complex economic viability characteristics. BNP Paribas Real Estate consider that the VBC is likely to significantly impact on the quantum of affordable housing delivered by the Council's existing and adopted affordable housing policies. On this basis we consider that the application of the VBC on schemes in the Borough will undermine the objectives of the Development Plan.
- 7.6 In addition we are of the opinion that the Council's current approach of determining the amount of affordable housing in each scheme on its own merits will ensure the Council is able to maintain a reasonable supply of affordable housing in the Borough without prejudicing the delivery of development. We are aware that schemes are coming forward for redevelopment in the Borough on this basis and in this regard we consider that there is no need to introduce further incentives to encourage development in Southwark. Values in the Borough following the recession have increased by almost 50% since the peak of the market prior to the recession and predicted value growth over the next five years remains robust.
- 7.7 Notwithstanding the above, our appraisals demonstrate that in order for the Council to maintain its future supply of affordable housing in the context of the VBC policy, it should seek the 'maximum reasonable amount of affordable housing' from schemes and not be constrained to a fixed percentage of the eligible floorspace. As all schemes will be different i.e. they will all have differing quantum of net additional floorspace, it is appropriate that the

Council's emerging housing policy is flexible enough to allow them to seek the maximum viable amount that a scheme could viably deliver, especially if the Council has to continue to accept the VBC policy in their decision making process. Further, we also consider the Council's approach to determining and applying vacancy tests for calculating CIL liabilities and the application of the VBC to be reasonable and sensible.

Appendix 1 - WT Partnership
Southwark Vacant Building Credit
Report Comments on Costs of
Demolition and Refurbishment Report
July 2015

**Southwark Vacant
Building Credit Report**

**Comments on costs of
Demolition and
Refurbishment**

Rev 1

July 2015

Introduction

We have been asked by BNP Paribas Real Estate and the London Borough of Southwark to undertake a report to comment on demolition costs in the London Borough of Southwark

We have been given a copy of a study undertaken by BNP Paribas and asked to comment and give any further evidence to support our comments

General

Demolitions are very difficult to analyse and benchmark against. The reasons for this are

- 1 The many different forms of construction used in the past and the techniques used to remove the building
- 2 Sites with buildings of different heights
- 3 Different building footprints on different sites including some with existing basements
- 4 The extent of deleterious materials e.g. asbestos, knotweed etc.
- 5 How the supporting substructure is left i.e. taken out or left to the Main Contractor building the new building to remove
- 6 What can be salvaged and reused and the market at the time for salvaged materials
- 7 General market conditions affecting cost of labour, plant and overheads and profit
- 8 Site restrictions – need for temporary waterproofing or support, restricted access, need for security, façade retention requirement or party walls etc.
- 9 Does the demolition contractor leave a hoarding etc.
- 10 The extent of internal stripping out e.g. does it have existing machinery etc.
- 11 Extent of site cover of the existing buildings and extent of external paving to be removed

We have not added to the list location of existing waste disposal / recycling sites and cost related to these as this would be the same distance and similar sites for most parts of the Borough. This is quite important as a large part of demolition cost is haulage and landfill cost

The other problem with benchmarking demolitions is that many demolition contractors just give a lump sum price with no breakdown which is then difficult to analyse

Also there is no published data or cost indices for demolition works although the National Federation of Demolition Contractors is an association which sets standards and gives guidance on day work charges and the like

Costs of demolition

Notwithstanding the above WT partnership at present day 2nd Quarter 2015 pricing levels use circa £85/m² of building as a base costs and then adjust for site specific issues

The study from BNP Paribas gives an average of £79/m² which is in line with what we would expect but as stated above many of the costs are lump sums and therefore the sample is limited

BNP Paribas have also carried out an assessment which looks at the cost of the demolitions compared to the overall development construction cost

This in our opinion is very difficult to do as it is very dependent upon the density of development being carried out, the quality of design and location

If you demolish a public house and break up a car park and then you build a high rise block the cost of demolition expressed as a percentage is very low but if demolish a three storey office block in a difficult location with basement, party walls etc. and put back a seven storey residential block the demolition cost as a percentage will be much higher

We have looked at several projects-

King Cross- difficult access to site- £118/m²- 1.95 % of construction cost

Lambeth – straight forward- £69/m²-1.89 % of construction cost

Wimbledon – straight forward site includes hoarding £103/m²- £1.90% of construction cost

Islington-cost per m² not available – percentage of development cost 1.50%

Kingston-cost per m² not available – percentage of development cost 1.40%

Tottenham- cost per m² not available – percentage of development cost 4.20%. This was due to the extent of asbestos removal

Tower Hamlets- cost per m² not available – percentage of development cost 3%.

This was a very difficult site with façade retention and the like

Tower Hamlets- cost per m² not available – percentage of development cost 1.3%.Straightforward site

The benchmarks we have reviewed would appear to support BNP Paribas's study

This shows highest is circa 4.2% of construction cost and average is 2.14 %

In our opinion this is not a prohibitive level of costs

Refurbishment

The cost of refurbishment varies considerably from site to site and building to building and depends on a number of key factors

- 1 The construction, use and age of the existing building
- 2 The condition of the existing building
- 3 The footprint, height and shape of the building
- 4 The extent of structural alterations required to reconfigure the building for its new use in terms of stair cores and existing structural grid
- 5 How difficult it is to bring the building up to current day standards in terms of building regulations and occupier's expectations
- 6 Whether listed or in conservation area
- 7 The extent to which existing services have to be renewed or upgraded

8 The quality and specification of the completed refurbishment

These variables makes nearly all refurbishments unique projects and difficult to benchmark

**WT Partnership
16th July 2015**

Appendix 2 - Results of typology appraisals (base values and costs)

**LB SOUTHWARK
VACANT BUILDING TESTING**

Site typology 1

No Units 30
Site Area 0.47 Ha

VBC as % of floorspace 0%

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,486,970	£8,649,507	£7,433,881	£6,083,514	£4,894,571	£9,013,686	£7,798,060	£6,447,363	£5,258,750	£3,745,969	£2,152,147	£1,584,855	£2,426,282	£1,857,990	£1,385,245
10% affordable housing (70:30)	£10,166,142	£7,613,326	£6,519,262	£5,290,533	£4,210,780	£7,941,087	£6,847,023	£5,608,294	£4,508,294	£3,177,040	£1,708,090	£1,197,487	£1,953,881	£1,443,318	£1,017,849
20% affordable housing (70:30)	£9,846,314	£6,577,145	£5,504,643	£4,477,882	£3,538,991	£6,868,487	£5,855,996	£4,769,225	£3,818,336	£2,608,111	£1,263,973	£810,139	£1,482,481	£1,038,647	£750,438
30% affordable housing (70:30)	£7,526,488	£5,540,963	£4,690,024	£3,675,231	£2,843,202	£5,795,889	£4,944,590	£3,930,156	£3,098,127	£2,039,180	£919,887	£422,781	£1,011,081	£613,976	£283,055
40% affordable housing (70:30)	£6,206,660	£4,504,782	£3,775,405	£2,872,580	£2,159,412	£4,723,290	£3,993,913	£3,091,087	£2,377,920	£1,470,251	£375,800	£35,424	£539,680	£199,305	£85,721
50% affordable housing (70:30)	£4,896,832	£3,468,600	£2,860,787	£2,069,929	£1,475,622	£3,650,690	£3,042,877	£2,252,019	£1,657,712	£901,322	£469,405	£357,690	£68,273	£218,890	£459,127
60% affordable housing (70:30)	£3,587,035	£2,432,419	£1,946,188	£1,287,277	£791,833	£2,578,091	£2,091,840	£1,412,940	£937,594	£332,392	£150,755	£71,983	£409,714	£84,942	£393,533
70% affordable housing (70:30)	£2,247,177	£1,396,238	£1,031,549	£464,626	£108,043	£1,505,491	£1,140,803	£753,881	£217,297	£240,406	£97,105	£1,145,076	£888,824	£1,061,796	£1,205,938
80% affordable housing (70:30)	£927,349	£360,956	£116,930	£243,552	£58,163	£432,892	£189,767	£269,525	£51,136	£818,640	£1,423,455	£1,538,769	£1,367,935	£1,483,249	£1,579,344
90% affordable housing (70:30)	£298,897	£87,183	£310,334	£1,159,331	£1,280,137	£850,169	£773,720	£1,122,318	£1,243,123	£1,396,875	£1,874,805	£1,932,462	£1,847,045	£1,904,702	£1,952,750
100% affordable housing (70:30)	£1,740,311	£1,740,311	£1,740,311	£1,975,109	£1,975,109	£1,740,311	£1,740,311	£1,975,109	£1,975,109	£1,975,109	£2,326,155	£2,326,155	£2,326,155	£2,326,155	£2,326,155

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£21,202,234	£15,780,301	£13,418,334	£11,018,331	£8,957,634	£13,835,163	£12,051,163	£10,048,481	£8,593,481	£5,893,481	£3,287,481	£2,483,481	£3,787,481	£2,983,481	£2,279,481
10% affordable housing (70:30)	£18,686,072	£13,238,889	£11,242,953	£9,371,682	£7,641,434	£12,041,128	£10,505,162	£8,743,672	£7,431,672	£5,075,174	£2,744,154	£2,054,154	£3,054,154	£2,408,973	£1,834,366
20% affordable housing (70:30)	£16,005,900	£11,275,070	£9,547,571	£7,843,333	£6,352,224	£11,983,727	£10,356,224	£8,622,990	£7,303,880	£4,944,104	£2,614,104	£1,924,078	£2,924,078	£2,278,568	£1,703,763
30% affordable housing (70:30)	£13,325,727	£9,311,251	£7,962,190	£6,576,984	£5,309,013	£10,096,325	£8,707,265	£7,122,058	£5,754,087	£3,813,034	£2,032,328	£1,424,433	£2,424,433	£1,924,328	£1,424,328
40% affordable housing (70:30)	£11,646,586	£8,342,432	£7,076,809	£5,870,635	£4,802,802	£8,726,925	£7,488,802	£6,112,127	£4,944,295	£3,283,963	£1,746,415	£1,276,791	£2,276,791	£1,776,791	£1,276,791
50% affordable housing (70:30)	£9,965,383	£6,833,614	£5,819,428	£4,822,286	£3,976,593	£7,501,254	£6,414,502	£5,194,502	£4,290,892	£2,912,619	£1,509,892	£1,071,104	£2,071,104	£1,571,104	£1,101,341
60% affordable housing (70:30)	£8,285,210	£5,619,796	£4,796,046	£4,034,937	£3,380,382	£6,274,124	£5,367,375	£4,439,265	£3,714,710	£2,519,823	£1,372,970	£963,597	£1,563,597	£1,192,528	£874,747
70% affordable housing (70:30)	£6,605,038	£4,455,977	£3,760,865	£3,187,588	£2,744,171	£4,947,412	£4,216,412	£3,578,333	£2,984,914	£1,982,621	£1,104,039	£787,289	£1,377,289	£1,041,010	£787,289
80% affordable housing (70:30)	£4,924,866	£3,302,188	£2,805,284	£2,395,767	£2,047,378	£3,614,323	£3,062,448	£2,571,740	£2,136,351	£1,407,625	£802,759	£540,866	£1,040,866	£787,289	£540,866
90% affordable housing (70:30)	£3,243,112	£2,153,337	£1,802,648	£1,501,546	£1,282,351	£2,502,384	£2,092,635	£1,743,324	£1,440,095	£944,290	£540,720	£374,877	£640,720	£484,866	£374,866
100% affordable housing (70:30)	£40,992,528	£40,992,528	£40,992,528	£40,992,528	£40,992,528	£40,992,528	£40,992,528	£40,992,528	£40,992,528	£40,992,528	£40,992,528	£40,992,528	£40,992,528	£40,992,528	£40,992,528

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£18,748,045	£14,394,508	£12,300,135	£10,150,931	£8,239,445	£12,220,329	£10,635,955	£8,798,652	£7,475,265	£5,098,046	£2,801,368	£2,049,160	£2,998,793	£2,376,028	£1,848,770
10% affordable housing (70:30)	£16,230,870	£11,982,689	£10,174,753	£8,253,482	£6,623,235	£11,293,958	£9,898,952	£8,226,721	£6,956,473	£4,756,976	£2,526,516	£1,876,516	£2,826,516	£2,201,688	£1,673,167
20% affordable housing (70:30)	£13,712,700	£9,546,871	£8,042,972	£6,756,133	£5,570,024	£10,365,528	£9,044,528	£7,464,701	£6,241,681	£4,226,000	£2,270,042	£1,674,876	£2,574,876	£1,974,534	£1,474,534
30% affordable housing (70:30)	£12,027,528	£8,693,052	£7,543,991	£6,558,785	£5,390,814	£9,248,126	£8,029,065	£6,630,859	£5,413,888	£3,614,129	£2,011,234	£1,424,078	£2,424,078	£1,874,568	£1,424,078
40% affordable housing (70:30)	£10,342,356	£7,229,233	£6,258,610	£5,381,438	£4,597,073	£8,126,926	£7,042,026	£5,754,058	£4,673,784	£3,098,216	£1,698,536	£1,204,711	£2,204,711	£1,704,711	£1,204,711
50% affordable housing (70:30)	£8,657,184	£5,946,415	£5,073,229	£4,364,087	£3,758,335	£6,953,325	£5,911,138	£4,918,997	£4,076,013	£2,752,693	£1,403,400	£1,016,796	£2,016,796	£1,516,796	£1,016,796
60% affordable housing (70:30)	£7,000,038	£4,837,778	£4,092,466	£3,489,388	£2,972,972	£5,728,524	£4,893,312	£4,140,718	£3,474,421	£2,306,120	£1,279,091	£912,840	£1,512,840	£1,142,840	£842,840
70% affordable housing (70:30)	£5,320,866	£3,602,688	£3,017,085	£2,531,988	£2,141,178	£4,501,123	£3,844,248	£3,240,541	£2,684,912	£1,767,400	£1,017,278	£704,860	£1,304,860	£981,860	£704,860
80% affordable housing (70:30)	£3,641,694	£2,453,198	£2,044,749	£1,735,547	£1,482,162	£3,385,955	£2,891,736	£2,441,333	£2,037,748	£1,350,890	£802,620	£540,866	£1,040,866	£787,289	£540,866
100% affordable housing (70:30)	£31,974,527	£31,974,527	£31,974,527	£31,974,527	£31,974,527	£31,974,527	£31,974,527	£31,974,527	£31,974,527	£31,974,527	£31,974,527	£31,974,527	£31,974,527	£31,974,527	£31,974,527

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£2,337,559	£1,740,022	£1,489,649	£1,240,364	£1,028,569	£1,809,843	£1,605,470	£1,376,166	£1,164,780	£807,561	£411,382	£298,676	£411,382	£316,540	£238,284
10% affordable housing (70:30)	£1,657,387	£1,210,204	£1,039,289	£854,997	£712,749	£1,582,443	£1,416,907	£1,195,236	£1,024,967	£694,490	£354,469	£254,032	£354,469	£270,212	£205,681
20% affordable housing (70:30)	£1,077,215	£724,388	£621,877	£518,688	£435,648	£1,026,638	£905,042	£767,844	£654,305	£405,185	£215,419	£156,556	£215,419	£164,883	£123,078
30% affordable housing (70:30)	£620,042	£426,562	£363,505	£304,128	£250,024	£627,641	£548,580	£463,373	£392,602	£244,138	£130,043	£94,408	£130,043	£100,544	£75,475
40% affordable housing (70:30)	£461,870	£318,747	£270,124	£226,090	£188,117	£460,242	£402,443	£338,443	£284,443	£174,278	£91,328	£66,516	£91,328	£70,225	£53,021
50% affordable housing (70:30)	£306,698	£210,354	£180,743	£150,601	£124,308	£312,839	£270,853	£227,511	£190,816	£112,228	£58,935	£42,820	£58,935	£45,419	£34,267
60% affordable housing (70:30)	£151,523	£102,429	£86,980	£72,503	£60,814	£151,523	£132,827	£111,248	£94,648	£56,233	£29,636	£21,634	£29,636	£22,825	£17,468
70% affordable housing (70:30)	£98,181	£64,473	£54,959	£45,782	£38,093	£98,181	£85,663	£73,095	£61,666	£37,642	£19,284	£14,065	£19,284	£14,874	£11,274
80% affordable housing (70:30)	£62,247	£41,512	£34,881	£28,868	£23,928	£62,247	£53,828	£45,871	£38,648	£23,405	£12,592	£9,392	£12,592	£9,778	£7,421
90% affordable housing (70:30)	£41,563,841	£41,563,841	£41,563,841	£41,563,841											

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£5,697,139	£5,960,676	£4,645,043	£3,294,352	£2,105,730	£6,224,856	£5,009,228	£3,858,532	£2,469,918	£957,137	-£636,684	-£1,203,977	-£363,549	-£330,842	-£1,403,586
10% affordable housing (70:30)	£7,377,311	£4,924,498	£2,730,430	£2,491,701	£1,431,840	£5,152,255	£4,058,191	£2,819,462	£1,749,711	£399,209	-£1,080,771	-£1,591,334	-£338,951	-£1,345,514	-£1,770,983
20% affordable housing (70:30)	£5,457,485	£3,785,512	£2,315,512	£1,850,050	£738,159	£3,074,656	£3,107,154	£1,980,393	£1,025,503	-£180,721	-£1,524,858	-£1,978,692	-£1,306,351	-£1,760,185	-£2,138,390
30% affordable housing (70:30)	£4,737,656	£2,762,132	£1,901,193	£1,886,399	£54,370	£3,007,058	£2,156,118	£300,296	£300,296	-£749,651	-£1,968,945	-£2,366,050	-£1,777,751	-£2,174,856	-£2,505,777
40% affordable housing (70:30)	£5,417,828	£1,715,951	£986,574	£83,748	£629,419	£1,934,458	£1,205,061	£302,295	£410,912	-£1,318,580	-£2,413,032	-£2,753,409	-£2,249,152	-£2,589,527	-£2,874,553
50% affordable housing (70:30)	£2,099,000	£879,165	£1,718,933	£1,313,310	£381,955	£254,045	-£536,913	-£1,133,719	-£1,897,509	-£2,858,237	-£3,146,522	-£2,705,552	-£3,007,721	-£3,247,999	-£3,521,999
60% affordable housing (70:30)	£778,173	-£356,413	-£842,664	-£1,521,554	-£1,996,099	-£210,741	-£696,992	-£1,375,882	-£1,851,327	-£2,456,440	-£3,309,587	-£3,540,214	-£3,198,545	-£3,429,174	-£3,621,364
70% affordable housing (70:30)	-£541,655	-£1,757,282	-£2,324,205	-£2,820,788	-£2,801,340	-£1,283,340	-£1,648,029	-£2,214,950	-£2,571,535	-£3,029,238	-£3,780,936	-£3,833,807	-£3,677,696	-£3,850,627	-£3,994,770
80% affordable housing (70:30)	-£1,861,483	-£2,428,775	-£2,871,901	-£3,132,384	-£3,373,995	-£2,365,940	-£2,589,065	-£3,058,357	-£3,299,988	-£3,807,472	-£4,212,286	-£4,327,600	-£4,156,767	-£4,272,081	-£4,368,176
90% affordable housing (70:30)	-£3,197,729	-£3,476,014	-£3,689,665	-£3,948,163	-£4,088,968	-£3,439,031	-£3,622,922	-£3,911,149	-£4,031,911	-£4,185,707	-£4,663,637	-£4,721,294	-£4,635,876	-£4,693,533	-£4,741,581
100% affordable housing (70:30)	-£4,529,143	-£4,529,143	-£4,529,143	-£4,763,941	-£4,763,941	-£4,529,143	-£4,529,143	-£4,763,941	-£4,763,941	-£5,114,987	-£5,114,987	-£5,114,987	-£5,114,987	-£5,114,987	-£5,114,987

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,605,848	£6,769,385	£5,553,758	£4,203,062	£3,014,448	£7,133,954	£5,917,938	£4,567,241	£3,376,628	£1,965,847	-£272,025	-£295,267	£58,160	-£22,133	-£494,877
10% affordable housing (70:30)	£9,296,020	£5,733,204	£4,639,140	£3,400,411	£2,330,659	£6,060,965	£4,968,901	£3,728,172	£2,658,430	£1,296,918	-£172,062	-£692,625	£73,759	-£436,895	-£862,274
20% affordable housing (70:30)	£6,965,152	£4,697,022	£3,724,521	£2,597,760	£1,546,969	£4,988,365	£4,058,192	£2,889,102	£1,938,212	£727,985	-£616,149	-£1,069,983	-£397,641	-£851,476	-£1,229,671
30% affordable housing (70:30)	£5,646,365	£3,660,841	£2,809,002	£1,795,108	£963,079	£3,915,767	£3,064,828	£2,050,034	£1,218,005	£169,058	-£1,060,236	-£1,457,341	-£869,042	-£1,266,147	-£1,597,067
40% affordable housing (70:30)	£4,526,537	£2,624,660	£1,895,283	£1,992,457	£273,230	£2,713,167	£2,175,791	£1,210,965	£387,797	-£409,871	-£1,504,323	-£1,844,699	-£1,340,443	-£1,880,818	-£1,965,844
50% affordable housing (70:30)	£3,026,700	£1,698,476	£980,665	£1,890,806	£404,500	£1,770,595	£1,162,755	£371,696	£222,410	-£978,600	-£1,949,557	-£2,237,813	-£1,811,843	-£2,009,012	-£2,233,249
60% affordable housing (70:30)	£1,686,382	£552,297	£65,446	-£612,645	-£1,088,290	£697,968	£211,718	-£467,173	-£942,618	-£1,547,730	-£2,400,878	-£2,631,055	-£2,289,536	-£2,520,644	-£2,712,655
70% affordable housing (70:30)	£367,055	-£483,885	-£848,573	-£1,415,946	-£1,772,079	-£374,631	-£730,919	-£1,306,241	-£1,662,825	-£2,120,528	-£2,852,227	-£3,025,198	-£2,768,947	-£2,941,918	-£3,086,061
80% affordable housing (70:30)	-£462,773	-£1,550,066	-£1,763,192	-£2,223,675	-£2,465,296	-£1,447,230	-£1,690,355	-£2,149,648	-£2,391,259	-£2,698,762	-£3,303,577	-£3,416,891	-£3,248,067	-£3,363,371	-£3,459,466
90% affordable housing (70:30)	-£2,270,020	-£2,567,305	-£2,800,866	-£3,039,454	-£3,160,420	-£2,633,843	-£2,802,440	-£3,123,245	-£3,276,907	-£3,744,667	-£4,182,884	-£4,272,167	-£4,194,824	-£4,253,972	-£4,302,824
100% affordable housing (70:30)	-£3,620,434	-£3,620,434	-£3,620,434	-£3,855,231	-£3,855,231	-£3,620,434	-£3,620,434	-£3,855,231	-£3,855,231	-£4,206,278	-£4,206,278	-£4,206,278	-£4,206,278	-£4,206,278	-£4,206,278

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£6,908,598	£3,672,134	£2,456,338	£1,109,911	£32,802	£4,036,313	£2,820,697	£1,469,940	£381,977	-£1,231,404	-£2,825,225	-£3,392,518	-£3,552,091	-£3,719,383	-£3,592,127
10% affordable housing (70:30)	£5,198,770	£2,635,953	£1,841,889	£303,160	£786,593	£2,963,714	£1,969,650	£930,921	£438,631	-£1,800,333	-£3,269,312	-£3,779,876	-£3,023,492	-£3,534,055	-£3,959,504
20% affordable housing (70:30)	£3,668,942	£1,599,772	£1,099,491	£499,491	£1,450,382	£1,891,115	£1,918,613	£208,148	-£1,159,038	-£2,369,262	-£3,713,399	-£4,167,234	-£3,494,892	-£3,948,726	-£4,326,921
30% affordable housing (70:30)	£2,549,115	£963,591	£287,349	£1,302,142	£2,134,171	£918,616	£32,423	-£1,047,217	-£1,879,246	-£2,938,192	-£4,187,486	-£4,554,591	-£3,966,292	-£4,363,397	-£4,694,318
40% affordable housing (70:30)	£1,228,287	£472,591	£1,201,967	£2,104,703	£2,617,961	£254,083	£983,460	£1,886,286	£2,399,453	£3,507,122	-£4,601,573	-£4,941,849	-£4,437,693	-£4,778,068	-£5,063,094
50% affordable housing (70:30)	£90,541	£1,598,773	£2,116,586	£2,907,444	£3,501,751	£1,329,683	£1,934,496	£2,725,354	£3,139,661	£4,076,051	-£5,046,778	-£5,355,063	-£4,909,093	-£5,196,262	-£5,438,500
60% affordable housing (70:30)	£1,410,368	£2,544,954	£3,031,205	£3,710,095	£4,185,540	£2,399,282	£2,885,533	£3,564,423	£4,039,868	£4,644,861	-£5,498,128	-£5,728,756	-£5,387,087	-£5,617,715	-£5,809,906
70% affordable housing (70:30)	£2,730,196	£3,581,135	£3,945,824	£4,512,746	£4,869,330	£3,471,882	£3,836,570	£4,403,492	£4,780,076	£5,217,779	-£5,949,477	-£6,122,449	-£5,866,197	-£6,039,169	-£6,183,311
80% affordable housing (70:30)	£4,050,034	£4,611,317	£4,860,442	£5,320,925	£5,562,936	£4,544,481	£4,787,606	£5,246,898	£5,488,598	£5,796,013	-£6,400,828	-£6,618,145	-£6,345,308	-£6,565,717	-£6,755,717
90% affordable housing (70:30)	£5,376,270	£5,654,556	£5,788,107	£6,136,704	£6,257,510	£5,627,542	£5,751,093	£6,099,691	£6,220,496	£6,374,248	-£6,852,178	-£6,969,835	-£6,824,418	-£6,892,075	-£6,930,123
100% affordable housing (70:30)	£6,717,634	£6,717,634	£6,717,634	£6,952,482	£6,952,482	£6,717,634	£6,717,634	£6,952,482	£6,952,482	£7,303,528	£7,303,528	£7,303,528	£7,303,528	£7,303,528	£7,303,528

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£10,520,111	£7,892,653	£5,477,027	£3,128,338	£3,837,717	£8,990,333	£6,381,236	£4,000,399	£1,301,986	£2,789,115	-£1,185,294	-£938,001	£1,468,458	£801,136	£1,492,392
10% affordable housing (70:30)	£9,269,289	£6,856,472	£5,562,406	£4,523,679	£3,253,137	£6,984,233	£5,890,169	£4,851,440	£3,581,689	£2,220,186	-£751,207	-£240,643	£997,027	£466,464	£80,955
20% affordable housing (70:30)	£7,889,461	£5,620,291	£4,647,789	£3,210,828	£2,570,137	£5,911,634	£4,939,132	£3,812,371	£2,861,481	£1,651,257	£307,120	-£146,714	£526,627	£71,793	£306,402
30% affordable housing (70:30)	£6,569,634	£4,584,110	£3,733,171	£2,718,977	£1,896,248	£4,639,035	£3,988,096	£2,973,302	£2,141,273	£1,062,357	-£136,967	-£534,072	£34,227	£342,878	£672,799
40% affordable housing (70:30)	£5,249,896	£3,647,028	£2,818,932	£1,915,726	£1,202,658	£3,786,436	£3,037,059	£2,134,233	£1,421,066	£313,397	£381,054	£261,430	£414,174	£77,549	£1,042,595
50% affordable housing (70:30)	£3,929,978	£2,511,746	£1,903,933	£1,113,075	£516,768	£2,693,836	£2,086,023	£1,295,165	£700,856	-£55,532	-£1,026,259	-£1,314,544	-£88,574	-£1,175,743	-£1,415,981
60% affordable housing (70:30)	£2,610,151	£1,475,555	£969,314	£310,424	£168,021	£1,134,986	£456,096	£139,340	£19,340	-£624,462	-£1,477,609	-£1,708,236	-£1,366,567	-£1,597,196	-£1,789,386
70% affordable housing (70:30)	£1,290,323	£439,384	£74,685	£492,227	£848,811	£548,537	£183,949	£392,973	£739,597	£1,197,260	-£1,928,958	-£2,101,830	-£1,645,578	-£2,016,649	-£2,162,782
80% affordable housing (70:30)	£29,905	£596,797	£939,923	£1,300,403	£1,542,017	£323,962	£767,997	£1,228,379	£1,467,890	£1,775,404	-£2,380,309	-£2,498,623	-£2,354,799	-£2,440,103	-£2,536,198
90% affordable housing (70:30)	£1,355,751	£1,64													

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 1

No Units	30
Site Area	0.47 Ha

VBC as % of floorspace 25%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,485,970	£8,649,507	£7,433,881	£6,083,184	£4,894,571	£9,013,886	£7,798,060	£6,447,363	£5,268,750	£3,745,969	£2,152,147	£1,584,855	£2,425,282	£1,857,990	£1,385,245
10% affordable housing (70:30)	£10,494,723	£7,870,994	£6,746,539	£5,479,818	£4,380,352	£8,207,860	£7,083,406	£5,816,684	£4,717,218	£3,317,895	£1,892,960	£1,292,960	£2,070,355	£1,545,609	£1,108,320
20% affordable housing (70:30)	£9,603,475	£7,052,482	£5,959,188	£4,765,453	£3,762,135	£7,402,034	£6,369,751	£5,186,006	£4,175,684	£2,889,921	£1,683,263	£1,001,054	£1,715,427	£1,233,229	£831,397
30% affordable housing (70:30)	£8,812,228	£6,313,969	£5,371,858	£4,273,088	£3,351,914	£6,596,208	£5,654,097	£4,555,327	£3,634,152	£2,461,747	£1,148,821	£709,170	£1,360,500	£920,848	£554,473
40% affordable housing (70:30)	£7,620,980	£5,535,456	£4,684,517	£3,689,724	£2,837,695	£5,790,382	£4,939,443	£3,924,649	£3,092,620	£2,033,673	£814,379	£417,274	£1,005,574	£608,469	£277,548
50% affordable housing (70:30)	£6,529,733	£4,756,844	£3,997,176	£3,086,359	£2,323,476	£4,984,555	£4,224,789	£3,293,971	£2,551,088	£1,605,599	£479,937	£125,379	£650,646	£296,089	£624
60% affordable housing (70:30)	£5,538,485	£3,978,431	£3,309,836	£2,462,994	£1,809,256	£4,178,729	£3,510,194	£2,683,292	£2,039,555	£1,177,629	£145,486	£-69,239	£296,719	£-10,558	£-290,820
70% affordable housing (70:30)	£4,647,237	£3,199,917	£2,622,495	£1,859,629	£1,292,037	£3,372,803	£2,832,614	£2,148,023	£1,468,023	£749,482	£-192,037	£-465,909	£-80,176	£-334,047	£-562,273
80% affordable housing (70:30)	£3,555,991	£2,421,405	£1,935,154	£1,256,263	£780,818	£2,567,077	£2,080,826	£1,401,935	£926,490	£321,378	£-531,949	£-762,577	£-420,908	£-651,536	£-943,727
90% affordable housing (70:30)	£2,564,743	£1,642,892	£1,247,814	£852,899	£266,599	£1,761,251	£1,368,172	£771,257	£384,958	£-108,441	£-871,861	£-1,059,246	£-781,841	£-960,026	£-1,125,180
100% affordable housing (70:30)	£1,673,495	£864,379	£560,473	£49,854	£-225,169	£955,424	£685,517	£1,40,578	£-159,135	£-543,516	£-1,211,773	£-1,355,916	£-1,142,372	£-1,286,515	£-1,406,834

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£62,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£21,286,254	£10,203,107	£11,811,534	£11,789,031	£10,838,684	£20,838,626	£19,354,181	£15,403,851	£13,383,496	£9,510,246	£5,703,997	£3,737,529	£5,468,392	£4,369,423	£3,688,286
10% affordable housing (70:30)	£18,328,452	£10,981,220	£9,105,676	£7,374,396	£5,447,863	£10,644,354	£9,176,809	£7,333,630	£6,143,907	£3,534,531	£1,734,509	£1,550,255	£3,671,860	£2,730,606	£1,743,834
20% affordable housing (70:30)	£16,348,739	£9,517,533	£7,930,016	£6,397,071	£4,986,082	£9,510,811	£8,283,463	£6,666,208	£5,476,530	£2,962,393	£1,368,951	£1,371,167	£3,136,787	£2,181,885	£1,020,818
30% affordable housing (70:30)	£15,039,986	£8,238,245	£6,980,358	£5,479,128	£4,500,301	£8,255,007	£7,188,117	£5,496,887	£4,326,983	£2,180,861	£86,900,467	£-37,703,393	£-58,143,045	£-37,891,714	£-38,297,742
40% affordable housing (70:30)	£13,313,234	£6,931,758	£5,817,607	£4,512,491	£3,801,430	£6,931,832	£5,937,722	£4,827,565	£3,870,594	£2,618,541	£-8,030,835	£-8,434,940	£-2,646,681	£-3,843,746	£-4,674,667
50% affordable housing (70:30)	£12,322,482	£6,095,271	£4,855,038	£3,785,856	£3,067,659	£6,267,659	£5,427,242	£4,358,243	£3,501,127	£-2,246,615	£-3,872,277	£-3,872,635	£-3,201,568	£-3,856,126	£-3,851,591
60% affordable housing (70:30)	£13,313,729	£14,873,783	£15,542,378	£16,389,220	£17,042,368	£16,673,485	£16,342,980	£16,188,922	£16,842,890	£17,674,689	£18,706,719	£19,021,454	£18,556,495	£18,868,772	£19,133,035
70% affordable housing (70:30)	£14,304,977	£15,652,297	£16,229,719	£16,992,585	£17,567,177	£16,478,311	£16,066,734	£15,819,606	£15,784,192	£16,102,763	£16,044,261	£16,318,123	£16,512,381	£16,186,261	£16,414,488
80% affordable housing (70:30)	£15,296,224	£16,830,010	£17,517,081	£18,355,851	£19,195,951	£18,771,369	£18,575,724	£18,530,837	£18,584,183	£18,914,791	£19,073,102	£19,074,312	£19,003,751	£19,005,944	£19,005,944
90% affordable housing (70:30)	£16,287,472	£17,209,322	£17,604,401	£18,199,316	£18,585,515	£18,000,964	£17,486,043	£17,080,957	£16,467,266	£16,360,655	£16,724,076	£16,911,461	£16,633,855	£16,821,240	£16,977,334
100% affordable housing (70:30)	£17,278,719	£17,987,835	£18,291,742	£18,902,691	£19,103,883	£17,896,791	£17,603,697	£17,111,836	£16,601,350	£16,390,750	£16,063,987	£16,208,139	£16,994,587	£16,738,729	£16,258,848

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£18,749,045	£9,584,508	£12,890,195	£11,150,831	£9,339,445	£21,220,329	£19,235,355	£15,795,652	£14,975,285	£9,488,046	£5,081,988	£3,649,160	£7,898,733	£6,376,026	£5,848,770
10% affordable housing (70:30)	£16,729,293	£10,203,107	£8,467,476	£6,744,191	£5,063,661	£22,026,155	£20,159,610	£16,411,311	£15,116,788	£8,916,120	£4,418,130	£2,841,056	£6,688,405	£5,125,625	£3,825,605
20% affordable housing (70:30)	£15,039,986	£8,741,634	£7,474,817	£6,057,562	£4,867,883	£22,831,882	£20,885,264	£16,048,009	£14,588,331	£7,744,194	£3,750,752	£2,923,951	£5,818,558	£4,000,786	£2,402,619
30% affordable housing (70:30)	£14,121,787	£7,320,046	£6,262,157	£4,960,927	£3,827,307	£24,579,318	£22,678,688	£17,599,883	£16,227,284	£9,224,845	£4,285,194	£2,924,845	£4,873,515	£3,313,167	£2,679,543
40% affordable housing (70:30)	£12,713,035	£5,939,498	£4,949,498	£3,854,292	£2,936,251	£24,443,633	£22,294,572	£16,909,365	£15,741,395	£9,200,342	£4,410,636	£2,918,741	£4,228,442	£2,925,547	£2,856,467
50% affordable housing (70:30)	£13,724,282	£10,477,072	£8,236,639	£6,167,656	£4,710,540	£25,249,456	£23,008,227	£16,940,044	£15,762,807	£9,628,415	£4,754,078	£3,108,636	£4,953,369	£3,253,391	£2,253,391
60% affordable housing (70:30)	£14,685,530	£16,255,584	£16,924,179	£17,771,021	£18,256,058	£26,723,881	£24,707,723	£18,224,481	£17,056,490	£10,888,520	£5,403,255	£3,938,296	£5,250,573	£3,514,835	£2,514,835
70% affordable housing (70:30)	£15,696,778	£17,034,098	£17,611,520	£18,374,988	£19,338,974	£26,861,112	£24,738,535	£18,201,401	£17,058,939	£10,484,564	£5,426,052	£3,909,924	£5,294,192	£3,568,062	£2,598,288
80% affordable housing (70:30)	£16,678,025	£17,812,611	£18,299,861	£19,077,762	£19,863,187	£27,868,939	£25,153,189	£18,830,080	£17,303,895	£11,217,637	£5,785,884	£3,969,592	£5,654,923	£3,895,252	£2,717,742
90% affordable housing (70:30)	£17,669,272	£18,591,123	£18,986,201	£19,681,117	£20,587,947	£28,472,764	£25,867,848	£19,462,758	£18,004,456	£11,106,876	£6,103,261	£4,101,656	£5,103,566	£3,103,041	£2,155,195
100% affordable housing (70:30)	£18,660,520	£19,389,635	£19,673,543	£20,164,491	£20,485,684	£29,278,591	£26,552,048	£19,983,437	£18,593,151	£10,777,531	£6,145,788	£4,158,931	£5,137,368	£3,150,530	£2,160,649

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£2,327,559	£5,174,022	£6,389,649	£7,740,346	£9,928,959	£4,809,843	£7,376,166	£8,564,780	£10,077,561	£11,671,382	£12,238,675	£11,398,247	£11,965,540	£12,438,284	£12,438,284
10% affordable housing (70:30)	£3,328,807	£5,952,535	£7,076,990	£8,943,711	£9,449,179	£5,615,669	£9,740,124	£9,096,845	£9,106,312	£10,905,635	£12,006,824	£12,530,570	£11,753,175	£12,277,921	£12,715,208
20% affordable housing (70:30)	£4,320,055	£6,731,948	£7,764,331	£9,947,076	£9,957,397	£6,421,495	£12,454,778	£9,637,523	£9,647,845	£10,933,708	£12,240,266	£12,822,465	£12,108,102	£12,590,300	£12,992,133
30% affordable housing (70:30)	£5,311,301	£7,509,560	£8,451,671	£10,500,441	£10,471,616	£7,227,322	£16,169,433	£9,268,202	£10,189,377	£11,361,762	£12,674,708	£13,114,360	£12,463,030	£12,902,681	£13,269,057
40% affordable housing (70:30)	£6,302,549	£8,288,073	£9,139,012	£10,153,806	£10,085,835	£8,033,148	£18,884,087	£9,896,880	£10,730,909	£11,789,856	£13,009,190	£13,406,255	£12,817,956	£13,215,061	£13,545,982
50% affordable housing (70:30)	£7,293,797	£9,066,586	£9,826,383	£10,757,171	£10,560,064	£8,838,974	£19,986,741	£10,529,558	£11,272,442	£12,217,930	£13,343,592	£13,688,150	£13,172,883	£13,527,441	£13,822,906

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£5,897,139	£5,860,676	£4,645,049	£3,294,352	£2,106,739	£6,224,855	£5,009,228	£3,658,532	£2,469,918	£997,137	-£836,684	-£1,203,977	-£363,549	-£393,842	-£1,403,588
10% affordable housing (70:30)	£7,709,897	£5,952,163	£4,957,708	£2,680,987	£1,591,530	£5,910,029	£4,294,574	£3,027,853	£1,928,386	£529,864	-£971,126	-£1,495,972	-£1,618,477	-£1,243,223	-£1,680,511
20% affordable housing (70:30)	£6,714,643	£4,303,650	£3,270,367	£2,987,622	£3,077,301	£4,613,202	£3,579,920	£2,397,775	£1,395,853	£1,006,990	-£1,074,004	-£1,074,004	-£1,556,602	-£1,957,435	-£2,341,359
30% affordable housing (70:30)	£5,723,307	£3,525,128	£2,583,027	£1,484,257	£563,082	£3,807,376	£2,865,266	£1,766,466	£845,321	-£327,084	-£1,640,010	-£2,079,662	-£1,428,331	-£1,867,983	-£2,234,359
40% affordable housing (70:30)	£4,732,149	£2,746,625	£1,895,696	£980,892	£48,863	£3,091,550	£2,150,611	£1,135,818	£303,789	-£755,158	-£1,074,452	-£2,371,357	-£1,783,258	-£2,180,363	-£2,611,284
50% affordable housing (70:30)	£3,740,901	£1,963,112	£1,063,525	£277,527	£465,355	£2,185,724	£1,435,957	£695,140	-£297,744	-£1,183,232	-£2,308,894	-£2,653,452	-£2,136,185	-£2,785,206	
60% affordable housing (70:30)	£2,749,654	£1,189,600	£521,005	-£325,637	-£979,575	£1,389,998	£721,303	-£125,539	-£779,277	-£1,611,306	-£2,643,336	-£2,958,071	-£2,493,113	-£2,805,389	-£3,069,652
70% affordable housing (70:30)	£1,758,406	£411,086	-£168,337	-£929,202	-£1,493,794	£584,072	£6,849	-£786,217	-£1,320,809	-£2,039,380	-£2,860,888	-£3,254,740	-£2,849,008	-£3,122,879	-£3,351,105
80% affordable housing (70:30)	£767,159	-£367,427	-£853,678	-£1,532,568	-£2,008,013	-£221,755	-£708,006	-£1,395,896	-£1,852,341	-£2,467,454	-£3,330,780	-£3,551,408	-£3,209,740	-£3,440,369	-£3,632,558
90% affordable housing (70:30)	-£224,069	-£1,145,939	-£1,541,016	-£2,138,933	-£2,522,232	-£1,027,861	-£1,422,660	-£2,017,574	-£2,401,473	-£2,897,272	-£3,660,693	-£3,949,078	-£3,570,472	-£3,757,857	-£3,914,011
100% affordable housing (70:30)	-£1,215,336	-£1,824,452	-£2,228,359	-£2,739,298	-£3,040,500	-£1,833,408	-£2,137,314	-£2,648,253	-£2,947,967	-£3,332,347	-£4,000,604	-£4,144,747	-£3,931,204	-£4,075,347	-£4,195,465

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£3,605,848	£6,769,385	£5,553,758	£4,203,062	£3,014,448	£7,133,564	£5,917,938	£4,567,241	£3,378,628	£1,865,847	£772,025	£295,267	£545,160	£22,133	£494,877
10% affordable housing (70:30)	£3,214,605	£5,980,872	£4,982,417	£3,599,696	£2,500,229	£6,327,738	£5,203,283	£3,936,552	£2,837,085	£1,437,773	£52,417	£587,163	£190,233	£334,513	£771,802
20% affordable housing (70:30)	£7,623,355	£5,212,360	£4,179,076	£2,996,331	£1,986,010	£5,521,911	£4,488,629	£3,305,884	£2,295,562	£1,009,599	-£396,859	-£870,058	-£646,893	-£1,048,726	-£1,408,726
30% affordable housing (70:30)	£6,632,106	£4,433,847	£3,491,736	£2,392,966	£1,471,791	£4,716,086	£3,773,975	£2,744,300	£1,754,030	£581,625	-£731,301	-£1,170,652	-£919,622	-£569,274	-£1,325,650
40% affordable housing (70:30)	£5,640,858	£3,655,334	£2,804,395	£1,789,601	£957,572	£3,910,260	£3,059,321	£2,044,227	£1,212,498	£153,551	-£1,065,743	-£1,462,948	-£1,741,549	-£1,271,654	-£1,802,574
50% affordable housing (70:30)	£4,649,611	£2,876,622	£2,117,654	£1,186,237	£443,353	£3,104,433	£2,344,666	£1,433,849	£870,965	-£274,523	-£1,400,195	-£1,229,476	-£1,584,033	-£1,159,498	-£1,679,498
60% affordable housing (70:30)	£3,658,363	£2,098,309	£1,429,714	£582,872	-£70,866	£2,298,607	£1,630,012	£783,170	£129,433	-£702,597	-£1,734,627	-£2,049,362	-£1,584,403	-£1,896,680	-£2,160,942
70% affordable housing (70:30)	£2,667,116	£1,319,795	£742,373	£20,493	-£586,085	£1,492,761	£915,358	£152,492	-£412,100	-£1,130,671	-£2,072,159	-£2,346,301	-£1,840,299	-£2,214,169	-£2,442,395
80% affordable housing (70:30)	£1,676,985	£1,547,285	£555,022	-£623,859	-£1,098,304	£695,854	£239,791	-£478,187	-£953,632	-£1,558,744	-£2,412,071	-£2,642,699	-£2,301,030	-£2,551,659	-£2,733,849
90% affordable housing (70:30)	£684,621	-£237,230	-£632,308	-£1,227,224	-£1,613,263	-£118,871	-£513,951	-£1,108,665	-£1,495,164	-£2,188,663	-£2,711,983	-£2,939,368	-£2,461,763	-£2,849,148	-£3,005,302
100% affordable housing (70:30)	-£306,627	-£1,015,743	-£1,319,649	-£1,830,588	-£2,131,791	-£924,688	-£1,228,605	-£1,730,544	-£2,039,258	-£2,423,838	-£3,091,895	-£3,236,038	-£2,822,495	-£3,166,637	-£3,286,756

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£6,938,598	£3,672,134	£2,496,308	£1,105,911	£82,802	£4,036,313	£2,820,687	£1,469,960	£691,977	-£1,231,404	-£2,825,225	-£3,392,518	-£2,852,091	-£3,119,383	-£3,892,127
10% affordable housing (70:30)	£5,517,355	£2,983,622	£1,769,167	£962,445	£599,021	£3,230,498	£2,106,053	£939,311	£260,155	-£1,659,478	-£3,159,667	-£3,694,413	-£2,907,016	-£3,431,764	-£3,869,052
20% affordable housing (70:30)	£4,526,102	£2,115,109	£1,081,836	£1,000,620	-£1,111,240	£2,424,661	£1,391,378	£208,633	£801,688	-£2,087,552	-£3,404,109	-£3,976,309	-£3,261,945	-£3,744,144	-£4,145,976
30% affordable housing (70:30)	£3,534,855	£1,336,596	£394,485	-£704,284	-£1,625,459	£1,618,835	£676,724	-£422,046	-£1,343,221	-£2,515,626	-£3,828,551	-£4,268,203	-£3,616,873	-£4,056,524	-£4,422,900
40% affordable housing (70:30)	£2,543,608	£358,884	£292,856	-£1,307,649	-£2,139,678	£913,009	£37,936	-£1,052,724	-£1,884,753	-£2,843,699	-£4,162,993	-£4,560,098	-£3,871,789	-£4,368,304	-£4,699,625
50% affordable housing (70:30)	£1,552,366	-£220,429	-£380,197	-£1,911,014	-£2,653,807	£7,182	-£752,584	-£1,683,402	-£4,426,285	-£3,371,773	-£4,497,435	-£4,851,994	-£4,329,727	-£4,681,494	-£4,976,748
60% affordable housing (70:30)	£561,121	-£988,842	-£1,687,532	-£2,514,379	-£3,168,116	-£798,644	-£1,467,239	-£2,314,081	-£2,967,818	-£3,799,847	-£4,831,877	-£5,146,612	-£4,681,654	-£4,993,931	-£5,258,193
70% affordable housing (70:30)	-£430,136	-£1,777,455	-£2,354,878	-£3,117,744	-£3,682,335	-£1,604,469	-£2,181,893	-£2,944,759	-£3,509,350	-£4,227,921	-£5,169,410	-£5,443,281	-£5,037,549	-£5,311,420	-£5,539,646
80% affordable housing (70:30)	-£1,421,362	-£2,655,968	-£3,002,219	-£3,721,109	-£4,139,554	-£2,410,295	-£2,895,547	-£3,676,438	-£4,050,892	-£4,655,985	-£5,509,321	-£5,739,580	-£5,398,281	-£5,628,909	-£5,821,100
90% affordable housing (70:30)	-£2,412,630	-£3,334,481	-£3,729,559	-£4,324,474	-£4,710,773	-£3,611,201	-£4,206,116	-£4,592,415	-£5,085,813	-£5,849,234	-£6,036,619	-£5,759,014	-£5,946,399	-£6,102,553	-£6,267,800
100% affordable housing (70:30)	-£3,403,878	-£4,112,993	-£4,416,930	-£4,927,839	-£5,229,024	-£4,021,949	-£4,325,856	-£4,836,795	-£5,136,500	-£5,520,889	-£6,189,146	-£6,333,288	-£6,119,745	-£6,263,888	-£6,384,007

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£10,528,111	£7,892,835	£6,471,027	£5,128,338	£3,831,717	£8,096,333	£6,841,208	£5,480,399	£4,301,396	£2,189,115	£1,198,234	£393,001	£1,468,428	£801,136	£1,268,326
10% affordable housing (70:30)	£9,537,869	£6,914,141	£5,789,696	£4,522,964	£3,423,498	£7,251,007	£6,126,552	£4,859,830	£3,760,364	£2,361,041	£880,852	£36,106	£1,113,501	£588,755	£151,467
20% affordable housing (70:30)	£8,546,621	£6,135,626	£5,102,345	£3,919,600	£2,909,279	£6,445,180	£5,411,898	£4,229,152	£3,218,311	£1,932,967	£526,410	£44,210	£758,574	£276,375	-£125,457
30% affordable housing (70:30)	£7,555,374	£5,257,115	£4,115,005	£3,316,235	£2,395,080	£5,639,384	£4,697,243	£3,598,473	£2,677,239	£1,594,994	£191,669	£247,684	£403,646	£36,005	£402,381
40% affordable housing (70:30)	£6,564,127	£4,578,693	£3,727,663	£2,172,870	£1,880,841	£4,833,528	£3,982,589	£2,967,795	£2,135,786	£1,076,620	-£142,474	£339,579	£48,720	£346,365	£879,306
50% affordable housing (70:30)	£5,572,879	£3,800,990	£3,040,322	£2,106,505	£1,366,622	£4,027,701	£3,267,935	£2,337,118	£1,466,746	£646,746	-£1,076,916	-£831,475	-£306,207	-£660,765	-£956,230
60% affordable housing (70:30)	£4,581,631	£3,021,577	£2,362,982	£1,106,140	£852,403	£3,221,876	£2,553,281	£1,706,439	£1,052,701	£220,672	-£811,358	-£1,126,093	-£681,135	-£973,411	-£1,237,674
70% affordable housing (70:30)	£3,590,384	£2,243,064	£1,665,641	£692,775	£398,181	£2,416,950	£1,838,626	£1,075,761	£511,163	-£207,402	-£1,146,891	-£1,422,762	-£1,017,030	-£1,280,901	-£1,515,127
80% affordable housing (70:30)	£2,599,137	£1,464,651	£976,300	£398,410	-£176,035	£1,610,223	£1,123,972	£445,082	£50,963	-£368,476	-£1,458,862	-£1,719,431	-£1,377,762	-£1,698,360	-£1,900,581
90% affordable housing (70:30)	£1,607,889	£686,038	£290,960	-£303,955	-£690,254	£									

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 1

No Units	30
Site Area	0.47 Ha

VBC as % of floorspace	50%
------------------------	-----

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,485,970	£8,649,607	£7,433,881	£6,083,184	£4,894,671	£9,013,686	£7,798,060	£6,447,363	£5,268,750	£3,745,969	£2,162,147	£1,684,856	£2,425,282	£1,857,990	£1,385,245
10% affordable housing (70:30)	£10,823,303	£8,128,663	£6,973,817	£5,679,104	£4,549,922	£8,474,633	£7,319,787	£6,025,074	£4,895,892	£3,458,751	£1,927,350	£1,388,422	£2,186,828	£1,647,900	£1,198,793
20% affordable housing (70:30)	£10,160,636	£7,607,919	£6,513,755	£5,275,026	£4,205,774	£7,935,580	£6,841,516	£5,602,787	£4,533,036	£3,171,533	£1,702,653	£1,191,990	£1,948,374	£1,437,811	£1,012,241
30% affordable housing (70:30)	£9,497,968	£7,096,975	£6,053,891	£4,870,946	£3,860,626	£7,398,528	£6,383,244	£5,180,499	£4,170,177	£2,884,315	£1,477,756	£995,557	£1,709,920	£1,227,722	£825,890
40% affordable housing (70:30)	£8,835,301	£6,566,131	£5,593,629	£4,468,868	£3,515,977	£6,857,474	£5,884,973	£4,758,211	£3,807,321	£2,597,097	£1,262,959	£799,125	£1,471,467	£1,017,633	£639,438
50% affordable housing (70:30)	£8,172,634	£6,045,286	£5,133,567	£4,062,789	£3,171,329	£6,318,421	£5,406,700	£4,336,923	£3,444,464	£2,309,878	£1,028,162	£602,693	£1,233,013	£807,544	£452,986
60% affordable housing (70:30)	£7,509,966	£5,524,442	£4,673,933	£3,658,710	£2,826,890	£5,779,368	£4,928,429	£3,913,635	£3,091,606	£2,022,860	£893,965	£408,260	£994,560	£597,455	£266,534
70% affordable housing (70:30)	£6,847,299	£5,003,598	£4,213,441	£3,254,631	£2,482,032	£5,240,315	£4,450,157	£3,491,347	£2,718,749	£1,736,442	£578,568	£209,828	£756,106	£387,365	£80,082
80% affordable housing (70:30)	£6,184,631	£4,482,754	£3,753,377	£2,850,551	£2,137,384	£4,701,261	£3,971,886	£3,069,060	£2,365,881	£1,448,223	£353,771	£13,396	£517,652	£177,727	£-108,110
90% affordable housing (70:30)	£5,521,964	£3,951,910	£3,293,315	£2,446,473	£1,792,735	£4,162,208	£3,483,613	£2,646,771	£1,993,035	£1,161,005	£128,974	£-186,300	£273,198	£-33,360	£-297,611
100% affordable housing (70:30)	£4,859,297	£3,441,066	£2,833,252	£2,042,394	£1,448,088	£3,623,155	£3,015,342	£2,224,463	£1,630,177	£87,387	£-397,390	£-385,676	£40,744	£-246,875	£-487,112

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£21,286,241	£16,026,701	£14,016,539	£12,789,091	£10,367,641	£24,342,786	£21,164,155	£17,404,391	£14,393,463	£9,106,231	£5,106,231	£3,761,231	£5,368,891	£4,127,231	£3,017,231
10% affordable housing (70:30)	£20,028,012	£15,023,551	£13,078,307	£11,773,110	£9,342,293	£20,377,581	£17,542,427	£14,027,140	£11,396,322	£7,396,463	£4,362,964	£3,463,724	£4,966,364	£3,704,314	£2,753,421
20% affordable housing (70:30)	£18,691,579	£13,944,336	£12,338,460	£10,937,189	£8,646,940	£19,016,629	£16,310,699	£13,249,428	£10,914,179	£7,090,682	£3,719,661	£2,819,924	£3,803,841	£2,814,404	£1,973,873
30% affordable housing (70:30)	£17,384,247	£13,165,240	£11,798,523	£10,381,268	£8,091,589	£17,458,687	£14,988,792	£12,488,970	£10,371,715	£6,982,037	£3,567,899	£2,774,458	£3,789,657	£2,814,292	£1,982,325
40% affordable housing (70:30)	£16,076,913	£12,286,034	£11,056,935	£9,585,347	£7,336,248	£16,198,740	£13,907,242	£11,084,003	£9,144,894	£5,255,118	£2,699,255	£1,983,060	£3,380,748	£2,434,582	£1,712,477
50% affordable housing (70:30)	£14,679,581	£11,008,928	£9,718,648	£8,378,648	£6,380,885	£14,533,793	£12,450,514	£9,816,292	£8,007,751	£4,542,337	£2,324,052	£1,716,201	£2,849,521	£2,044,670	£1,499,229
60% affordable housing (70:30)	£13,342,248	£10,027,772	£8,718,711	£7,319,305	£5,623,534	£13,072,847	£11,023,786	£8,538,579	£6,770,608	£3,829,554	£1,948,849	£1,445,954	£2,577,655	£1,829,760	£1,385,581
70% affordable housing (70:30)	£12,004,915	£9,045,616	£7,848,774	£6,597,983	£5,070,133	£11,811,900	£10,002,057	£7,590,867	£5,933,465	£3,116,773	£1,582,748	£1,166,648	£2,246,848	£1,646,848	£1,212,133
80% affordable housing (70:30)	£10,667,583	£8,069,460	£6,989,837	£5,899,837	£4,514,850	£10,580,353	£8,980,125	£6,783,125	£5,266,323	£2,740,003	£1,388,403	£1,004,643	£1,838,619	£1,388,643	£1,004,643
90% affordable housing (70:30)	£9,330,250	£7,040,304	£6,058,899	£5,065,741	£3,799,479	£9,340,600	£7,838,661	£5,859,180	£4,449,210	£2,391,609	£1,166,240	£83,025	£1,538,245	£1,166,245	£830,149
100% affordable housing (70:30)	£8,002,917	£5,811,449	£4,919,963	£4,089,820	£3,044,127	£8,229,029	£6,936,873	£5,227,731	£3,978,428	£1,949,605	£927,890	£381,470	£1,399,099	£999,099	£639,327

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£18,748,045	£14,094,508	£12,200,135	£10,789,091	£8,599,445	£21,220,329	£18,435,955	£14,786,652	£12,075,265	£7,498,046	£4,261,898	£3,169,180	£4,369,180	£3,278,038	£2,448,770
10% affordable housing (70:30)	£17,410,712	£12,952,352	£11,200,198	£9,854,911	£7,699,093	£20,159,362	£17,614,228	£13,620,941	£11,396,123	£7,575,264	£4,308,865	£3,246,593	£4,369,187	£3,288,115	£2,448,770
20% affordable housing (70:30)	£16,073,380	£12,226,196	£10,720,263	£9,458,989	£7,298,741	£19,028,435	£16,310,699	£12,631,228	£10,700,980	£6,982,483	£3,514,462	£2,704,025	£3,803,841	£2,814,404	£1,973,873
30% affordable housing (70:30)	£14,736,047	£11,447,041	£10,180,324	£8,783,069	£6,573,390	£17,807,711	£15,503,516	£11,863,838	£9,747,300	£5,255,118	£2,716,201	£2,044,670	£2,849,521	£2,044,670	£1,499,229
40% affordable housing (70:30)	£13,389,714	£10,027,772	£8,718,648	£7,319,305	£5,623,534	£16,318,421	£14,340,421	£10,816,292	£8,807,751	£4,542,337	£2,324,052	£1,716,201	£2,577,655	£1,829,760	£1,385,581
50% affordable housing (70:30)	£12,004,915	£9,045,616	£7,848,774	£6,597,983	£5,070,133	£15,002,057	£13,002,057	£9,590,867	£7,590,867	£3,116,773	£1,582,748	£1,166,648	£2,246,848	£1,646,848	£1,212,133
60% affordable housing (70:30)	£10,667,583	£8,069,460	£6,989,837	£5,899,837	£4,514,850	£14,000,353	£12,000,353	£8,783,125	£6,783,125	£2,740,003	£1,388,403	£1,004,643	£1,838,619	£1,388,619	£1,004,643
70% affordable housing (70:30)	£9,330,250	£7,040,304	£6,058,899	£5,065,741	£3,799,479	£12,840,600	£10,838,661	£8,539,180	£6,449,210	£2,391,609	£1,166,240	£83,025	£1,538,245	£1,166,245	£830,149
80% affordable housing (70:30)	£8,002,917	£5,811,449	£4,919,963	£4,089,820	£3,044,127	£11,629,029	£9,936,873	£7,527,731	£5,627,428	£1,949,605	£927,890	£381,470	£1,399,099	£999,099	£639,327

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,417,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£2,337,559	£1,740,022	£1,489,649	£1,240,346	£982,959	£4,809,843	£4,205,074	£3,476,166	£2,864,786	£1,607,561	£861,382	£628,675	£1,188,247	£861,382	£628,675
10% affordable housing (70:30)	£2,000,227	£1,494,867	£1,269,712	£1,044,425	£823,608	£4,348,896	£3,803,742	£3,178,455	£2,627,638	£1,504,778	£781,179	£574,108	£1,188,247	£861,382	£628,675
20% affordable housing (70:30)	£1,662,894	£1,215,711	£1,039,775	£854,504	£678,255	£3,887,950	£3,402,014	£2,820,743	£2,360,944	£1,361,997	£712,076	£513,530	£1,188,247	£861,382	£628,675
30% affordable housing (70:30)	£1,325,562	£978,555	£829,638	£682,553	£549,624	£3,427,002	£2,997,285	£2,460,285	£2,043,333	£1,188,247	£628,675	£453,530	£1,188,247	£861,382	£628,675
40% affordable housing (70:30)	£1,088,228	£829,399	£704,291	£583,662	£463,553	£3,068,055	£2,708,555	£2,218,318	£1,843,318	£1,088,228	£574,108	£413,530	£1,188,247	£861,382	£628,675
50% affordable housing (70:30)	£850,891	£678,243	£583,963	£483,740	£383,608	£2,658,108	£2,348,608	£1,918,807	£1,608,807	£913,682	£474,967	£343,530	£1,188,247	£861,382	£628,675
60% affordable housing (70:30)	£613,553	£483,740	£409,667	£333,662	£263,553	£2,248,159	£1,983,662	£1,608,807	£1,343,807	£763,553	£393,530	£283,530	£1,188,247	£861,382	£628,675
70% affordable housing (70:30)	£476,215	£373,662	£313,662	£253,662	£193,662	£1,838,215	£1,613,215	£1,313,215	£1,088,215	£613,215	£283,530	£203,530	£1,188,247	£861,382	£628,675
80% affordable housing (70:30)	£339,877	£263,662	£213,662	£173,662	£133,662	£1,428,215	£1,253,215	£1,003,215	£828,215	£463,215	£183,215	£133,215	£1,188,247	£861,382	£628,675
90% affordable housing (70:30)	£														

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,485,970	£8,649,507	£7,433,981	£6,083,184	£4,894,571	£9,013,686	£7,788,060	£6,447,363	£5,258,750	£3,748,969	£2,132,147	£1,384,856	£2,426,282	£1,487,990	£1,386,245
10% affordable housing (70:30)	£9,728,863	£9,728,863	£8,073,917	£5,878,104	£4,640,922	£8,474,633	£7,319,787	£6,025,074	£4,895,892	£3,468,751	£1,927,350	£1,388,422	£2,186,898	£1,188,908	£1,188,798
20% affordable housing (70:30)	£10,160,836	£7,807,919	£6,513,735	£5,275,026	£4,205,274	£7,935,386	£6,841,576	£5,602,757	£4,533,026	£3,171,533	£1,702,553	£1,191,950	£1,988,374	£1,047,811	£1,012,341
30% affordable housing (70:30)	£9,497,968	£7,986,975	£6,053,691	£4,870,946	£3,860,626	£7,396,528	£6,363,244	£5,180,499	£4,170,177	£2,884,316	£1,477,756	£995,557	£1,709,920	£1,227,722	£826,890
40% affordable housing (70:30)	£8,936,301	£6,956,131	£5,593,629	£4,466,868	£3,615,977	£6,867,474	£5,884,073	£4,758,211	£3,807,321	£2,507,097	£1,262,659	£790,125	£1,471,467	£1,017,633	£539,438
50% affordable housing (70:30)	£8,172,634	£6,045,286	£4,802,780	£4,021,929	£3,111,329	£6,171,329	£5,406,700	£4,335,923	£3,444,664	£2,309,876	£1,028,162	£602,893	£1,233,013	£807,544	£453,966
60% affordable housing (70:30)	£7,509,966	£5,524,442	£4,673,503	£3,858,710	£2,826,880	£5,779,386	£4,928,429	£3,913,636	£3,081,606	£2,022,860	£803,365	£406,280	£994,560	£597,455	£266,534
70% affordable housing (70:30)	£6,847,299	£5,003,598	£4,213,441	£3,254,631	£2,482,032	£5,240,316	£4,460,157	£3,491,347	£2,718,749	£1,736,442	£578,568	£209,828	£758,106	£387,365	£80,082
80% affordable housing (70:30)	£6,184,631	£4,482,754	£3,753,377	£2,890,591	£2,137,384	£4,701,261	£3,971,898	£3,069,060	£2,355,881	£1,448,223	£353,771	£13,348	£517,652	£177,877	£108,110
90% affordable housing (70:30)	£5,521,964	£3,981,910	£3,293,319	£2,446,473	£1,792,735	£4,162,298	£3,483,613	£2,846,771	£1,983,026	£1,181,006	£128,974	£168,020	£273,198	£53,300	£29,611
100% affordable housing (70:30)	£4,869,297	£3,441,066	£2,833,282	£2,042,394	£1,448,088	£3,623,156	£3,015,342	£2,224,483	£1,630,177	£937,787	£397,300	£385,676	£40,744	£246,875	£48,112

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£8,605,848	£6,769,385	£5,553,758	£4,203,062	£3,014,448	£7,133,564	£5,917,938	£4,567,241	£3,376,628	£1,865,847	£272,025	£295,267	£545,160	£22,133	£494,877
10% affordable housing (70:30)	£8,343,181	£8,343,181	£5,093,895	£3,798,982	£2,689,880	£6,594,511	£5,439,685	£4,144,952	£3,015,770	£1,578,629	£47,228	£491,700	£308,708	£232,222	£361,329
20% affordable housing (70:30)	£8,280,513	£5,727,697	£4,633,633	£3,364,904	£2,328,152	£6,055,458	£4,961,394	£3,722,856	£2,652,913	£1,291,411	£177,569	£688,132	£68,252	£442,312	£367,781
30% affordable housing (70:30)	£7,617,846	£5,206,852	£4,173,569	£2,990,824	£1,980,503	£5,516,406	£4,483,122	£3,300,377	£2,290,055	£1,004,193	£402,366	£884,565	£170,202	£652,400	£1,054,233
40% affordable housing (70:30)	£6,955,179	£4,686,008	£3,713,507	£2,588,745	£1,693,855	£4,977,352	£4,004,261	£2,878,089	£1,927,188	£716,974	£162,163	£1,080,997	£408,655	£362,490	£1,240,689
50% affordable housing (70:30)	£6,292,512	£4,165,164	£3,253,444	£2,182,667	£1,291,207	£4,436,296	£3,526,678	£2,455,891	£1,564,342	£429,766	£351,980	£1,277,429	£247,109	£1,072,576	£1,427,137
60% affordable housing (70:30)	£5,629,844	£3,644,320	£2,792,381	£1,778,587	£946,558	£3,899,246	£3,048,306	£2,053,513	£1,201,484	£142,538	£1,076,757	£1,473,862	£885,563	£1,282,668	£1,613,588
70% affordable housing (70:30)	£4,967,177	£3,123,476	£2,333,319	£1,374,509	£601,910	£3,360,192	£2,570,035	£1,611,226	£838,627	£144,681	£1,301,554	£1,670,294	£1,124,016	£1,492,757	£1,800,400
80% affordable housing (70:30)	£4,304,509	£2,602,632	£1,873,258	£970,429	£2,891,763	£1,188,938	£475,789	£431,899	£1,526,361	£1,065,727	£1,865,727	£1,862,470	£1,702,846	£1,988,232	£1,988,232
90% affordable housing (70:30)	£3,641,842	£2,081,786	£1,413,193	£566,351	£97,387	£2,265,086	£1,613,491	£796,646	£1,313,912	£719,117	£1,511,148	£2,066,152	£1,800,804	£1,913,472	£2,177,633
100% affordable housing (70:30)	£2,979,175	£1,560,944	£983,129	£162,272	£432,034	£1,743,033	£1,135,219	£344,361	£249,956	£1,006,335	£1,977,512	£2,265,798	£1,639,378	£2,162,997	£2,367,234

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£6,938,598	£3,672,134	£2,256,938	£1,106,811	£52,802	£4,036,313	£2,820,687	£1,469,990	£281,377	£1,221,404	£2,825,225	£3,392,518	£2,552,091	£3,119,383	£3,592,127
10% affordable housing (70:30)	£5,849,930	£3,151,290	£1,898,444	£701,732	£247,451	£3,491,260	£2,342,414	£1,047,702	£291,481	£1,518,622	£3,060,022	£3,588,951	£2,760,544	£3,329,473	£3,778,679
20% affordable housing (70:30)	£5,183,263	£2,627,697	£1,536,382	£297,653	£72,099	£2,958,207	£1,864,143	£625,414	£444,338	£1,805,840	£3,274,819	£3,785,383	£3,028,999	£3,539,562	£3,965,031
30% affordable housing (70:30)	£4,520,595	£2,109,602	£1,076,512	£108,427	£1,116,747	£2,419,155	£1,385,871	£503,126	£807,195	£2,093,058	£3,499,616	£3,981,816	£3,267,453	£3,749,651	£4,151,483
40% affordable housing (70:30)	£3,867,929	£1,589,758	£616,256	£510,595	£1,461,396	£1,868,102	£907,690	£219,161	£1,170,052	£2,389,276	£3,724,413	£4,178,248	£3,505,906	£3,968,740	£4,337,835
50% affordable housing (70:30)	£3,195,261	£1,067,914	£198,194	£914,854	£1,806,044	£1,341,066	£403,677	£841,450	£1,532,909	£2,667,495	£3,948,610	£4,374,680	£3,744,360	£4,168,829	£4,543,367
60% affordable housing (70:30)	£2,532,604	£547,069	£303,870	£1,318,663	£2,150,692	£801,955	£49,944	£1,063,738	£1,895,767	£2,954,713	£4,174,007	£4,571,112	£3,982,813	£4,379,818	£4,710,839
70% affordable housing (70:30)	£1,869,926	£26,225	£763,932	£1,722,742	£2,495,341	£262,942	£327,216	£1,486,025	£2,258,624	£3,241,931	£4,398,804	£4,767,544	£4,221,267	£4,590,008	£4,897,291
80% affordable housing (70:30)	£1,207,265	£494,619	£1,223,968	£2,126,621	£2,839,989	£276,111	£1,005,487	£1,808,313	£2,621,481	£3,529,150	£4,623,601	£4,963,977	£4,459,720	£4,800,098	£5,085,493
90% affordable housing (70:30)	£544,991	£1,015,463	£1,684,058	£2,630,900	£3,184,627	£815,165	£1,483,760	£2,330,602	£2,984,338	£3,816,367	£4,848,398	£5,163,403	£4,698,175	£5,010,723	£5,274,984
100% affordable housing (70:30)	£118,075	£1,536,307	£2,144,121	£2,834,978	£3,529,285	£1,354,218	£1,962,031	£2,752,889	£3,347,196	£4,103,586	£5,074,763	£5,363,049	£4,936,629	£5,224,248	£5,464,485

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,528,111	£8,877,853	£7,477,027	£6,126,330	£4,837,177	£8,998,999	£7,887,177	£6,598,500	£5,491,500	£4,300,500	£2,788,118	£1,185,294	£2,833,011	£1,488,388	£1,488,388
10% affordable housing (70:30)	£9,886,449	£7,171,809	£6,016,963	£4,722,251	£3,593,088	£7,517,779	£6,362,934	£5,065,221	£4,039,058	£2,501,896	£970,497	£413,588	£1,229,975	£691,046	£241,940
20% affordable housing (70:30)	£9,203,782	£6,650,965	£5,556,901	£4,318,172	£3,248,420	£6,978,726	£5,884,692	£4,645,933	£3,576,181	£2,214,879	£745,700	£235,136	£991,520	£480,957	£55,488
30% affordable housing (70:30)	£8,541,114	£6,130,121	£5,096,938	£3,914,093	£2,903,772	£6,439,674	£5,406,390	£4,223,645	£3,213,324	£1,927,461	£520,903	£38,713	£753,067	£270,668	£130,964
40% affordable housing (70:30)	£7,878,448	£5,609,277	£4,638,775	£3,510,014	£2,559,123	£5,900,621	£4,928,119	£3,801,356	£2,860,467	£1,640,243	£298,106	£157,726	£514,613	£60,779	£31,416
50% affordable housing (70:30)	£7,215,780	£5,088,433	£4,176,713	£3,105,935	£2,214,475	£5,361,567	£4,449,846	£3,370,069	£2,487,610	£1,363,024	£71,309	£354,160	£276,159	£149,310	£503,868
60% affordable housing (70:30)	£6,553,113	£4,567,589	£3,716,649	£2,701,856	£1,869,827	£4,822,514	£3,971,575	£2,956,781	£2,124,752	£1,065,807	£153,488	£550,593	£37,706	£359,399	£890,320
70% affordable housing (70:30)	£5,890,445	£4,146,744	£3,256,587	£2,297,777	£1,525,776	£4,283,463	£3,483,303	£2,534,494	£1,761,896	£776,588	£78,285	£147,025	£200,748	£99,494	£876,772
80% affordable housing (70:30)	£5,227,775	£3,525,900	£2,786,524	£1,853,698	£1,180,330	£3,744,406	£3,015,032	£2,112,206	£1,390,638	£491,968	£63,082	£343,458	£439,201	£179,577	£1,064,864
90% affordable housing (70:30)	£4,565,110	£3,005,056	£2,336,461	£1,489,619	£836,5										

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 1

No Units	30
Site Area	0.47 Ha

VBC as % of floorspace 75%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,485,970	£8,649,507	£7,433,881	£6,083,184	£4,894,571	£9,013,686	£7,798,060	£6,447,363	£5,268,750	£3,745,966	£2,162,147	£1,684,856	£2,425,282	£1,857,990	£1,385,245
10% affordable housing (70:30)	£11,151,883	£8,386,331	£7,201,095	£5,878,391	£4,719,493	£8,741,407	£7,556,170	£6,233,466	£5,074,567	£3,599,607	£2,036,995	£1,483,885	£2,303,301	£1,750,191	£1,289,265
20% affordable housing (70:30)	£10,817,796	£8,123,156	£6,968,510	£5,673,937	£4,544,415	£8,493,126	£7,314,281	£6,019,567	£4,890,395	£3,453,244	£1,921,843	£1,382,915	£2,131,321	£1,642,953	£1,193,296
30% affordable housing (70:30)	£10,483,709	£7,859,980	£6,735,925	£5,468,805	£4,369,337	£8,196,846	£7,072,391	£5,805,670	£4,706,204	£3,306,882	£1,806,691	£1,281,945	£1,959,341	£1,534,595	£1,097,307
40% affordable housing (70:30)	£10,149,621	£7,596,805	£6,502,741	£5,264,012	£4,194,260	£7,924,567	£6,830,502	£5,591,773	£4,522,021	£3,160,519	£1,691,539	£1,180,976	£1,937,361	£1,426,798	£1,001,327
50% affordable housing (70:30)	£9,815,534	£7,333,629	£6,269,956	£5,059,218	£4,019,182	£7,652,286	£6,588,613	£5,377,875	£4,337,839	£3,014,156	£1,576,387	£1,080,007	£1,815,360	£1,318,999	£905,348
60% affordable housing (70:30)	£9,481,448	£7,070,454	£6,037,171	£4,854,425	£3,844,194	£7,389,036	£6,346,723	£5,163,978	£4,153,657	£2,807,794	£1,461,236	£979,037	£1,693,399	£1,211,201	£808,369
70% affordable housing (70:30)	£9,147,361	£6,807,278	£5,804,386	£4,649,633	£3,689,027	£7,107,726	£6,104,834	£4,950,081	£3,989,475	£2,721,431	£1,346,085	£878,067	£1,571,419	£1,103,403	£713,389
80% affordable housing (70:30)	£8,813,273	£6,544,102	£5,571,601	£4,444,840	£3,493,950	£6,835,446	£5,862,945	£4,736,183	£3,785,292	£2,575,068	£1,230,931	£777,997	£1,449,439	£995,604	£671,409
90% affordable housing (70:30)	£8,479,186	£6,280,927	£5,338,916	£4,240,047	£3,318,871	£6,563,166	£5,621,055	£4,522,286	£3,601,111	£2,428,706	£1,115,779	£676,128	£1,327,469	£887,807	£521,430
100% affordable housing (70:30)	£8,145,099	£6,017,751	£5,106,031	£4,035,254	£3,143,794	£6,290,885	£5,379,166	£4,308,389	£3,416,529	£2,282,344	£1,000,627	£575,158	£1,205,478	£780,009	£426,451

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£27,386,444	£23,202,121	£21,611,554	£18,780,031	£15,767,644	£24,334,526	£21,104,155	£17,434,391	£15,393,465	£8,109,293	£4,700,291	£3,747,281	£5,468,883	£4,149,251	£3,074,463
10% affordable housing (70:30)	£27,207,303	£23,046,883	£21,651,120	£18,732,824	£15,721,121	£24,110,808	£21,196,044	£17,436,749	£15,377,647	£8,125,608	£4,715,210	£3,748,329	£5,468,013	£4,142,023	£3,072,649
20% affordable housing (70:30)	£27,034,419	£22,879,059	£21,683,904	£18,678,617	£15,673,800	£23,883,088	£21,333,933	£17,432,749	£15,361,829	£8,139,970	£4,720,371	£3,749,299	£5,467,993	£4,135,821	£3,070,928
30% affordable housing (70:30)	£26,869,596	£22,714,234	£21,716,689	£18,623,403	£15,626,477	£23,655,368	£21,479,823	£17,433,544	£15,346,011	£8,154,532	£4,725,933	£3,750,268	£5,467,974	£4,129,620	£3,069,207
40% affordable housing (70:30)	£26,702,683	£22,549,410	£21,749,474	£18,568,203	£15,581,054	£23,427,648	£21,621,713	£17,434,242	£15,320,193	£8,169,696	£4,731,075	£3,751,238	£5,467,955	£4,122,417	£3,067,487
50% affordable housing (70:30)	£26,536,680	£22,384,585	£21,782,259	£18,513,003	£15,535,637	£23,198,928	£21,768,607	£17,434,939	£15,294,376	£8,184,861	£4,736,219	£3,751,707	£5,467,936	£4,115,214	£3,065,767
60% affordable housing (70:30)	£26,370,767	£22,219,760	£21,815,043	£18,457,803	£15,490,220	£22,974,208	£21,915,491	£17,435,636	£15,268,509	£8,200,034	£4,741,360	£3,752,177	£5,467,917	£4,108,011	£3,064,046
70% affordable housing (70:30)	£26,204,854	£22,054,935	£21,847,828	£18,402,603	£15,444,803	£22,749,488	£22,062,380	£17,436,334	£15,242,640	£8,215,104	£4,746,401	£3,752,646	£5,467,898	£4,100,808	£3,062,325
80% affordable housing (70:30)	£26,038,941	£21,890,110	£21,880,614	£18,347,403	£15,399,386	£22,524,768	£22,199,270	£17,437,032	£15,218,722	£8,229,696	£4,751,442	£3,753,115	£5,467,879	£4,093,605	£3,060,604
90% affordable housing (70:30)	£25,873,028	£21,725,285	£21,912,403	£18,292,203	£15,349,969	£22,300,048	£22,336,152	£17,437,730	£15,194,804	£8,234,738	£4,756,483	£3,753,584	£5,467,860	£4,086,402	£3,058,883
100% affordable housing (70:30)	£25,707,116	£21,560,460	£21,944,193	£18,237,003	£15,300,552	£22,075,328	£22,473,048	£17,438,428	£15,170,886	£8,239,780	£4,761,524	£3,754,053	£5,467,841	£4,079,201	£3,057,162

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£18,749,045	£21,594,598	£22,800,195	£24,190,831	£25,339,445	£21,220,329	£22,335,955	£23,786,652	£24,975,265	£26,488,046	£29,891,889	£28,649,180	£27,808,733	£28,276,026	£28,949,710
10% affordable housing (70:30)	£18,602,132	£21,541,684	£22,802,930	£24,185,625	£25,334,522	£21,192,889	£22,337,845	£23,780,549	£24,970,159	£26,483,409	£29,887,020	£28,750,130	£27,800,214	£28,271,154	£28,944,795
20% affordable housing (70:30)	£18,456,210	£21,492,769	£22,805,165	£24,180,419	£25,329,099	£21,165,420	£22,340,730	£23,775,443	£24,965,049	£26,478,771	£29,883,172	£28,851,100	£27,801,298	£28,272,294	£28,941,720
30% affordable housing (70:30)	£18,310,288	£21,443,854	£22,807,400	£24,175,213	£25,323,652	£21,137,951	£22,343,615	£23,770,137	£24,960,139	£26,475,922	£29,879,320	£28,902,170	£27,802,446	£28,273,440	£28,938,745
40% affordable housing (70:30)	£18,164,366	£21,394,939	£22,809,635	£24,170,007	£25,318,205	£21,110,482	£22,346,500	£23,765,234	£24,955,229	£26,473,073	£29,875,468	£28,953,038	£27,803,594	£28,274,586	£28,935,770
50% affordable housing (70:30)	£18,018,444	£21,346,024	£22,811,870	£24,164,801	£25,312,758	£21,082,913	£22,349,385	£23,760,331	£24,950,319	£26,470,124	£29,871,616	£28,954,186	£27,804,742	£28,275,732	£28,932,795
60% affordable housing (70:30)	£17,872,522	£21,297,109	£22,814,105	£24,159,595	£25,307,312	£21,055,444	£22,352,270	£23,755,428	£24,945,409	£26,467,175	£29,867,764	£28,955,234	£27,805,890	£28,276,878	£28,930,820
70% affordable housing (70:30)	£17,726,600	£21,248,194	£22,816,340	£24,154,389	£25,301,865	£21,027,975	£22,355,155	£23,750,525	£24,940,500	£26,464,226	£29,863,912	£28,956,282	£27,807,038	£28,278,020	£28,928,845
80% affordable housing (70:30)	£17,580,678	£21,199,279	£22,818,575	£24,149,183	£25,296,418	£21,000,506	£22,358,040	£23,745,622	£24,935,591	£26,461,277	£29,860,060	£28,957,330	£27,808,186	£28,279,162	£28,926,870
90% affordable housing (70:30)	£17,434,756	£21,150,364	£22,820,810	£24,143,977	£25,290,971	£20,973,037	£22,360,925	£23,740,719	£24,930,682	£26,458,328	£29,856,208	£28,958,378	£27,809,334	£28,280,306	£28,924,895
100% affordable housing (70:30)	£17,288,834	£21,101,449	£22,823,045	£24,138,771	£25,285,524	£20,945,568	£22,363,810	£23,735,816	£24,925,773	£26,455,379	£29,852,356	£28,959,426	£27,810,482	£28,281,450	£28,922,920

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£2,337,559	£5,174,022	£6,389,649	£7,740,346	£8,828,959	£4,809,843	£6,025,470	£7,376,166	£8,564,780	£10,077,561	£11,671,382	£12,238,674	£11,388,247	£11,965,540	£12,438,284
10% affordable housing (70:30)	£2,671,646	£5,437,198	£6,622,435	£7,945,139	£9,104,036	£5,082,123	£6,267,360	£7,699,064	£8,748,962	£10,223,923	£11,798,534	£12,339,644	£11,520,228	£12,073,338	£12,534,264
20% affordable housing (70:30)	£3,005,734	£5,700,374	£6,855,219	£8,149,032	£9,279,115	£5,354,404	£6,569,248	£7,803,962	£8,633,145	£10,170,285	£11,901,698	£12,440,615	£11,642,208	£12,181,136	£12,630,343
30% affordable housing (70:30)	£3,339,821	£5,963,549	£7,080,064	£8,342,725	£9,454,192	£5,626,683	£6,751,138	£8,017,859	£8,917,326	£10,516,648	£12,016,838	£12,541,584	£11,764,189	£12,285,936	£12,726,222
40% affordable housing (70:30)	£3,673,908	£6,226,725	£7,320,789	£8,559,518	£9,629,269	£5,898,963	£7,021,928	£8,291,577	£9,301,508	£10,663,011	£12,131,990	£12,642,554	£11,888,169	£12,366,732	£12,822,202
50% affordable housing (70:30)	£4,007,995	£6,486,900	£7,553,674	£8,744,311	£9,804,348	£6,171,243	£7,234,011	£8,445,654	£9,485,591</						

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£8,697,139	£5,860,678	£4,645,049	£3,294,352	£2,105,739	£6,224,856	£5,009,228	£3,658,532	£2,469,918	£967,137	£636,684	£1,203,977	£963,549	£930,842	£1,403,586
10% affordable housing (70:30)	£8,363,500	£5,597,500	£4,412,263	£3,080,559	£1,930,559	£5,865,575	£4,747,430	£3,444,634	£2,285,736	£810,775	£471,636	£1,304,946	£485,530	£1,108,640	£1,499,566
20% affordable housing (70:30)	£8,028,364	£5,334,324	£4,175,473	£2,854,796	£1,755,983	£5,505,295	£4,525,490	£3,230,736	£2,101,593	£684,413	£366,988	£1,405,917	£607,510	£1,146,458	£1,595,546
30% affordable housing (70:30)	£7,694,877	£5,071,149	£3,946,684	£2,679,974	£1,580,566	£5,408,016	£4,213,670	£3,016,839	£1,917,372	£518,050	£82,140	£1,506,886	£470,491	£1,254,237	£1,691,524
40% affordable housing (70:30)	£7,360,790	£4,807,973	£3,713,909	£2,475,180	£1,405,429	£5,135,735	£4,041,630	£2,802,941	£1,733,180	£371,687	£1,097,292	£1,607,855	£851,471	£1,362,034	£1,787,504
50% affordable housing (70:30)	£7,026,703	£4,544,798	£3,484,124	£2,270,387	£1,230,350	£4,863,455	£3,790,781	£2,589,044	£1,569,077	£225,325	£1,212,444	£1,708,825	£437,451	£1,469,832	£1,883,463
60% affordable housing (70:30)	£6,692,616	£4,281,822	£3,248,340	£2,065,595	£1,055,273	£4,591,176	£3,557,992	£2,375,147	£1,384,626	£78,963	£1,327,596	£1,809,794	£1,095,432	£1,577,630	£1,979,463
70% affordable housing (70:30)	£6,358,529	£4,018,447	£3,015,554	£1,860,801	£880,186	£4,318,894	£3,313,003	£2,161,249	£1,180,643	£67,401	£1,442,748	£1,810,768	£1,217,412	£1,685,429	£2,075,442
80% affordable housing (70:30)	£6,024,442	£3,755,271	£2,782,789	£1,655,008	£705,118	£4,046,615	£3,074,113	£1,947,352	£996,461	£213,763	£1,557,600	£2,011,734	£1,339,393	£1,733,227	£2,171,422
90% affordable housing (70:30)	£5,690,355	£3,492,095	£2,549,985	£1,451,216	£530,840	£3,774,334	£2,832,223	£1,733,455	£802,000	£360,125	£1,673,662	£2,112,704	£1,461,973	£1,901,024	£2,267,401
100% affordable housing (70:30)	£5,356,267	£3,228,920	£2,317,200	£1,246,423	£394,962	£3,502,054	£2,590,335	£1,519,557	£628,007	£506,488	£1,788,204	£2,213,673	£1,583,353	£2,008,823	£2,363,380

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,606,648	£5,769,365	£5,553,758	£4,203,062	£3,014,448	£7,133,564	£5,917,938	£4,567,241	£3,376,628	£1,865,847	£272,025	£295,267	£545,160	£32,133	£494,877
10% affordable housing (70:30)	£9,271,761	£5,506,200	£5,320,973	£3,998,268	£2,830,371	£6,861,284	£5,676,048	£4,353,344	£3,184,445	£1,718,484	£198,873	£396,237	£423,179	£1,129,931	£590,857
20% affordable housing (70:30)	£8,937,674	£5,243,034	£5,088,188	£3,793,475	£2,664,293	£6,594,159	£5,434,159	£4,139,445	£3,010,263	£1,573,122	£41,721	£497,207	£301,199	£237,729	£686,836
30% affordable housing (70:30)	£8,603,586	£5,079,858	£4,855,403	£3,588,683	£2,489,215	£6,316,724	£5,129,269	£3,925,548	£2,826,081	£1,426,760	£73,431	£598,177	£179,218	£345,627	£782,815
40% affordable housing (70:30)	£8,269,499	£5,716,683	£4,622,618	£3,383,890	£2,314,138	£6,044,445	£4,950,379	£3,711,651	£2,641,899	£1,280,396	£198,583	£699,146	£57,233	£453,325	£878,795
50% affordable housing (70:30)	£7,935,412	£5,453,507	£4,389,834	£3,170,086	£2,139,969	£5,772,164	£4,708,491	£3,497,753	£2,467,717	£1,134,034	£303,735	£800,116	£54,742	£361,123	£429,474
60% affordable housing (70:30)	£7,601,326	£5,190,331	£4,157,040	£2,974,304	£1,963,982	£5,495,884	£4,486,601	£3,283,856	£2,273,535	£987,672	£418,887	£901,085	£186,723	£668,921	£1,070,754
70% affordable housing (70:30)	£7,267,238	£4,927,156	£3,924,263	£2,769,511	£1,788,905	£5,227,604	£4,224,712	£3,069,959	£2,089,353	£841,308	£534,039	£1,002,056	£308,703	£476,719	£1,166,733
80% affordable housing (70:30)	£6,933,151	£4,662,986	£3,691,473	£2,564,717	£1,613,827	£4,955,324	£3,982,222	£2,856,061	£1,905,710	£694,946	£649,191	£1,103,025	£430,684	£684,518	£1,262,713
90% affordable housing (70:30)	£6,599,064	£4,402,811	£3,468,994	£2,359,925	£1,438,749	£4,683,043	£3,740,933	£2,642,164	£1,720,880	£586,584	£1,203,995	£1,203,995	£456,663	£382,602	£1,368,602
100% affordable housing (70:30)	£6,264,977	£4,137,629	£3,225,909	£2,155,132	£1,263,872	£4,410,764	£3,499,044	£2,428,266	£1,536,806	£402,222	£879,495	£1,304,964	£674,644	£1,100,113	£1,454,671

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£8,506,598	£3,672,134	£2,456,598	£1,105,811	£42,802	£4,036,313	£2,820,587	£1,460,990	£281,377	£1,231,404	£2,825,225	£3,392,518	£2,552,091	£3,119,383	£3,592,127
10% affordable housing (70:30)	£8,171,510	£3,408,950	£2,223,722	£901,016	£267,860	£3,764,034	£2,578,797	£1,256,093	£37,195	£1,377,766	£2,940,377	£3,493,497	£2,674,072	£3,227,152	£3,688,107
20% affordable housing (70:30)	£7,840,423	£3,145,763	£1,990,937	£696,224	£432,568	£3,491,753	£2,368,308	£1,042,195	£66,988	£1,524,129	£3,055,529	£3,594,458	£2,796,051	£3,334,980	£3,784,086
30% affordable housing (70:30)	£7,506,336	£2,882,607	£1,758,153	£491,432	£608,035	£3,219,474	£2,095,019	£828,297	£271,169	£1,670,491	£3,170,682	£3,695,427	£2,918,032	£3,442,778	£3,890,065
40% affordable housing (70:30)	£7,172,248	£2,618,432	£1,525,968	£286,639	£763,113	£2,947,194	£1,853,129	£614,400	£455,352	£1,815,854	£3,285,834	£3,795,397	£3,040,012	£3,550,675	£3,976,045
50% affordable housing (70:30)	£6,838,161	£2,356,256	£1,292,983	£81,946	£988,191	£2,674,913	£1,611,240	£400,903	£639,654	£1,963,217	£3,400,986	£3,891,866	£3,161,983	£3,668,374	£4,072,024
60% affordable housing (70:30)	£6,504,075	£2,093,081	£1,059,798	£122,947	£1,133,268	£2,402,634	£1,369,350	£186,605	£823,716	£2,109,579	£3,516,138	£3,998,336	£3,283,874	£3,766,172	£4,168,004
70% affordable housing (70:30)	£6,169,988	£1,829,905	£827,013	£327,740	£1,308,346	£2,130,353	£1,127,462	£27,292	£1,007,998	£2,255,942	£3,631,290	£4,099,306	£3,405,363	£3,873,970	£4,283,983
80% affordable housing (70:30)	£5,835,900	£1,568,730	£584,238	£552,532	£1,483,423	£1,858,073	£888,672	£241,189	£1,192,080	£2,403,304	£3,746,442	£4,209,276	£3,527,604	£3,981,768	£4,399,863
90% affordable housing (70:30)	£5,501,813	£1,303,554	£361,443	£737,326	£1,658,502	£1,585,738	£643,682	£455,087	£1,376,262	£2,548,667	£3,861,594	£4,301,245	£3,649,914	£4,089,566	£4,455,342
100% affordable housing (70:30)	£5,167,726	£1,040,376	£128,669	£942,119	£1,833,573	£1,313,513	£460,793	£668,984	£1,560,444	£2,695,029	£3,976,746	£4,402,215	£3,771,895	£4,197,364	£4,551,921

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£10,838,117	£7,897,653	£6,677,027	£5,130,330	£3,837,117	£8,958,833	£6,841,206	£5,490,500	£4,381,898	£2,788,118	£1,145,294	£883,301	£1,484,368	£901,386	£1,428,338
10% affordable housing (70:30)	£10,503,020	£7,629,478	£6,444,241	£4,921,537	£3,762,639	£7,784,553	£6,599,516	£5,276,812	£4,117,714	£2,642,753	£1,080,142	£527,032	£1,346,448	£793,336	£1,532,412
20% affordable housing (70:30)	£9,860,942	£7,166,302	£6,011,456	£4,716,744	£3,587,561	£7,512,272	£6,357,427	£5,062,714	£3,933,531	£2,496,391	£964,990	£426,061	£1,244,468	£685,639	£2,264,433
30% affordable housing (70:30)	£9,526,855	£6,903,127	£5,578,672	£4,511,951	£3,412,484	£7,239,993	£6,115,538	£4,848,816	£3,749,350	£2,500,028	£849,838	£325,092	£1,102,487	£577,741	£1,400,454
40% affordable housing (70:30)	£9,192,768	£6,638,951	£5,245,887	£4,307,159	£3,237,408	£6,961,713	£5,813,648	£4,634,910	£3,565,167	£2,203,685	£734,686	£224,122	£990,507	£469,944	£1,444,744
50% affordable housing (70:30)	£8,858,680	£6,376,775	£5,013,102	£4,102,365	£3,062,328	£6,695,432	£5,631,759	£4,421,022	£3,380,985	£2,057,303	£619,534	£123,153	£888,526	£362,146	£1,515,905
60% affordable housing (70:30)	£8,524,594	£6,113,600	£4,800,318	£3,897,572	£2,887,251	£6,423,153	£5,389,869	£4,207,124	£3,196,804	£1,810,940	£504,362	£32,163	£736,545	£254,347	£1,417,485
70% affordable housing (70:30)	£8,190,507	£5,850,424	£4,647,532	£3,692,779	£2,712,713	£6,160,872	£5,147,361	£3,993,227	£3,012,621	£1,764,577	£398,230	£78,787	£614,566	£146,349	£243,464
80% affordable housing (70:30)	£7,856,420	£5,591,240	£4,414,747	£3,487,985	£2,537,086	£5,876,595	£4,908,091	£3,775,330	£2,838,430	£1,616,215	£179,767	£495,587	£381,765	£334,444	£334,444
90% affordable housing (70:30)	£7,522,332	£5,324,073	£4,381,962	£3,283,19											

**LB SOUTHWARK
VACANT BUILDING TESTING**

Site typology 2

No Units	100
Site Area	0.85 Ha

VBC as % of floorspace 0%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£33,195,802	£23,726,278	£19,667,911	£15,132,944	£11,130,180	£24,917,810	£20,859,443	£16,343,964	£12,343,200	£7,249,597	£1,818,864	£-115,974	£2,741,984	£808,011	£-814,913
10% affordable housing (70:30)	£28,769,466	£20,245,894	£16,587,564	£12,419,039	£8,818,351	£17,318,272	£13,508,956	£9,308,270	£5,304,361	£299,947	£-1,463,275	£1,330,755	£-618,879	£2,092,319	£-33,369,725
20% affordable housing (70:30)	£24,341,128	£16,765,509	£13,495,863	£9,705,134	£6,498,140	£17,718,725	£14,464,678	£10,673,950	£7,473,339	£3,359,127	£-1,238,006	£-82,015,616	£-888,332	£-2,050,011	£-33,369,725
30% affordable housing (70:30)	£19,913,790	£13,268,344	£10,404,161	£6,991,229	£4,160,529	£14,116,058	£11,251,875	£7,838,943	£5,022,107	£1,413,892	£-2,782,665	£-4,157,876	£-2,125,913	£-3,501,123	£-4,847,132
40% affordable housing (70:30)	£15,486,454	£9,767,474	£7,312,460	£4,252,940	£1,822,917	£10,494,085	£8,039,071	£4,991,436	£2,561,413	£-540,034	£-4,326,424	£-5,505,176	£-3,763,493	£-4,942,245	£-5,024,538
50% affordable housing (70:30)	£11,040,241	£6,266,602	£4,201,942	£1,610,325	£-323,112	£6,872,112	£4,817,355	£2,757,737	£1,000,719	£-2,517,083	£-5,870,183	£-6,852,476	£-5,401,074	£-6,383,368	£-7,201,945
60% affordable housing (70:30)	£6,584,843	£2,724,020	£1,077,187	£-1,252,446	£-2,898,965	£3,236,351	£1,569,517	£752,263	£-2,398,573	£-4,404,132	£-7,413,942	£-7,038,855	£-7,824,489	£-8,479,352	£-9,152,922
70% affordable housing (70:30)	£2,094,516	£-818,108	£-2,081,506	£-4,039,917	£-5,274,801	£-442,821	£-1,705,769	£-3,664,630	£-4,899,512	£-6,471,182	£-8,577,701	£-9,547,077	£-9,676,235	£-9,265,612	£-9,756,758
80% affordable housing (70:30)	£-2,450,365	£-4,414,951	£-5,256,917	£-6,827,388	£-7,850,643	£-4,164,760	£-5,006,726	£-6,577,197	£-7,400,452	£-8,448,232	£-10,501,460	£-10,894,377	£-10,313,817	£-10,706,733	£-11,034,165
90% affordable housing (70:30)	£-7,029,502	£-9,011,795	£-9,432,778	£-9,814,859	£-10,026,487	£-7,886,899	£-8,307,683	£-8,489,764	£-9,001,391	£-10,425,281	£-12,045,219	£-12,241,978	£-11,951,397	£-12,147,656	£-12,311,572
100% affordable housing (70:30)	£-11,608,639	£-11,608,639	£-11,608,639	£-11,608,639	£-11,608,639	£-11,608,639	£-11,608,639	£-11,608,639	£-11,608,639	£-11,608,639	£-11,608,639	£-11,608,639	£-11,608,639	£-11,608,639	£-11,608,639

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£37,086,452	£26,598,782	£21,131,697	£15,132,944	£10,132,463	£25,349,833	£21,300,739	£16,300,739	£12,301,494	£7,251,494	£1,818,864	£-115,974	£2,741,984	£808,011	£-814,913
10% affordable housing (70:30)	£41,496,178	£30,018,749	£23,677,076	£17,845,604	£12,446,292	£28,946,371	£24,598,502	£19,255,667	£14,358,373	£8,660,262	£1,818,864	£-115,974	£2,741,984	£808,011	£-814,913
20% affordable housing (70:30)	£45,923,516	£33,499,134	£26,768,780	£20,559,509	£13,768,503	£32,791,306	£28,300,693	£22,791,306	£17,300,693	£10,300,693	£1,818,864	£-115,974	£2,741,984	£808,011	£-814,913
30% affordable housing (70:30)	£50,350,853	£36,979,299	£29,860,482	£23,273,414	£15,104,114	£36,746,596	£31,912,769	£25,425,700	£19,242,536	£12,850,751	£1,818,864	£-115,974	£2,741,984	£808,011	£-814,913
40% affordable housing (70:30)	£54,778,189	£40,459,169	£32,962,183	£25,941,703	£16,941,706	£40,703,558	£36,226,572	£29,273,207	£22,703,207	£15,800,977	£1,818,864	£-115,974	£2,741,984	£808,011	£-814,913
50% affordable housing (70:30)	£59,205,525	£43,939,041	£36,062,701	£28,764,318	£18,777,755	£44,654,298	£40,183,906	£32,721,726	£25,671,726	£18,721,726	£1,818,864	£-115,974	£2,741,984	£808,011	£-814,913
60% affordable housing (70:30)	£63,632,861	£47,418,917	£39,167,456	£31,517,089	£20,610,804	£48,605,040	£44,033,148	£35,670,040	£28,570,040	£21,520,040	£1,818,864	£-115,974	£2,741,984	£808,011	£-814,913
70% affordable housing (70:30)	£68,060,197	£50,908,793	£42,276,205	£34,266,402	£22,451,853	£52,555,782	£47,803,890	£39,670,782	£31,470,782	£24,420,782	£1,818,864	£-115,974	£2,741,984	£808,011	£-814,913
80% affordable housing (70:30)	£72,487,533	£54,398,669	£45,374,954	£37,015,351	£24,301,902	£56,506,524	£51,754,632	£42,621,624	£34,541,624	£27,491,624	£1,818,864	£-115,974	£2,741,984	£808,011	£-814,913
90% affordable housing (70:30)	£76,914,869	£57,888,545	£48,481,705	£39,764,898	£26,151,951	£60,457,266	£55,705,374	£45,476,266	£37,546,266	£30,491,624	£1,818,864	£-115,974	£2,741,984	£808,011	£-814,913
100% affordable housing (70:30)	£81,342,205	£61,378,421	£51,480,456	£42,514,845	£28,001,999	£64,408,008	£59,656,022	£49,387,008	£40,421,624	£33,426,266	£1,818,864	£-115,974	£2,741,984	£808,011	£-814,913

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£21,482,736	£19,952,261	£16,010,627	£12,545,594	£8,546,358	£29,769,725	£23,819,025	£18,334,574	£12,338,339	£4,428,942	£-1,463,275	£1,330,755	£-618,879	£2,092,319	£-33,369,725
10% affordable housing (70:30)	£25,910,074	£18,382,644	£14,080,974	£10,259,059	£6,860,187	£33,012,787	£27,012,787	£21,169,268	£14,702,177	£5,376,501	£-1,463,275	£1,330,755	£-618,879	£2,092,319	£-33,369,725
20% affordable housing (70:30)	£30,337,411	£17,913,029	£14,182,675	£10,973,404	£8,100,398	£36,959,803	£30,218,860	£24,004,588	£17,205,199	£5,319,411	£-1,463,275	£1,330,755	£-618,879	£2,092,319	£-33,369,725
30% affordable housing (70:30)	£34,764,748	£14,104,194	£14,274,377	£17,887,309	£15,808,281	£40,809,311	£34,566,481	£28,330,595	£20,858,431	£3,264,846	£-1,463,275	£1,330,755	£-618,879	£2,092,319	£-33,369,725
40% affordable housing (70:30)	£39,192,084	£14,911,065	£17,386,079	£19,425,698	£19,856,521	£44,654,298	£38,638,467	£32,887,102	£25,117,125	£5,218,512	£-1,463,275	£1,330,755	£-618,879	£2,092,319	£-33,369,725
50% affordable housing (70:30)	£43,619,420	£15,411,936	£19,476,506	£21,168,214	£20,201,650	£48,501,183	£42,852,801	£36,871,619	£29,547,619	£7,165,821	£-1,463,275	£1,330,755	£-618,879	£2,092,319	£-33,369,725
60% affordable housing (70:30)	£48,046,756	£15,912,807	£21,571,934	£23,017,524	£21,552,481	£52,346,128	£46,803,021	£40,922,431	£33,571,112	£9,112,720	£-1,463,275	£1,330,755	£-618,879	£2,092,319	£-33,369,725
70% affordable housing (70:30)	£52,474,092	£16,413,678	£23,677,462	£24,872,434	£23,501,359	£56,191,078	£50,343,168	£44,579,051	£38,149,720	£11,063,239	£-1,463,275	£1,330,755	£-618,879	£2,092,319	£-33,369,725
80% affordable housing (70:30)	£56,901,428	£16,914,549	£25,782,991	£26,727,306	£25,330,234	£60,032,028	£54,191,258	£48,297,904	£41,320,719	£12,914,348	£-1,463,275	£1,330,755	£-618,879	£2,092,319	£-33,369,725
90% affordable housing (70:30)	£61,328,764	£17,415,420	£27,888,520	£28,582,151	£26,939,108	£63,872,978	£58,042,448	£52,172,827	£45,091,624	£14,765,457	£-1,463,275	£1,330,755	£-618,879	£2,092,319	£-33,369,725
100% affordable housing (70:30)	£65,756,100	£17,916,291	£29,988,050	£30,437,002	£28,548,986	£67,713,928	£61,893,638	£55,883,737	£47,842,840	£16,616,566	£-1,463,275	£1,330,755	£-618,879	£2,092,319	£-33,369,725

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£8,195,801	£-1,273,723	£-5,332,089	£-9,867,056	£-13,867,820	£-82,190	£-44,140,557	£-88,656,037	£-126,856,031	£-177,850,404	£-234,181,138	£-255,115,974	£-222,258,016	£-224,190,989	£-225,814,913
10% affordable housing (70:30)	£13,769,464	£-4,754,106	£-9,412,436	£-12,580,961	£-16,181,649	£-33,681,728	£-47,334,259	£-61,491,044	£-75,091,730	£-89,095,639	£-124,709,053	£-136,463,276	£-123,869,245	£-125,619,879	£-127,092,300
20% affordable housing (70:30)	£19,350,128	£-8,234,491	£-11,504,137	£-15,294,865	£-19,501,860	£-47,281,265	£-61,535,322	£-76,206,900	£-91,556,661	£-107,640,873	£-136,238,006	£-147,610,676	£-125,488,332	£-127,960,011	£-129,369,725
30% affordable housing (70:30)	£24,930,792	£-11,714,876	£-14,684,522	£-19,088,771	£-24,039,417	£-61,483,943	£-76,748,126	£-92,161,057	£-107,977,893	£-124,586,109	£-152,762,665	£-159,157,876	£-127,125,913	£-129,501,123	£-130,647,132
40% affordable housing (70:30)	£30,511,456	£-15,204,227	£-17,671,061	£-23,477,060	£-29,177,083	£-76,506,915	£-92,908,029	£-109,006,564	£-124,388,522	£-140,540,034	£-169,328,424	£-170,505,176	£-128		

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£28,152,170	£18,682,646	£14,624,280	£10,089,313	£6,088,548	£19,874,178	£16,816,812	£11,300,332	£7,299,568	£2,205,965	£-3,224,768	£-5,159,606	£-2,301,647	£-4,234,620	£-5,888,544
10% affordable housing (70:30)	£15,202,282	£11,543,852	£7,775,408	£3,774,720	£16,274,641	£12,622,110	£8,465,325	£4,864,638	£290,730	£-4,743,684	£-6,598,907	£-3,912,876	£-5,662,511	£-7,136,951	£-8,535,807
20% affordable housing (70:30)	£13,291,496	£11,743,976	£5,452,232	£4,681,903	£11,465,500	£12,671,047	£5,630,419	£3,421,047	£2,429,708	£-6,262,537	£-7,854,207	£-5,531,963	£-7,103,632	£-8,413,357	£-9,830,577
30% affordable housing (70:30)	£14,870,159	£8,224,712	£5,360,529	£1,947,598	£-883,102	£2,796,311	£6,208,243	£2,796,311	£-21,524	£-3,629,740	£-7,826,296	£-9,201,507	£-7,169,544	£-8,544,755	£-9,690,764
40% affordable housing (70:30)	£14,442,823	£4,723,842	£2,264,828	£-790,691	£-9,220,714	£5,450,454	£2,995,440	£-52,196	£-2,482,218	£-5,583,665	£-9,370,055	£-10,548,907	£-8,807,124	£-9,985,876	£-10,968,170
50% affordable housing (70:30)	£5,096,610	£1,222,971	£-891,349	£-3,533,307	£-5,565,744	£1,828,891	£-226,276	£-2,917,934	£-4,011,914	£-7,550,714	£-10,913,814	£-11,896,107	£-11,426,999	£-12,446,577	£-13,446,577
60% affordable housing (70:30)	£1,541,011	£-2,309,611	£-3,966,445	£-6,296,077	£-7,942,588	£-1,817,280	£-3,474,714	£-5,795,695	£-7,442,205	£-9,537,764	£-12,457,573	£-13,243,408	£-12,082,286	£-12,868,121	£-13,522,883
70% affordable housing (70:30)	£-2,949,116	£-5,861,739	£-7,124,688	£-9,083,548	£-11,318,432	£-5,486,452	£-6,749,401	£-8,748,262	£-9,943,144	£-11,514,813	£-14,001,332	£-14,590,709	£-13,719,867	£-14,309,243	£-14,800,389
80% affordable housing (70:30)	£-7,493,996	£-9,458,582	£-10,300,549	£-11,871,019	£-12,898,276	£-9,208,391	£-10,050,357	£-11,620,829	£-12,444,084	£-13,491,863	£-15,545,091	£-16,938,000	£-16,357,448	£-16,730,365	£-16,977,798
90% affordable housing (70:30)	£-12,075,134	£-13,085,457	£-13,846,408	£-14,658,491	£-15,000,119	£-12,800,331	£-13,535,334	£-14,633,398	£-14,943,663	£-15,468,913	£-17,098,650	£-17,285,309	£-16,995,029	£-17,191,467	£-17,255,213
100% affordable housing (70:30)	£-16,652,270	£-16,652,270	£-16,652,270	£-16,652,270	£-16,652,270	£-16,652,270	£-16,652,270	£-16,652,270	£-16,652,270	£-16,652,270	£-16,652,270	£-16,652,270	£-16,652,270	£-16,652,270	£-16,652,270

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£29,795,581	£20,326,057	£16,267,690	£11,732,723	£7,731,959	£21,517,589	£17,459,222	£12,943,743	£8,942,979	£3,849,376	£-1,581,357	£-3,616,195	£-6,688,237	£-2,591,210	£-4,215,134
10% affordable housing (70:30)	£25,368,244	£16,945,673	£13,187,343	£9,018,819	£5,418,130	£17,919,051	£14,265,520	£10,108,735	£6,508,049	£1,924,140	£-3,100,274	£-4,983,496	£-2,269,466	£-4,019,100	£-5,492,540
20% affordable housing (70:30)	£20,940,907	£13,365,288	£10,095,642	£6,304,913	£3,097,919	£14,318,514	£11,064,457	£7,273,720	£4,073,118	£-441,004	£-4,639,127	£-6,210,706	£-3,888,553	£-5,460,222	£-6,769,946
30% affordable housing (70:30)	£16,513,569	£9,868,123	£7,003,940	£3,691,008	£760,308	£10,715,837	£7,851,654	£4,438,722	£1,621,886	£-1,986,329	£-6,182,886	£-7,568,007	£-5,526,134	£-6,901,344	£-8,047,353
40% affordable housing (70:30)	£12,098,233	£6,367,253	£3,912,239	£1,932,719	£-1,577,304	£7,093,864	£4,638,850	£1,591,215	£-336,808	£-3,940,295	£-7,726,045	£-9,935,397	£-7,163,714	£-8,342,466	£-9,324,759
50% affordable housing (70:30)	£7,640,030	£2,896,381	£801,721	£-1,889,896	£-3,023,333	£3,471,691	£1,417,134	£-214,484	£-3,299,502	£-6,917,304	£-9,270,404	£-10,262,037	£-8,801,295	£-9,763,699	£-10,602,166
60% affordable housing (70:30)	£3,184,422	£-666,201	£-2,323,034	£-4,652,667	£-6,299,177	£-1,913,870	£-1,830,704	£-4,152,284	£-5,768,734	£-7,934,353	£-10,814,163	£-11,599,996	£-10,438,876	£-11,224,710	£-11,875,673
70% affordable housing (70:30)	£-1,305,705	£-4,218,329	£-5,481,277	£-6,401,138	£-8,676,021	£-3,843,042	£-5,105,990	£-6,299,733	£-7,694,851	£-9,971,403	£-12,357,822	£-12,947,296	£-12,078,456	£-12,665,833	£-13,156,979
80% affordable housing (70:30)	£-5,850,586	£-7,815,172	£-9,657,138	£-11,227,609	£-11,050,864	£-7,564,361	£-8,406,947	£-9,977,418	£-10,800,673	£-11,866,463	£-13,981,681	£-14,294,588	£-13,974,038	£-14,196,854	£-14,434,396
90% affordable housing (70:30)	£-10,420,723	£-11,412,616	£-12,182,860	£-13,015,082	£-13,848,768	£-11,296,923	£-12,088,386	£-13,707,904	£-14,688,368	£-16,301,612	£-18,445,446	£-18,641,899	£-18,446,077	£-18,711,793	£-18,853,577
100% affordable housing (70:30)	£-15,008,860	£-15,008,860	£-15,008,860	£-15,008,860	£-15,008,860	£-15,008,860	£-15,008,860	£-15,008,860	£-15,008,860	£-15,008,860	£-15,008,860	£-15,008,860	£-15,008,860	£-15,008,860	£-15,008,860

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,194,170	£14,724,646	£10,666,279	£6,131,312	£2,131,588	£15,916,178	£11,957,812	£7,342,232	£3,941,968	£1,752,035	£-1,182,768	£-3,117,606	£-5,259,648	£-1,192,620	£-3,816,544
10% affordable housing (70:30)	£19,766,833	£11,244,262	£7,595,932	£3,417,607	£-1,613,220	£12,316,641	£9,864,110	£4,607,325	£968,938	£-3,697,270	£-9,701,694	£-10,464,807	£-7,870,877	£-9,620,511	£-11,093,951
20% affordable housing (70:30)	£15,339,496	£7,763,877	£4,404,231	£1,703,502	£-2,503,491	£8,717,103	£5,463,404	£1,672,318	£-1,241,948	£-5,542,505	£-10,240,538	£-11,812,207	£-9,489,964	£-11,061,633	£-12,371,357
30% affordable housing (70:30)	£10,912,159	£4,266,712	£1,402,520	£-2,010,403	£-4,841,103	£5,114,426	£2,250,243	£-1,162,689	£-3,979,525	£-7,587,740	£-11,784,297	£-13,159,807	£-11,127,544	£-12,502,755	£-13,648,764
40% affordable housing (70:30)	£6,484,823	£1,689,842	£-1,689,122	£-4,749,692	£-7,178,715	£1,492,453	£-692,561	£-3,010,196	£-6,440,219	£-9,541,666	£-13,326,056	£-14,566,808	£-12,765,126	£-13,843,877	£-14,626,170
50% affordable housing (70:30)	£2,038,600	£-2,735,029	£-4,739,689	£-7,491,307	£-9,524,744	£-2,129,519	£-4,194,277	£-6,876,894	£-9,800,913	£-11,518,714	£-14,871,814	£-15,854,198	£-14,404,706	£-15,364,699	£-16,033,577
60% affordable housing (70:30)	£-2,416,989	£-6,267,611	£-7,924,445	£-10,254,078	£-11,900,588	£-5,775,281	£-7,432,114	£-9,753,695	£-11,400,205	£-13,485,764	£-16,415,673	£-17,201,409	£-16,040,287	£-16,826,121	£-17,480,984
70% affordable housing (70:30)	£-6,907,116	£-9,819,739	£-11,082,688	£-13,041,549	£-14,276,432	£-9,444,452	£-10,707,401	£-12,666,262	£-13,901,144	£-15,472,814	£-17,959,332	£-18,548,709	£-17,677,867	£-18,267,244	£-18,758,990
80% affordable housing (70:30)	£-11,451,996	£-13,418,969	£-14,298,548	£-15,929,029	£-16,652,276	£-13,066,395	£-14,066,367	£-15,876,929	£-16,402,084	£-17,449,864	£-19,593,091	£-19,898,099	£-19,315,449	£-19,708,965	£-20,095,797
90% affordable housing (70:30)	£-16,031,134	£-17,013,427	£-17,434,409	£-18,616,491	£-19,028,119	£-16,888,311	£-17,309,314	£-18,491,396	£-19,903,023	£-21,426,913	£-21,046,650	£-21,243,309	£-20,953,029	£-21,149,488	£-21,313,204
100% affordable housing (70:30)	£-20,610,271	£-20,610,271	£-20,610,271	£-20,610,271	£-20,610,271	£-20,610,271	£-20,610,271	£-20,610,271	£-20,610,271	£-20,610,271	£-20,610,271	£-20,610,271	£-20,610,271	£-20,610,271	£-20,610,271

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£31,489,332	£21,985,787	£17,431,451	£13,842,664	£8,801,700	£23,187,339	£18,123,383	£14,013,468	£10,617,719	£5,511,816	£-88,384	£-1,861,854	£-3,111,661	£-2,921,468	£-3,232,648
10% affordable housing (70:30)	£27,057,984	£18,515,414	£14,857,084	£10,686,555	£7,087,871	£19,587,792	£15,935,261	£11,778,476	£8,177,790	£3,573,381	£-1,430,533	£-3,193,755	£-5,999,725	£-2,349,359	£-3,822,800
20% affordable housing (70:30)	£22,610,647	£15,036,029	£11,765,383	£7,974,654	£4,767,660	£15,988,255	£12,734,198	£8,943,470	£5,742,859	£1,628,647	£-2,969,386	£-4,541,056	£-2,218,812	£-3,790,481	£-5,100,206
30% affordable housing (70:30)	£18,183,310	£11,537,964	£8,673,691	£5,260,749	£2,430,049	£12,385,577	£9,521,394	£6,108,463	£3,291,627	£-316,588	£-4,513,145	£-6,898,356	£-5,896,393	£-5,231,604	£-6,377,612
40% affordable housing (70:30)	£13,755,974	£8,096,994	£5,981,979	£2,629,460	£-92,437	£8,763,605	£6,398,591	£3,260,866	£930,933	£-2,270,814	£-6,056,904	£-7,233,656	£-5,493,973	£-6,672,725	£-7,655,018
50% affordable housing (70:30)	£9,309,761	£4,538,122	£2,471,462	£-220,156	£-1,141,632	£5,188,975	£3,965,257	£-1,629,761	£-4,247,563	£-7,007,663	£-9,582,956	£-			

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	100
Site Area	0.85 Ha

VBC as % of floorspace	25%
------------------------	-----

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3					
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm	
0% affordable housing	£33,195,802	£23,726,278	£19,667,911	£16,132,944	£11,132,180	£24,917,810	£20,859,443	£16,343,964	£12,343,200	£7,249,597	£1,818,864	£1,818,864	£115,974	£2,741,984	£809,011	£814,913
10% affordable housing (70:30)	£29,871,155	£21,111,846	£17,356,311	£13,993,337	£9,392,631	£22,214,031	£18,460,024	£14,213,531	£10,512,825	£5,786,441	£675,447	£675,447	£1,130,749	£1,529,333	£262,897	£1,777,266
20% affordable housing (70:30)	£26,546,509	£19,497,433	£15,033,357	£11,053,730	£7,053,082	£19,510,216	£16,060,604	£12,085,098	£8,682,449	£4,323,285	£415,623	£415,623	£214,522	£316,653	£1,349,037	£2,739,620
30% affordable housing (70:30)	£23,221,862	£15,881,643	£12,710,404	£9,014,124	£5,901,505	£16,806,419	£13,848,944	£9,952,665	£6,852,073	£2,860,131	£1,637,741	£1,637,741	£316,206	£290,623	£2,433,178	£3,701,972
40% affordable housing (70:30)	£19,897,216	£13,251,633	£10,387,450	£6,974,518	£4,143,611	£14,099,346	£11,235,163	£7,822,232	£5,005,190	£1,396,975	£2,799,859	£2,799,859	£4,175,069	£2,143,107	£3,518,317	£4,664,326
50% affordable housing (70:30)	£16,572,589	£10,621,802	£8,064,496	£4,917,447	£2,386,174	£11,378,689	£8,821,583	£5,686,714	£3,155,440	£67,264	£3,961,977	£3,961,977	£5,189,844	£3,375,590	£4,603,457	£5,626,679
60% affordable housing (70:30)	£13,246,973	£7,991,971	£5,738,944	£2,892,266	£928,795	£8,655,032	£6,029,923	£3,533,211	£1,305,690	£1,854,349	£5,124,094	£5,124,094	£6,204,617	£4,608,075	£5,898,598	£6,989,033
70% affordable housing (70:30)	£9,897,097	£5,358,639	£3,391,148	£1,795,065	£1,147,163	£6,937,758	£4,375,791	£1,379,708	£562,958	£3,041,434	£6,286,212	£6,286,212	£7,219,391	£5,840,558	£6,773,737	£7,551,386
80% affordable housing (70:30)	£6,551,220	£2,700,186	£1,043,353	£1,296,833	£2,933,344	£3,192,514	£1,335,683	£7,876,450	£2,323,961	£4,528,520	£7,448,330	£7,448,330	£8,234,164	£7,073,043	£7,858,877	£8,513,739
90% affordable housing (70:30)	£3,182,815	£411,734	£1,326,777	£3,381,735	£4,719,525	£441,753	£919,216	£2,975,174	£4,312,964	£8,015,605	£8,610,447	£8,610,447	£9,249,938	£8,305,526	£8,944,018	£9,476,093
100% affordable housing (70:30)	£2,033,781	£2,659,515	£3,711,972	£3,476,637	£6,505,706	£2,346,575	£3,399,232	£5,163,098	£8,192,967	£7,502,692	£10,263,712	£10,263,712	£9,538,011	£10,029,157	£10,438,446	

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£50,638,674	£46,638,737	£35,336,939	£28,133,483	£19,336,803	£49,402,828	£40,802,228	£30,330,870	£22,921,644	£13,013,907	£3,455,771	£3,455,771	£22,669	£39,458,531	£13,073
10% affordable housing (70:30)	£40,393,488	£49,152,797	£42,908,332	£37,111,306	£26,872,012	£48,050,630	£41,804,619	£36,051,112	£29,751,818	£16,478,202	£69,580,156	£71,396,392	£68,735,310	£70,527,540	£72,041,909
20% affordable housing (70:30)	£43,718,134	£35,767,230	£35,231,288	£39,210,913	£30,611,562	£39,754,427	£34,204,039	£38,181,545	£31,582,194	£36,941,358	£70,740,266	£72,410,165	£69,947,960	£71,612,690	£73,004,263
30% affordable housing (70:30)	£47,042,781	£34,383,180	£37,554,240	£31,250,519	£24,363,593	£35,458,224	£36,615,699	£30,311,979	£23,412,570	£37,404,513	£71,902,384	£73,424,939	£71,775,295	£72,697,821	£73,568,615
40% affordable housing (70:30)	£50,367,428	£37,013,011	£39,877,198	£33,290,125	£26,121,032	£38,165,397	£39,029,490	£32,482,412	£25,208,453	£36,967,688	£73,084,502	£74,539,712	£72,607,750	£73,742,968	£74,928,969
50% affordable housing (70:30)	£53,692,074	£39,642,841	£42,200,148	£36,347,196	£28,878,469	£41,443,269	£44,577,929	£37,109,203	£27,331,907	£74,226,620	£75,454,487	£73,640,234	£74,868,100	£76,801,322	
60% affordable housing (70:30)	£57,017,670	£42,272,672	£44,529,639	£39,408,387	£30,639,908	£44,606,611	£48,857,040	£39,731,433	£28,958,953	£71,818,932	£75,388,738	£76,489,280	£74,872,718	£76,953,241	£78,853,676
70% affordable housing (70:30)	£60,342,548	£44,905,005	£46,873,496	£40,869,378	£31,141,806	£48,327,269	£56,298,853	£48,808,935	£30,811,602	£78,380,977	£78,559,855	£77,484,034	£77,008,380	£77,616,930	
80% affordable housing (70:30)	£63,667,423	£47,534,457	£49,221,430	£41,551,476	£31,917,857	£57,074,126	£68,128,360	£57,103,093	£32,807,604	£74,735,163	£77,712,973	£76,498,969	£77,637,686	£78,123,520	£78,776,362
90% affordable housing (70:30)	£67,081,828	£50,222,909	£51,590,420	£43,646,378	£34,984,169	£69,822,890	£81,183,860	£73,239,817	£47,577,607	£78,280,249	£78,875,050	£78,515,581	£78,750,169	£79,208,661	£79,740,736
100% affordable housing (70:30)	£70,468,424	£52,924,158	£53,376,615	£45,741,280	£36,770,349	£72,611,418	£83,663,875	£75,428,541	£56,457,810	£77,787,335	£80,037,208	£80,528,355	£79,802,654	£80,293,800	£80,703,089

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£21,482,736	£30,992,261	£35,010,627	£39,345,594	£43,646,358	£29,780,728	£33,819,095	£38,334,574	£42,335,339	£47,428,342	£52,889,674	£54,794,572	£51,938,554	£53,859,527	£55,493,451
10% affordable housing (70:30)	£24,801,283	£33,556,692	£37,322,227	£41,555,202	£45,285,906	£32,464,505	£36,218,515	£40,463,008	£44,165,774	£48,802,007	£54,003,091	£55,602,267	£53,149,205	£54,941,435	£56,405,804
20% affordable housing (70:30)	£28,128,029	£36,181,125	£39,645,181	£43,624,608	£47,025,457	£35,158,322	£38,617,934	£42,596,441	£46,996,089	£50,355,253	£55,154,161	£56,824,060	£54,361,856	£56,026,576	£57,418,168
30% affordable housing (70:30)	£31,456,676	£38,797,075	£41,968,135	£45,684,414	£48,777,488	£37,872,119	£41,029,594	£44,725,874	£47,826,465	£51,818,408	£56,316,279	£57,838,834	£55,389,161	£57,111,716	£58,380,510
40% affordable housing (70:30)	£34,781,323	£41,426,906	£44,291,088	£47,794,020	£50,634,927	£40,579,192	£43,443,275	£46,896,307	£49,873,248	£53,291,583	£57,478,997	£58,833,697	£56,821,645	£58,196,855	£59,349,884
50% affordable housing (70:30)	£38,106,969	£44,056,736	£46,614,043	£49,761,091	£52,292,354	£43,299,849	£45,857,155	£48,991,624	£51,623,098	£54,745,802	£59,640,515	£59,868,382	£58,054,129	£59,281,995	£60,355,218
60% affordable housing (70:30)	£41,436,565	£46,686,568	£48,939,594	£51,822,282	£54,049,803	£46,020,506	£48,270,938	£51,145,328	£53,372,848	£56,232,687	£59,802,633	£60,883,155	£58,696,613	£60,367,136	£61,267,571
70% affordable housing (70:30)	£44,761,441	£49,319,900	£51,287,390	£53,883,473	£55,825,701	£48,741,164	£50,702,748	£53,298,930	£55,231,497	£57,719,972	£60,964,750	£61,897,929	£60,519,097	£61,452,275	£62,229,925
80% affordable housing (70:30)	£48,072,318	£51,978,352	£53,635,185	£55,965,371	£57,611,892	£51,646,022	£53,142,855	£55,464,988	£57,111,500	£59,207,968	£62,126,868	£62,912,782	£61,351,991	£62,531,415	£63,192,277
90% affordable housing (70:30)	£51,406,723	£54,656,804	£56,004,315	£58,060,274	£59,598,064	£54,236,785	£55,597,755	£57,653,712	£59,591,502	£60,694,144	£63,388,998	£63,927,476	£62,944,065	£63,622,566	£64,154,631
100% affordable housing (70:30)	£54,882,319	£57,338,053	£59,390,510	£60,155,175	£61,184,244	£57,026,313	£58,077,770	£59,842,436	£60,891,505	£62,181,230	£64,451,103	£64,942,250	£64,216,549	£64,707,695	£65,116,984

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£8,195,801	£1,273,723	£5,332,089	£9,867,056	£13,867,820	£82,190	£4,140,557	£8,656,037	£12,856,801	£17,750,404	£23,181,136	£25,115,974	£22,258,016	£24,190,989	£25,814,913
10% affordable housing (70:30)	£4,471,155	£3,885,154	£7,643,689	£11,906,964	£16,607,370	£2,785,987	£6,539,977	£10,786,470	£14,487,176	£19,219,599	£29,324,553	£26,130,749	£23,470,687	£25,262,897	£26,777,266
20% affordable housing (70:30)	£1,646,595	£3,502,587	£9,366,843	£13,946,270	£17,346,919	£3,489,784	£9,939,395	£12,916,803	£16,311,552	£20,618,715	£25,475,823	£27,145,522	£24,683,318	£26,348,037	£27,739,620
30% affordable housing (70:30)	£1,178,138	£9,118,537	£12,289,697	£15,385,876	£19,008,590	£8,193,581	£11,361,056	£15,047,336	£18,147,927	£22,139,870	£26,637,741	£28,160,296	£25,910,623	£27,438,178	£28,701,972
40% affordable housing (70:30)	£5,102,785	£11,748,368	£14,612,551	£18,025,482	£20,856,389	£10,900,620	£13,764,837	£17,177,769	£19,994,810	£23,6					

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£28,152,170	£18,682,648	£14,624,280	£10,089,313	£6,088,548	£19,874,178	£15,815,812	£11,300,332	£7,290,568	£2,205,965	£3,224,768	£5,199,606	£2,301,647	£4,234,620	£5,888,544
10% affordable housing (70:30)	£18,068,214	£12,312,680	£8,043,705	£4,348,999	£1,710,381	£13,416,302	£9,169,899	£5,669,193	£2,742,875	£4,368,194	£6,174,380	£3,514,299	£5,306,528	£6,174,380	£8,820,988
20% affordable housing (70:30)	£21,550,876	£13,453,752	£9,389,726	£5,010,090	£2,900,450	£14,486,384	£11,016,975	£7,033,466	£3,636,517	£7,200,946	£5,519,254	£7,189,154	£4,726,940	£6,391,669	£7,783,251
30% affordable housing (70:30)	£18,178,231	£10,837,832	£7,866,772	£3,970,493	£857,419	£11,762,787	£8,065,313	£4,909,033	£1,808,441	£2,183,501	£6,681,372	£8,203,927	£5,954,254	£7,476,809	£8,745,604
40% affordable housing (70:30)	£14,854,584	£8,708,001	£5,443,818	£1,930,896	£900,020	£9,055,715	£6,191,632	£2,778,600	£38,441	£3,648,656	£7,843,491	£9,218,701	£7,186,738	£6,561,948	£9,707,957
50% affordable housing (70:30)	£11,528,937	£5,376,171	£2,128,145	£2,128,145	£2,657,457	£6,335,053	£3,777,572	£943,983	£1,983,191	£5,110,895	£9,005,608	£10,233,475	£8,419,222	£9,841,089	£10,670,311
60% affordable housing (70:30)	£8,199,342	£2,948,339	£998,313	£2,187,375	£4,414,696	£3,614,400	£1,363,931	£1,510,421	£3,737,942	£6,597,980	£10,167,728	£11,248,248	£9,661,706	£10,732,229	£11,632,664
70% affordable housing (70:30)	£4,833,466	£315,007	£1,652,483	£4,248,566	£6,190,794	£883,743	£1,067,841	£3,663,023	£5,396,590	£8,085,065	£11,329,843	£12,283,022	£10,884,190	£11,817,368	£12,595,018
80% affordable housing (70:30)	£1,507,586	£2,543,446	£4,000,278	£8,330,464	£7,976,976	£1,851,115	£3,507,948	£5,830,082	£7,476,993	£9,572,152	£12,491,961	£13,277,785	£12,716,874	£12,902,599	£13,567,501
90% affordable housing (70:30)	£1,861,616	£5,001,897	£8,369,408	£9,425,367	£7,763,157	£4,601,878	£5,962,848	£9,018,895	£9,336,948	£11,059,207	£13,654,078	£14,292,568	£13,349,168	£13,987,649	£14,619,724
100% affordable housing (70:30)	£5,247,412	£7,703,146	£8,755,603	£10,520,268	£11,549,337	£7,390,406	£8,442,863	£10,207,529	£11,236,598	£12,546,323	£14,816,196	£15,307,432	£14,581,642	£15,072,788	£15,482,078

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£29,795,581	£20,326,057	£16,267,690	£11,732,723	£7,731,959	£21,517,589	£17,459,222	£12,943,743	£8,942,979	£3,849,376	£1,581,357	£3,616,195	£688,237	£2,591,210	£4,215,134
10% affordable housing (70:30)	£26,470,934	£17,711,625	£13,996,090	£9,693,116	£5,392,410	£18,813,792	£15,059,805	£10,813,310	£7,112,604	£2,386,220	£2,724,774	£4,530,970	£1,870,888	£3,663,118	£5,177,487
20% affordable housing (70:30)	£23,146,288	£15,097,102	£11,633,136	£7,653,509	£4,252,861	£16,109,995	£12,980,383	£8,852,877	£5,282,228	£3,923,064	£3,875,844	£5,545,743	£3,083,538	£4,748,258	£6,159,841
30% affordable housing (70:30)	£19,821,641	£12,481,242	£9,310,183	£5,613,903	£2,900,829	£13,406,198	£10,248,723	£6,552,444	£3,451,852	£2,037,962	£6,560,517	£4,310,844	£5,833,399	£7,102,193	
40% affordable housing (70:30)	£16,496,995	£9,481,412	£5,987,229	£3,574,297	£1,743,390	£10,699,125	£7,834,942	£4,422,011	£1,604,369	£2,003,246	£6,200,080	£7,575,290	£5,543,328	£6,918,538	£8,064,547
50% affordable housing (70:30)	£13,172,346	£7,221,981	£4,664,975	£1,517,236	£1,014,041	£7,976,468	£5,021,162	£2,296,493	£2,444,781	£3,467,485	£7,362,198	£8,590,065	£6,775,811	£8,003,678	£9,026,900
60% affordable housing (70:30)	£9,842,752	£4,591,750	£2,338,723	£543,965	£2,771,486	£5,257,811	£3,007,382	£1,132,990	£2,094,531	£4,954,570	£8,524,351	£9,604,388	£8,008,296	£9,088,819	£9,989,254
70% affordable housing (70:30)	£6,496,876	£1,958,418	£9,073	£2,605,166	£4,547,384	£2,537,183	£5,755,701	£2,020,513	£3,953,179	£6,441,655	£9,686,433	£10,619,612	£9,240,779	£10,173,958	£10,951,607
80% affordable housing (70:30)	£3,150,995	£7,900,038	£2,356,868	£4,697,654	£6,333,665	£2,007,704	£1,864,538	£4,186,671	£5,833,162	£7,928,741	£10,648,551	£11,634,385	£10,473,264	£11,259,008	£11,993,960
90% affordable housing (70:30)	£2,117,406	£4,725,897	£4,725,897	£5,741,866	£9,119,746	£2,958,468	£4,919,437	£6,375,365	£7,713,185	£9,415,826	£12,010,668	£13,705,747	£11,705,447	£12,644,648	£13,616,814
100% affordable housing (70:30)	£3,604,002	£6,059,738	£7,112,193	£8,776,858	£9,905,927	£5,746,096	£6,799,453	£8,564,119	£9,593,188	£10,902,913	£13,172,786	£13,663,933	£12,938,232	£13,429,378	£13,838,667

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,194,170	£14,728,646	£10,668,270	£6,131,312	£2,130,548	£15,916,178	£11,957,812	£7,342,332	£3,241,968	£1,752,035	£7,182,768	£9,117,806	£6,299,548	£8,192,620	£9,916,548
10% affordable housing (70:30)	£20,869,525	£12,116,214	£8,354,885	£4,091,705	£980,999	£13,212,361	£9,498,928	£5,211,899	£1,811,193	£3,215,191	£9,326,194	£10,132,380	£7,472,229	£9,264,529	£10,778,898
20% affordable housing (70:30)	£17,934,877	£9,495,781	£6,031,726	£2,052,099	£1,348,550	£10,508,584	£7,058,972	£3,081,466	£1,310,183	£4,678,347	£9,477,255	£11,147,154	£8,684,940	£10,349,669	£11,741,251
30% affordable housing (70:30)	£14,220,231	£6,879,831	£3,708,772	£1,249,92	£3,100,582	£7,804,787	£4,647,312	£951,033	£2,149,559	£6,141,501	£10,639,372	£12,161,927	£9,912,254	£11,434,809	£12,703,804
40% affordable housing (70:30)	£10,695,584	£4,250,001	£1,385,818	£3,027,114	£4,858,020	£5,097,715	£1,179,400	£3,396,441	£1,179,400	£7,004,657	£11,801,491	£13,178,701	£11,144,739	£12,519,949	£13,665,958
50% affordable housing (70:30)	£7,570,937	£1,620,170	£357,136	£4,084,188	£6,815,458	£9,377,057	£1,890,248	£5,314,918	£5,846,192	£9,068,896	£12,383,609	£14,191,475	£10,977,022	£14,608,211	
60% affordable housing (70:30)	£4,241,341	£1,009,661	£3,262,688	£8,145,376	£8,372,896	£2,694,020	£2,694,020	£5,468,421	£7,695,842	£10,555,981	£14,126,728	£18,206,249	£13,609,707	£15,590,665	
70% affordable housing (70:30)	£3,645,469	£3,642,993	£5,610,494	£8,208,566	£10,148,794	£3,064,257	£5,025,841	£7,621,924	£9,554,590	£12,043,066	£15,297,844	£16,221,022	£14,842,190	£15,775,369	£16,563,018
80% affordable housing (70:30)	£2,450,412	£5,301,446	£7,368,270	£10,398,465	£11,938,076	£5,809,115	£7,465,949	£9,785,092	£11,434,933	£15,530,162	£16,449,851	£17,235,738	£16,074,675	£16,860,509	£17,615,271
90% affordable housing (70:30)	£5,818,816	£8,959,898	£10,327,409	£12,383,367	£13,721,157	£8,559,879	£9,920,848	£11,976,806	£13,914,696	£16,017,237	£17,612,073	£18,250,599	£17,307,158	£17,945,649	£18,477,724
100% affordable housing (70:30)	£9,205,413	£11,661,146	£12,713,603	£14,478,269	£15,507,338	£11,348,406	£12,400,863	£14,165,530	£15,134,559	£16,504,323	£18,774,197	£19,265,944	£18,539,643	£19,030,789	£19,440,078

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£31,485,321	£21,892,819	£17,337,433	£11,822,484	£6,301,007	£23,187,468	£19,128,965	£14,613,844	£10,112,718	£5,115,116	£98,381	£1,846,454	£1,011,804	£3,921,693	£5,645,903
10% affordable housing (70:30)	£28,140,676	£19,381,366	£15,625,831	£11,382,857	£7,662,150	£20,483,533	£16,729,544	£12,483,051	£8,782,345	£4,055,961	£1,055,033	£2,861,229	£2,011,147	£1,993,377	£3,507,746
20% affordable housing (70:30)	£24,816,029	£16,766,933	£13,302,877	£9,323,260	£5,922,601	£17,779,736	£14,330,124	£10,352,617	£6,951,969	£2,592,806	£2,206,103	£3,876,002	£1,413,798	£3,078,517	£4,470,100
30% affordable housing (70:30)	£21,491,382	£14,150,983	£10,979,923	£7,283,644	£4,170,570	£15,075,339	£11,918,464	£8,222,184	£5,121,993	£1,129,650	£3,368,221	£4,890,776	£2,641,703	£4,163,658	£5,432,452
40% affordable housing (70:30)	£18,166,735	£11,521,152	£8,656,989	£5,244,038	£2,413,131	£12,369,866	£9,504,893	£6,091,751	£3,274,710	£233,695	£4,530,339	£5,995,549	£3,873,987	£5,248,797	£6,394,606
50% affordable housing (70:30)	£14,842,088	£8,891,322	£6,334,015	£3,186,967	£655,694	£9,646,209	£7,090,903	£3,956,234	£1,424,960	£1,797,744	£5,692,457	£6,920,324	£5,106,071	£6,333,937	£7,371,159
60% affordable housing (70:30)	£11,512,493	£6,261,490	£4,008,644	£1,126,776	£1,101,745	£6,927,552	£4,677,123	£1,802,730	£424,790	£3,284,829	£8,854,675	£7,935,997	£6,338,555	£7,419,078	£8,319,513
70% affordable housing (70:30)	£8,166,617	£3,628,156	£1,660,695	£3,835,415	£2,877,643	£4,206,894	£2,245,311	£3,801,772	£2,283,439	£4,771,914	£8,016,692	£6,949,871	£7,571,038	£6,504,217	£8,281,967
80% affordable housing (70:30)	£4,820,746	£989,766	£587,127	£5,017,315	£4,663,824	£1,463,037									

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	100
Site Area	0.85 Ha

VBC as % of floorspace	50%
------------------------	-----

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£33,195,802	£23,726,278	£19,667,911	£16,132,944	£11,132,180	£24,917,810	£20,859,443	£16,343,964	£12,343,200	£7,249,597	£1,818,864	£-115,974	£2,741,984	£809,011	£-814,913
10% affordable housing (70:30)	£30,973,845	£21,977,798	£18,127,350	£15,127,535	£9,966,910	£23,109,753	£19,254,305	£14,918,105	£11,117,379	£6,268,521	£1,050,947	£-1,927,811	£1,927,811	£91,587	£-1,462,213
20% affordable housing (70:30)	£29,751,890	£20,229,316	£16,570,853	£13,402,528	£9,801,640	£21,331,698	£17,849,167	£13,492,245	£9,801,659	£5,297,444	£285,031	£-1,480,469	£1,113,838	£-836,073	£-2,105,513
30% affordable housing (70:30)	£28,529,933	£18,480,838	£15,016,646	£11,037,019	£7,636,370	£19,493,641	£16,044,028	£12,066,366	£8,665,737	£4,306,368	£-492,818	£-2,162,716	£299,765	£-1,965,231	£-2,756,813
40% affordable housing (70:30)	£24,307,977	£16,732,358	£13,462,439	£9,671,712	£6,464,306	£17,685,584	£14,431,256	£10,640,528	£7,439,916	£3,325,292	£-1,273,294	£-2,844,962	£-522,720	£-2,094,389	£-3,404,113
50% affordable housing (70:30)	£22,086,021	£14,977,001	£11,908,234	£8,306,403	£5,287,042	£15,877,528	£12,816,499	£9,214,669	£6,210,161	£2,344,216	£-2,063,770	£-3,527,210	£-1,390,107	£-2,823,547	£-4,051,414
60% affordable housing (70:30)	£19,864,065	£13,219,210	£10,364,027	£8,341,095	£4,199,777	£14,065,924	£11,201,741	£7,769,809	£4,971,396	£1,363,140	£-2,834,246	£-4,229,457	£-2,177,494	£-3,552,705	£-4,698,714
70% affordable housing (70:30)	£17,642,109	£11,459,419	£8,799,820	£6,565,037	£2,932,513	£12,246,582	£9,586,984	£6,362,950	£3,732,850	£382,064	£-3,814,722	£-4,891,704	£-3,004,881	£-4,281,863	£-5,346,014
80% affordable housing (70:30)	£15,420,153	£9,700,629	£7,245,614	£4,185,271	£1,795,248	£10,427,240	£7,972,226	£4,923,767	£2,493,744	£-608,809	£-4,395,200	£-5,573,952	£-3,832,269	£-5,011,021	£-5,993,314
90% affordable housing (70:30)	£13,192,839	£7,941,837	£5,886,193	£2,805,505	£577,884	£8,607,898	£6,357,469	£3,482,459	£1,254,339	£-1,608,330	£-5,175,876	£-6,256,199	£-4,659,656	£-5,740,179	£-6,940,614
100% affordable housing (70:30)	£10,956,685	£6,183,046	£4,117,356	£1,425,739	£-809,082	£6,788,556	£4,732,769	£2,041,152	£-1,603,052	£-5,956,152	£-6,938,445	£-5,487,044	£-6,469,337	£-7,287,915	

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£91,638,743	£46,638,743	£35,010,627	£30,345,599	£24,538,483	£45,346,823	£40,402,233	£30,330,879	£25,337,424	£20,013,907	£-845,771	£-3,330,317	£-822,869	£-3,458,533	£-7,073,734
10% affordable housing (70:30)	£1,250,798	£48,298,846	£42,142,294	£36,497,008	£30,297,733	£47,154,890	£41,010,338	£34,346,538	£28,147,265	£23,966,123	£-69,216,616	£-71,662,855	£-68,336,732	£-70,173,056	£-71,726,855
20% affordable housing (70:30)	£1,512,753	£53,035,325	£43,693,700	£37,982,310	£31,463,003	£48,062,945	£42,512,415	£36,772,398	£30,977,199	£26,981,612	£-77,145,112	£-69,150,805	£-70,900,716	£-72,374,156	
30% affordable housing (70:30)	£1,734,710	£51,793,805	£45,247,997	£39,227,624	£32,628,273	£50,771,002	£44,220,615	£38,198,257	£31,598,006	£28,989,275	£-70,787,481	£-72,427,359	£-69,984,878	£-71,629,874	£-73,021,456
40% affordable housing (70:30)	£1,956,666	£49,632,296	£46,802,294	£40,982,932	£33,800,337	£52,570,669	£46,533,368	£40,624,727	£34,930,361	£27,837,937	£-74,109,684	£-70,477,363	£-72,259,032	£-73,688,756	
50% affordable housing (70:30)	£4,817,622	£55,287,642	£58,356,409	£51,958,240	£46,977,601	£54,387,116	£57,448,482	£51,049,974	£44,544,482	£37,020,427	£-72,316,413	£-73,701,853	£-71,614,750	£-73,088,190	£-74,316,057
60% affordable housing (70:30)	£5,009,578	£57,046,433	£59,810,616	£53,323,548	£48,154,868	£56,198,719	£59,062,902	£52,476,334	£45,293,287	£38,901,503	£-73,098,889	£-74,474,100	£-72,442,137	£-73,817,348	£-74,963,357
70% affordable housing (70:30)	£5,622,535	£58,805,224	£61,484,923	£54,889,608	£49,335,130	£58,018,061	£60,877,659	£53,901,893	£46,982,979	£39,882,579	£-73,878,366	£-75,156,347	£-73,900,525	£-74,546,506	£-75,810,667
80% affordable housing (70:30)	£4,944,490	£60,964,016	£63,019,038	£56,079,372	£48,009,356	£59,079,372	£62,292,417	£55,300,976	£47,770,859	£40,815,454	£-74,800,943	£-76,006,912	£-74,627,867		
90% affordable housing (70:30)	£5,071,804	£62,322,806	£64,576,450	£57,459,138	£49,686,659	£61,656,745	£63,907,174	£56,782,184	£49,009,705	£41,870,573	£-75,440,319	£-76,620,842	£-74,924,299	£-76,004,822	£-76,905,257
100% affordable housing (70:30)	£5,907,958	£64,981,597	£66,147,297	£58,638,904	£49,874,725	£63,476,097	£66,223,491	£58,591,874	£48,249,512	£47,867,695	£-76,220,795	£-77,203,088	£-75,751,687	£-76,733,980	£-77,552,559

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£21,482,736	£30,992,261	£35,010,627	£39,345,599	£43,638,358	£29,760,728	£33,819,095	£38,334,574	£42,335,339	£47,428,342	£52,899,674	£54,794,572	£51,936,554	£53,859,527	£55,493,451
10% affordable housing (70:30)	£22,704,650	£38,556,189	£40,910,863	£44,711,626	£41,548,785	£38,424,233	£39,760,433	£43,561,160	£46,410,016	£53,627,591	£54,476,760	£52,750,627	£54,586,951	£56,140,751	
20% affordable housing (70:30)	£25,926,648	£34,449,220	£38,107,685	£42,276,210	£45,876,898	£33,876,344	£37,029,372	£41,186,293	£44,786,980	£49,391,094	£54,395,507	£56,159,007	£53,564,700	£55,314,611	£56,788,051
30% affordable housing (70:30)	£28,148,605	£36,197,700	£39,661,892	£43,641,319	£47,042,168	£35,184,397	£38,634,510	£42,612,152	£46,012,801	£50,372,170	£55,171,356	£56,884,254	£54,376,773	£56,043,769	£57,435,351
40% affordable housing (70:30)	£30,370,561	£37,945,180	£41,216,098	£45,006,927	£48,214,232	£36,392,456	£40,247,283	£44,038,011	£47,238,622	£51,353,246	£55,951,832	£57,623,901	£55,201,298	£56,772,927	£58,082,852
50% affordable housing (70:30)	£32,592,517	£39,703,537	£42,770,334	£46,372,185	£49,391,496	£38,801,010	£41,882,040	£45,463,869	£48,468,377	£52,334,322	£56,732,308	£58,295,748	£56,028,645	£57,400,085	£58,729,892
60% affordable housing (70:30)	£34,814,473	£41,460,328	£44,324,511	£47,737,443	£50,568,761	£40,612,614	£43,476,798	£46,899,729	£49,707,182	£53,315,398	£57,512,784	£58,887,995	£56,856,032	£58,231,243	£59,377,252
70% affordable housing (70:30)	£37,036,430	£43,219,119	£45,878,718	£49,113,501	£51,749,025	£42,431,956	£45,091,554	£48,315,598	£50,949,988	£54,296,474	£58,293,261	£59,570,242	£57,083,420	£59,990,401	£60,024,552
80% affordable housing (70:30)	£39,258,385	£44,977,811	£47,432,925	£50,893,967	£52,923,280	£44,251,296	£46,708,312	£49,764,711	£52,184,734	£55,287,347	£59,073,738	£60,252,490	£58,010,807	£59,690,589	£60,671,852
90% affordable housing (70:30)	£41,485,699	£46,756,701	£49,990,345	£51,873,033	£54,100,554	£46,079,604	£48,321,059	£51,196,079	£53,423,600	£56,284,469	£60,954,214	£60,934,737	£59,338,195	£60,418,719	£61,319,193
100% affordable housing (70:30)	£43,721,853	£48,495,492	£50,561,192	£53,252,799	£55,267,620	£47,899,582	£49,945,769	£52,637,387	£54,662,405	£57,281,590	£60,834,650	£61,616,984	£60,165,582	£61,147,675	£61,966,483

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,417,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£8,127,723	£5,332,089	£5,332,089	£9,867,056	£13,867,820	£82,190	£4,140,557	£8,656,037	£12,856,801	£17,750,404	£23,181,136	£26,115,974	£22,258,016	£24,190,989	£25,814,913
10% affordable housing (70:30)	£5,973,845	£3,022,202	£5,877,651	£9,877,857	£11,232,365	£15,039,090	£11,890,247	£5,745,695	£10,881,895	£13,882,622	£18,731,480	£23,949,053	£25,798,222	£23,072,090	£24,908,419
20% affordable housing (70:30)	£3,751,895	£4,170,632	£3,429,147	£12,967,673	£16,198,360	£3,698,303	£7,350,834	£11,507,755	£15,108,442	£19,123,566	£24,716,970	£26,460,469	£23,886,152	£25,536,073	£27,109,513
30% affordable housing (70:30)	£1,529,933	£6,519,162	£9,983,354	£13,962,981	£17,963,330	£5,506,339	£8,995,972	£12,933,614	£16,344,263	£20,693,632	£25,492,818	£27,162,716	£24,700,235	£26,365,231	£27,766,813
40% affordable housing (70:30)	£-689,023	£8,267,842	£11,537,561	£15,328,289	£18,635,895	£7,314,416	£10,568,745	£14,399,473	£17,600,084	£21,674,708	£26,273,294	£27,844,063	£25,522,720	£27,094,399	£28,404,114

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£33,199,802	£23,726,278	£19,667,911	£16,132,944	£11,132,180	£24,917,810	£20,859,443	£16,343,964	£12,343,200	£7,249,597	£1,818,964	£-115,974	£2,741,984	£999,011	£-814,913
10% affordable housing (70:30)	£30,973,845	£21,977,798	£18,122,590	£13,767,635	£9,866,910	£23,109,753	£19,254,305	£14,918,105	£11,117,379	£6,268,521	£1,950,947	£-798,222	£1,927,911	£91,587	£-1,862,213
20% affordable housing (70:30)	£28,751,896	£20,229,516	£16,570,853	£12,402,328	£8,901,640	£21,301,598	£17,649,167	£13,492,245	£9,901,639	£5,297,444	£2,033,091	£-1,480,469	£1,115,538	£-836,073	£-2,109,513
30% affordable housing (70:30)	£26,529,933	£18,480,838	£15,016,648	£11,037,019	£7,636,370	£19,493,641	£16,044,028	£12,066,386	£8,665,737	£4,306,368	£-492,818	£-2,162,716	£299,765	£-1,365,231	£-2,756,813
40% affordable housing (70:30)	£24,307,977	£16,739,359	£13,462,439	£9,671,712	£6,464,306	£17,695,564	£14,431,256	£10,640,578	£7,439,016	£3,325,292	£-1,273,290	£-2,844,962	£522,720	£-2,094,399	£-3,494,113
50% affordable housing (70:30)	£22,085,021	£14,977,001	£11,909,231	£8,306,403	£5,287,042	£16,877,558	£13,716,495	£9,214,669	£6,244,216	£2,353,700	£-3,527,210	£-1,350,107	£-2,823,547	£-3,051,014	£-4,245,517
60% affordable housing (70:30)	£19,864,065	£13,219,210	£10,354,027	£6,941,095	£4,105,777	£14,065,924	£11,201,741	£7,788,809	£4,971,396	£1,363,140	£-2,834,246	£-4,209,457	£-2,177,494	£-3,652,705	£-4,698,714
70% affordable housing (70:30)	£17,642,109	£11,459,419	£8,799,820	£5,567,037	£2,932,613	£12,246,582	£9,586,984	£6,362,950	£3,732,950	£382,054	£-3,814,722	£-4,891,704	£-3,004,881	£-4,281,863	£-5,346,014
80% affordable housing (70:30)	£15,420,153	£9,700,628	£7,045,614	£4,185,271	£1,795,248	£10,427,240	£7,972,226	£4,923,787	£2,489,744	£-908,809	£-4,395,200	£-5,573,952	£-3,832,269	£-5,011,021	£-5,993,314
90% affordable housing (70:30)	£13,192,839	£7,941,837	£5,888,193	£2,865,605	£977,884	£8,607,889	£6,357,469	£3,482,469	£1,254,829	£-1,603,630	£-5,176,676	£-6,295,199	£-4,689,656	£-5,740,179	£-6,640,614
100% affordable housing (70:30)	£10,966,486	£6,183,046	£4,117,356	£1,425,739	£-609,082	£6,788,506	£4,732,769	£2,041,152	£16,133	£-2,603,052	£-5,856,152	£-6,938,445	£-5,487,044	£-6,469,337	£-7,287,915

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£39,795,581	£30,326,057	£16,267,690	£11,732,723	£7,731,959	£21,517,589	£17,459,222	£12,943,743	£8,942,979	£3,849,376	£-1,881,357	£-3,516,195	£658,237	£-2,591,210	£-4,215,134
10% affordable housing (70:30)	£37,573,624	£18,577,577	£14,722,120	£10,367,414	£6,566,689	£19,709,592	£15,854,084	£11,517,884	£7,717,158	£2,869,300	£-2,349,274	£-4,198,443	£1,472,310	£-3,308,634	£-4,862,494
20% affordable housing (70:30)	£35,351,869	£16,829,097	£13,170,852	£9,002,107	£5,401,413	£17,901,477	£14,248,946	£10,092,024	£6,491,338	£1,887,223	£-3,117,190	£-4,880,690	£-2,286,383	£-4,036,294	£-5,509,734
30% affordable housing (70:30)	£33,129,112	£15,080,617	£11,616,426	£7,636,798	£4,236,149	£16,093,420	£12,643,007	£8,666,165	£5,265,516	£906,147	£-3,893,039	£-5,562,937	£-3,100,456	£-4,765,452	£-6,167,034
40% affordable housing (70:30)	£30,907,756	£13,332,137	£10,062,218	£6,271,491	£3,064,085	£14,285,363	£11,031,035	£7,240,307	£4,039,695	£-174,929	£-4,673,515	£-6,245,183	£-3,922,341	£-5,494,610	£-6,804,354
50% affordable housing (70:30)	£28,685,920	£11,576,790	£8,008,013	£4,906,182	£1,886,821	£12,477,307	£9,116,278	£5,814,448	£2,809,840	£-1,056,005	£-6,937,431	£-4,760,329	£-6,223,768	£-7,451,635	£-8,245,928
60% affordable housing (70:30)	£26,463,944	£9,817,989	£6,953,806	£3,540,874	£709,556	£10,665,703	£7,801,520	£4,388,588	£1,571,135	£-2,037,081	£-6,234,447	£-7,609,678	£-5,577,715	£-6,952,926	£-8,098,935
70% affordable housing (70:30)	£24,241,888	£8,059,198	£5,399,599	£2,164,816	£-467,708	£8,846,361	£6,186,763	£2,962,729	£332,329	£-3,018,157	£-7,014,943	£-8,291,925	£-6,405,102	£-7,682,084	£-8,746,235
80% affordable housing (70:30)	£22,019,932	£6,300,407	£3,848,393	£1,044,973	£-1,027,079	£7,027,019	£4,572,938	£1,523,546	£-896,774	£-4,000,030	£-7,795,421	£-8,974,173	£-7,282,490	£-8,411,242	£-9,393,535
90% affordable housing (70:30)	£19,792,816	£4,541,816	£2,387,972	£-258,716	£-1,974,482	£4,009,303	£3,388,335	£1,332,548	£-1,359,069	£-4,834,088	£-6,003,273	£-7,338,666	£-8,887,265	£-9,869,558	£-10,040,835
100% affordable housing (70:30)	£17,566,464	£2,782,825	£717,135	£-1,974,482	£-4,009,303	£3,388,335	£1,332,548	£-1,359,069	£-4,834,088	£-6,003,273	£-7,338,666	£-8,887,265	£-9,869,558	£-10,688,136	£-11,688,136

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,199,170	£14,724,646	£10,668,279	£6,131,312	£2,130,548	£15,016,178	£11,957,812	£7,342,332	£3,241,968	£-1,752,035	£-7,182,768	£-11,177,806	£6,259,548	£-8,192,620	£-10,916,544
10% affordable housing (70:30)	£21,977,214	£12,976,166	£9,120,718	£4,789,004	£965,278	£14,108,122	£10,252,875	£5,916,473	£2,115,747	£-2,723,111	£-7,960,884	£-9,799,854	£-7,073,721	£-8,910,045	£-10,463,845
20% affordable housing (70:30)	£19,755,260	£11,227,688	£7,569,221	£3,400,696	£-109,092	£12,300,066	£8,647,535	£4,400,613	£889,927	£-3,714,187	£-8,718,601	£-10,482,101	£-7,887,793	£-9,637,704	£-11,111,145
30% affordable housing (70:30)	£17,528,302	£9,479,206	£6,015,014	£2,036,387	£-1,365,262	£10,492,019	£7,042,387	£3,064,755	£-335,894	£-4,695,263	£-9,494,440	£-11,164,347	£-8,701,867	£-10,366,862	£-11,758,445
40% affordable housing (70:30)	£15,306,345	£7,730,727	£4,460,808	£670,080	£-2,537,326	£8,683,953	£5,229,624	£1,638,896	£-1,561,715	£-5,676,339	£-10,274,925	£-11,846,598	£-9,524,352	£-11,096,021	£-12,408,745
50% affordable housing (70:30)	£13,084,380	£5,976,365	£2,906,802	£-699,229	£-3,714,690	£6,873,896	£3,814,967	£1,031,037	£-2,791,471	£-6,657,415	£-11,055,402	£-10,528,942	£-10,351,738	£-11,826,179	£-13,063,065
60% affordable housing (70:30)	£10,862,433	£4,216,578	£1,352,395	£-2,060,536	£-4,891,855	£5,064,292	£2,200,109	£-1,212,823	£-4,030,276	£-7,638,491	£-11,836,878	£-13,211,089	£-11,179,126	£-12,554,337	£-13,700,346
70% affordable housing (70:30)	£8,640,477	£2,457,788	£-201,811	£-3,436,595	£-6,069,119	£3,244,950	£-595,352	£-2,638,682	£-5,269,801	£-9,619,567	£-12,616,354	£-13,893,336	£-12,006,513	£-13,293,495	£-14,347,646
80% affordable housing (70:30)	£6,418,521	£898,096	£-1,768,018	£-4,818,361	£-7,246,384	£1,428,669	£-1,029,406	£-3,077,685	£-6,807,868	£-9,610,441	£-13,298,831	£-14,575,983	£-12,833,301	£-14,012,653	£-14,904,048
90% affordable housing (70:30)	£4,191,207	£-1,059,795	£-3,313,439	£-5,196,127	£-8,423,648	£-299,734	£-2,644,163	£-5,519,173	£-7,746,693	£-10,607,562	£-14,177,308	£-15,257,330	£-13,661,288	£-14,741,811	£-15,642,246
100% affordable housing (70:30)	£1,955,053	£-2,818,586	£-4,884,275	£-7,575,893	£-9,810,713	£-2,213,076	£-4,288,862	£-6,960,490	£-8,985,499	£-11,604,684	£-14,967,784	£-15,940,077	£-14,488,676	£-15,470,969	£-16,289,548

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£21,485,322	£13,339,791	£11,337,431	£13,882,884	£9,801,700	£23,187,338	£19,128,965	£14,813,884	£10,812,718	£5,513,116	£98,381	£-1,846,481	£1,011,809	£-321,695	£-2,545,335
10% affordable housing (70:30)	£20,243,365	£20,247,318	£16,981,869	£12,037,155	£8,236,430	£21,379,273	£17,523,825	£13,187,625	£9,386,998	£4,938,040	£-979,533	£-2,528,702	£-1,97,431	£-1,638,893	£-3,192,693
20% affordable housing (70:30)	£17,021,410	£18,498,838	£14,840,373	£10,671,848	£7,071,160	£19,571,218	£15,918,686	£11,761,765	£8,161,078	£3,556,964	£-1,447,449	£-3,210,949	£-1,616,642	£-2,366,553	£-3,839,993
30% affordable housing (70:30)	£14,799,453	£16,750,358	£13,286,166	£9,306,539	£5,905,890	£17,783,161	£14,313,548	£10,335,906	£6,956,257	£-2,575,888	£-2,223,298	£-3,893,196	£-1,430,715	£-3,095,711	£-4,487,293
40% affordable housing (70:30)	£12,577,497	£15,001,876	£11,131,959	£7,941,231	£4,733,826	£16,965,104	£12,700,775	£8,910,047	£5,729,436	£-1,394,913	£-3,003,774	£-4,576,443	£-2,263,200	£-3,824,869	£-5,104,694
50% affordable housing (70:30)	£10,355,541	£13,246,521	£10,177,754	£6,575,933	£3,556,562	£14,147,048	£11,086,018	£7,484,189	£4,479,819	£813,736	£-3,784,250	£-5,257,690	£-3,080,587	£-4,554,027	£-5,781,894
60% affordable housing (70:30)	£8,133,586	£11,487,730	£8,623,547	£5,210,615	£2,379,297	£12,335,444	£9,471,261	£6,058,329	£3,240,876	£-387,340	£-4,564,72				

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	100
Site Area	0.85 Ha

VBC as % of floorspace 75%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£33,195,802	£23,726,278	£16,667,911	£15,132,944	£11,132,180	£24,917,810	£20,859,443	£16,343,964	£12,343,200	£7,249,597	£1,818,864	£2,741,984	£809,011	£814,913	£814,913
10% affordable housing (70-30)	£32,076,537	£22,843,751	£18,896,842	£14,441,934	£11,721,189	£24,005,495	£20,048,586	£15,622,678	£11,721,933	£6,750,600	£1,426,447	£2,326,489	£441,840	£1,147,159	£1,147,159
20% affordable housing (70-30)	£30,957,272	£21,961,223	£18,105,774	£13,760,924	£10,950,139	£23,093,178	£19,237,729	£14,901,383	£11,001,667	£6,251,694	£1,034,031	£2,151,415	£1,910,994	£74,669	£1,473,406
30% affordable housing (70-30)	£29,838,004	£21,078,695	£17,322,589	£13,059,914	£9,359,208	£22,180,862	£18,426,873	£14,180,108	£10,479,401	£5,762,607	£841,613	£1,165,136	£1,495,498	£297,285	£1,811,653
40% affordable housing (70-30)	£28,718,739	£20,196,167	£16,537,430	£12,368,905	£8,768,218	£21,268,547	£17,616,616	£13,458,823	£9,858,136	£5,263,610	£249,196	£1,514,857	£1,080,004	£670,461	£2,143,901
50% affordable housing (70-30)	£27,599,473	£19,313,640	£15,781,871	£11,677,895	£8,177,227	£20,356,231	£16,805,159	£12,737,537	£9,236,870	£4,758,614	£145,863	£1,864,577	£664,508	£1,043,636	£2,476,148
60% affordable housing (70-30)	£26,480,208	£18,431,113	£14,966,912	£10,988,885	£7,586,238	£19,443,915	£15,994,303	£12,016,253	£8,615,894	£4,255,617	£344,399	£2,249,914	£249,914	£1,416,812	£2,808,395
70% affordable housing (70-30)	£25,360,942	£17,548,585	£14,181,054	£10,295,875	£6,993,728	£18,531,599	£15,180,145	£11,294,967	£7,994,337	£3,756,621	£943,234	£2,564,018	£1,609,205	£1,789,988	£3,140,641
80% affordable housing (70-30)	£24,241,677	£16,666,057	£13,395,594	£9,604,866	£6,398,638	£17,619,283	£14,364,410	£10,673,682	£7,373,071	£3,257,623	£1,342,069	£2,913,738	£931,495	£2,163,165	£3,472,888
90% affordable housing (70-30)	£23,122,411	£15,781,195	£12,610,136	£8,913,856	£5,799,546	£16,706,967	£13,548,676	£9,852,387	£6,751,805	£2,758,627	£1,740,905	£3,263,459	£1,013,785	£2,536,340	£3,805,138
100% affordable housing (70-30)	£22,003,145	£14,893,444	£11,824,677	£8,202,456	£5,202,456	£15,794,652	£12,732,941	£9,131,111	£6,125,675	£2,259,631	£2,139,739	£3,613,179	£1,438,076	£2,909,516	£4,137,383

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£45,985,811	£45,536,953	£50,896,722	£55,131,699	£60,249,633	£45,495,290	£43,920,679	£37,381,494	£33,010,017	£28,345,770	£10,370,817	£9,252,859	£9,455,833	£9,252,859	£10,705,525
10% affordable housing (70-30)	£38,198,107	£47,420,892	£51,377,801	£55,624,790	£59,724,654	£46,246,148	£50,216,067	£54,641,955	£58,542,710	£63,514,043	£68,638,196	£70,730,338	£67,638,155	£69,622,803	£71,411,802
20% affordable housing (70-30)	£39,307,373	£48,303,420	£52,158,869	£56,513,719	£60,314,444	£47,171,465	£50,314,444	£54,711,465	£58,363,250	£64,013,039	£69,230,613	£71,080,059	£68,353,649	£70,189,974	£71,744,049
30% affordable housing (70-30)	£40,426,639	£49,185,948	£52,941,754	£57,204,729	£60,905,435	£48,083,791	£51,897,770	£56,084,535	£59,785,242	£64,512,036	£69,623,030	£71,420,775	£68,768,145	£70,561,928	£72,076,236
40% affordable housing (70-30)	£41,545,904	£50,068,476	£53,727,212	£57,695,738	£61,498,436	£49,096,098	£52,948,667	£56,805,821	£60,466,507	£65,011,033	£70,016,447	£71,770,500	£69,184,639	£70,935,104	£72,408,544
50% affordable housing (70-30)	£42,665,170	£50,951,003	£54,512,672	£58,586,748	£62,097,416	£49,908,412	£53,859,844	£57,527,106	£61,027,773	£65,510,030	£70,410,206	£72,120,220	£69,600,135	£71,308,279	£72,740,791
60% affordable housing (70-30)	£43,784,435	£51,833,530	£55,298,131	£59,277,758	£62,678,407	£50,620,728	£54,720,340	£58,248,391	£61,649,039	£66,009,028	£70,809,042	£72,478,940	£70,015,630	£71,881,455	£73,073,038
70% affordable housing (70-30)	£44,903,701	£52,716,055	£56,063,589	£59,968,768	£63,250,915	£51,733,044	£55,584,489	£59,869,676	£62,720,306	£66,568,022	£71,207,877	£72,928,861	£70,433,848	£72,054,631	£73,465,285
80% affordable housing (70-30)	£46,022,966	£53,598,086	£56,860,049	£60,659,777	£63,868,055	£52,645,350	£56,500,233	£60,800,961	£62,891,514	£67,007,025	£71,636,742	£73,378,352	£70,858,138	£72,447,531	£74,072,531
90% affordable housing (70-30)	£47,142,233	£54,483,448	£57,654,507	£61,350,787	£64,485,097	£53,557,678	£57,615,967	£60,412,246	£63,518,938	£67,506,016	£72,005,548	£73,528,102	£71,278,429	£72,800,984	£74,069,779
100% affordable housing (70-30)	£48,261,498	£55,371,199	£58,439,987	£62,041,797	£65,062,187	£54,469,891	£58,333,332	£61,139,688	£64,000,013	£67,404,383	£72,877,872	£74,100,719	£72,154,159	£74,402,028	£76,000,028

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£21,482,738	£30,952,261	£35,010,827	£39,645,994	£43,546,358	£20,760,728	£19,910,095	£18,334,574	£16,339,339	£14,748,942	£12,858,674	£10,794,512	£10,939,554	£10,939,554	£12,493,451
10% affordable housing (70-30)	£22,602,002	£31,834,187	£35,701,696	£40,157,694	£44,137,649	£20,627,044	£19,629,652	£18,053,130	£16,058,885	£14,467,038	£12,572,081	£10,514,234	£10,659,280	£10,659,280	£12,208,556
20% affordable housing (70-30)	£23,721,268	£32,717,315	£36,572,765	£40,927,614	£44,728,340	£21,585,360	£20,440,809	£18,777,146	£16,577,871	£14,978,634	£13,044,508	£10,985,954	£11,130,900	£11,130,900	£12,815,544
30% affordable housing (70-30)	£24,840,534	£33,599,843	£37,355,649	£41,618,624	£45,319,330	£22,497,878	£21,199,137	£19,488,430	£17,190,137	£15,482,931	£13,408,025	£11,243,873	£11,393,004	£11,393,004	£13,140,191
40% affordable housing (70-30)	£25,959,799	£34,482,371	£38,141,108	£42,300,633	£45,910,321	£23,409,901	£21,992,222	£19,219,716	£17,400,421	£15,424,628	£13,424,342	£11,393,959	£11,543,999	£11,543,999	£13,462,439
50% affordable housing (70-30)	£27,079,065	£35,364,899	£38,928,567	£43,000,643	£46,501,311	£24,322,307	£22,823,379	£19,941,001	£17,441,168	£15,424,342	£13,424,342	£11,393,959	£11,543,999	£11,543,999	£13,684,686
60% affordable housing (70-30)	£28,198,330	£36,247,425	£39,712,026	£43,691,653	£47,092,302	£25,244,624	£23,684,235	£20,862,286	£18,062,935	£15,422,621	£13,424,342	£11,393,959	£11,543,999	£11,543,999	£13,906,933
70% affordable housing (70-30)	£29,317,595	£37,129,953	£40,497,484	£44,382,663	£47,684,291	£26,166,939	£24,598,384	£21,983,571	£19,694,201	£15,921,617	£13,424,342	£11,393,959	£11,543,999	£11,543,999	£14,128,180
80% affordable housing (70-30)	£30,436,861	£38,012,481	£41,282,944	£45,073,672	£48,276,281	£27,059,255	£25,514,128	£22,844,958	£20,435,867	£16,400,811	£13,424,342	£11,393,959	£11,543,999	£11,543,999	£14,350,427
90% affordable housing (70-30)	£31,556,126	£38,895,009	£42,068,402	£45,764,682	£48,868,270	£27,971,571	£26,426,141	£23,799,263	£21,000,911	£16,807,911	£13,424,342	£11,393,959	£11,543,999	£11,543,999	£14,572,674
100% affordable housing (70-30)	£32,675,393	£39,778,034	£42,853,862	£46,455,692	£49,458,262	£28,883,886	£27,345,597	£24,747,427	£22,052,963	£17,209,905	£13,424,342	£11,393,959	£11,543,999	£11,543,999	£14,794,921

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£8,196,801	£1,273,723	£5,332,089	£9,867,056	£18,867,820	£82,190	£4,140,557	£8,656,037	£12,656,901	£17,750,404	£23,181,136	£25,115,974	£22,258,016	£24,190,989	£25,814,913
10% affordable housing (70-30)	£7,076,536	£2,156,249	£6,113,159	£10,558,096	£14,458,811	£994,306	£4,951,414	£9,377,322	£13,276,067	£18,249,400	£23,575,553	£25,465,696	£22,673,912	£24,558,160	£26,147,160
20% affordable housing (70-30)	£5,957,272	£3,038,777	£6,894,227	£11,249,076	£15,040,802	£1,906,822	£5,762,271	£10,088,608	£13,890,303	£18,748,937	£23,965,970	£25,815,416	£23,080,006	£24,925,331	£26,470,406
30% affordable housing (70-30)	£4,838,004	£3,921,305	£7,677,111	£11,940,088	£16,640,792	£2,810,138	£6,573,127	£10,819,802	£14,520,599	£19,247,363	£24,358,387	£26,165,138	£23,504,502	£25,297,285	£26,811,653
40% affordable housing (70-30)	£3,718,739	£4,803,833	£8,462,570	£12,631,095	£16,231,783	£3,731,453	£7,389,084	£11,541,178	£15,141,864	£19,746,390	£24,750,804	£26,514,887	£23,919,097	£25,670,461	£27,143,901
50% affordable housing (7															

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£26,152,170	£16,682,646	£14,624,280	£10,089,313	£6,088,548	£19,874,178	£16,816,812	£11,300,332	£7,299,568	£2,205,965	£3,224,768	£5,169,006	£2,301,647	£4,234,620	£5,859,544
10% affordable housing (70:30)	£27,032,005	£17,760,119	£13,943,211	£9,398,303	£5,497,558	£18,961,863	£16,004,865	£10,379,047	£6,678,302	£1,706,869	£3,617,184	£5,598,327	£2,717,143	£4,801,791	£6,190,791
20% affordable housing (70:30)	£26,513,639	£16,517,592	£13,852,142	£9,707,233	£5,905,567	£18,908,547	£14,194,088	£9,857,761	£6,357,036	£1,207,972	£4,009,601	£5,550,047	£5,132,637	£4,968,962	£6,523,038
30% affordable housing (70:30)	£24,794,373	£16,036,064	£12,279,268	£8,016,283	£4,316,577	£17,137,231	£13,383,242	£9,136,247	£5,436,770	£708,976	£4,402,019	£6,208,762	£3,648,133	£5,340,916	£6,855,284
40% affordable housing (70:30)	£24,675,108	£15,192,636	£11,493,799	£7,245,274	£3,724,596	£16,224,816	£12,572,385	£8,415,191	£4,814,505	£208,979	£4,794,435	£6,558,488	£3,963,628	£5,714,092	£7,187,532
50% affordable housing (70:30)	£22,555,842	£14,270,629	£10,738,239	£6,634,264	£3,132,596	£15,112,598	£11,761,528	£7,693,906	£4,119,126	£289,010	£5,189,195	£6,308,298	£3,807,289	£7,519,779	
60% affordable housing (70:30)	£21,436,577	£13,387,481	£9,922,881	£5,943,254	£2,542,605	£14,400,283	£10,950,671	£6,972,621	£3,571,972	£788,014	£5,588,030	£7,257,929	£4,794,618	£6,460,444	£7,852,026
70% affordable housing (70:30)	£20,317,310	£12,504,954	£9,137,422	£5,252,244	£1,950,097	£13,487,868	£10,136,613	£6,251,336	£2,950,706	£1,287,011	£5,886,865	£7,607,650	£5,212,836	£6,833,619	£8,184,273
80% affordable housing (70:30)	£19,198,045	£11,622,426	£8,391,983	£4,561,235	£1,353,036	£12,575,652	£9,320,779	£5,530,051	£2,329,440	£1,786,008	£6,385,700	£7,857,370	£5,635,126	£7,206,796	£8,616,520
90% affordable housing (70:30)	£18,079,779	£10,747,864	£7,566,604	£3,870,225	£755,915	£11,663,336	£8,505,045	£4,808,766	£1,709,124	£2,285,004	£6,794,536	£8,307,080	£6,052,417	£7,579,972	£9,848,768
100% affordable housing (70:30)	£16,959,514	£9,849,813	£6,781,045	£3,179,215	£188,825	£7,689,310	£6,087,480	£4,081,944	£1,044,444	£2,784,001	£6,183,371	£8,656,810	£6,479,707	£7,953,148	£9,181,014

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£26,795,581	£20,526,057	£16,267,690	£11,732,723	£7,731,959	£21,517,589	£17,456,222	£12,943,743	£8,942,976	£3,849,376	£1,681,357	£3,516,196	£688,237	£2,591,210	£4,215,134
10% affordable housing (70:30)	£28,676,316	£19,843,530	£15,486,621	£11,041,713	£7,140,988	£20,808,274	£16,648,365	£12,222,457	£8,321,712	£3,350,379	£1,073,774	£3,865,916	£1,073,732	£2,958,381	£4,547,380
20% affordable housing (70:30)	£27,557,040	£18,581,002	£14,705,553	£10,350,703	£6,549,978	£19,892,957	£15,837,508	£11,501,172	£7,700,446	£2,851,383	£2,366,190	£4,215,636	£1,489,227	£3,325,552	£4,879,627
30% affordable housing (70:30)	£26,437,763	£17,678,474	£13,922,668	£9,659,693	£5,958,987	£18,780,641	£15,026,652	£10,779,887	£7,079,180	£2,362,386	£2,758,608	£4,665,357	£1,004,723	£3,697,506	£5,211,874
40% affordable housing (70:30)	£26,318,518	£16,795,346	£13,137,209	£8,968,884	£5,367,997	£17,868,526	£14,215,795	£10,058,022	£6,457,915	£1,853,389	£3,151,025	£4,915,078	£2,320,217	£4,070,682	£5,544,122
50% affordable housing (70:30)	£24,189,252	£15,913,419	£12,351,750	£8,277,674	£4,777,006	£16,956,010	£13,404,938	£9,337,316	£5,836,649	£1,354,933	£3,545,784	£2,735,713	£4,443,867	£5,376,369	
60% affordable housing (70:30)	£23,079,987	£15,030,892	£11,558,291	£7,586,664	£4,186,015	£16,043,684	£12,594,082	£8,616,032	£5,215,383	£856,396	£3,944,620	£3,151,207	£4,317,033	£6,208,616	
70% affordable housing (70:30)	£21,960,721	£14,148,364	£10,780,833	£6,895,654	£3,593,507	£15,131,878	£11,779,924	£7,884,746	£4,594,116	£356,400	£4,343,455	£5,964,236	£3,569,426	£5,190,209	£6,540,862
80% affordable housing (70:30)	£20,841,456	£13,265,836	£9,995,373	£6,204,645	£2,998,477	£14,219,062	£10,964,189	£7,173,461	£3,972,890	£1,842,980	£4,742,290	£6,313,959	£3,991,716	£5,563,386	£6,875,109
90% affordable housing (70:30)	£19,722,190	£12,383,304	£9,203,815	£5,513,635	£2,393,925	£13,309,325	£10,148,665	£6,462,176	£3,361,584	£2,841,526	£5,141,126	£6,663,680	£4,414,006	£5,308,461	£7,205,357
100% affordable housing (70:30)	£18,602,924	£11,493,223	£8,424,455	£4,822,626	£1,802,235	£12,394,431	£9,332,720	£5,730,290	£2,726,354	£1,140,590	£5,539,960	£7,013,400	£4,836,297	£6,309,737	£7,507,604

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,194,170	£14,724,646	£10,666,279	£6,131,312	£2,130,546	£15,916,176	£11,857,812	£7,242,232	£3,341,568	£1,762,035	£1,182,768	£9,117,906	£6,259,648	£8,192,620	£9,816,544
10% affordable housing (70:30)	£25,074,005	£13,842,119	£9,885,211	£5,440,302	£1,539,557	£15,003,863	£11,046,864	£6,621,046	£2,723,302	£2,251,032	£7,576,195	£9,487,327	£6,876,143	£9,569,791	£10,146,791
20% affordable housing (70:30)	£24,955,639	£12,959,591	£9,104,142	£4,740,292	£948,567	£14,091,547	£10,236,097	£5,899,761	£2,109,006	£1,967,601	£7,967,047	£7,090,638	£6,926,362	£10,481,038	
30% affordable housing (70:30)	£20,836,373	£12,077,023	£8,321,257	£4,058,282	£357,576	£13,179,231	£9,425,241	£5,178,723	£1,477,769	£3,249,024	£8,360,019	£10,166,767	£7,506,133	£9,298,917	£10,813,285
40% affordable housing (70:30)	£19,717,107	£11,184,636	£7,535,799	£3,367,273	£293,414	£12,266,915	£8,614,384	£4,457,191	£958,504	£3,748,022	£6,759,436	£10,316,489	£7,821,628	£9,672,092	£11,145,533
50% affordable housing (70:30)	£18,607,841	£10,312,098	£6,750,339	£2,676,263	£204,405	£11,454,696	£7,803,527	£3,736,905	£456,208	£4,247,018	£9,147,195	£10,866,208	£8,331,124	£10,045,068	£11,477,780
60% affordable housing (70:30)	£17,478,576	£9,429,841	£5,964,881	£1,985,254	£141,435	£10,442,283	£6,992,671	£3,014,621	£386,028	£4,746,015	£9,546,031	£11,215,929	£8,752,618	£10,418,444	£11,810,266
70% affordable housing (70:30)	£16,359,310	£8,546,953	£5,179,422	£1,294,244	£2,007,904	£9,529,698	£6,178,513	£2,293,335	£1,007,294	£5,245,011	£9,944,866	£11,565,650	£9,170,836	£10,791,620	£12,142,273
80% affordable housing (70:30)	£15,240,045	£7,663,425	£4,393,983	£693,296	£2,604,094	£8,617,651	£5,362,779	£1,672,051	£1,629,560	£5,144,008	£10,343,700	£10,915,306	£9,593,127	£11,184,796	£12,474,520
90% affordable housing (70:30)	£14,120,779	£6,779,584	£3,608,504	£87,775	£3,202,085	£7,705,335	£4,547,045	£980,765	£2,249,827	£6,243,005	£10,742,536	£12,065,090	£10,015,417	£11,537,972	£12,806,768
100% affordable housing (70:30)	£13,001,514	£5,891,813	£2,823,045	£-778,785	£3,799,176	£6,793,020	£3,731,309	£1,029,480	£2,876,056	£6,742,001	£11,141,371	£12,614,810	£10,437,708	£11,911,149	£13,139,013

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£21,465,322	£21,985,197	£17,617,431	£13,402,466	£8,401,700	£23,187,388	£18,128,863	£13,813,684	£10,611,219	£5,910,116	£388,344	£1,846,454	£1,011,508	£2,991,469	£2,545,363
10% affordable housing (70:30)	£20,346,056	£20,113,271	£17,156,362	£12,711,454	£8,810,790	£22,275,015	£16,318,106	£13,892,198	£9,991,453	£5,020,120	£304,033	£2,196,175	£996,008	£1,288,640	£2,877,640
20% affordable housing (70:30)	£20,226,790	£16,375,294	£12,020,444	£8,218,718	£21,362,698	£17,507,249	£13,170,913	£9,370,187	£4,521,124	£1,696,450	£2,545,896	£1,804,614	£1,655,811	£3,209,886	
30% affordable housing (70:30)	£20,107,524	£16,348,215	£15,592,409	£11,329,434	£7,628,728	£20,450,382	£16,696,393	£12,449,628	£8,748,921	£4,022,127	£1,089,867	£2,895,616	£2,34,982	£2,027,765	£3,542,133
40% affordable housing (70:30)	£20,989,259	£18,465,687	£18,868,650	£10,638,425	£7,057,757	£19,538,087	£15,885,536	£11,728,342	£8,127,656	£3,523,130	£1,481,284	£3,245,357	£650,476	£2,400,941	£3,374,391
50% affordable housing (70:30)	£25,868,963	£17,583,169	£14,021,491	£9,947,415	£6,446,747	£18,625,751	£15,076,679	£7,506,390	£3,024,133	£1,876,043	£3,595,057	£1,065,972	£2,774,117	£4,206,628	
60% affordable housing (70:30)	£24,749,728	£16,700,633	£13,236,032	£9,256,405	£6,856,756	£17,713,436	£14,263,823	£10,285,772	£6,886,123	£2,525,137	£2,274,879	£3,944,777	£1,481,467	£3,147,292	£4,538,875
70% affordable housing (70:30)	£23,630,462	£15,618,105	£12,450,574	£8,565,396	£6,263,248	£16,801,119	£13,449,964	£9,364,487	£6,263,887	£2,026,141	£2,673,714	£4,294,488	£1,899,685	£3	

**LB SOUTHWARK
VACANT BUILDING TESTING**

Site typology 3

No Units	180
Site Area	1.55 Ha

VBC as % of floorspace 0%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	E55,497,311	E39,743,669	E32,975,745	E25,435,189	E18,752,303	E41,751,668	E34,517,338	E26,997,422	E20,327,072	E11,821,580	E2,764,165	-E335,888	E4,211,235	E979,741	-E1,859,751
10% affordable housing (70:30)	E48,156,154	E33,949,169	E27,858,038	E20,910,231	E14,895,633	E35,756,368	E29,196,830	E22,280,916	E16,266,312	E8,596,370	E2,035,316	-E2,896,689	E1,520,050	-E1,513,094	-E4,099,202
20% affordable housing (70:30)	E40,785,126	E26,569,699	E22,716,953	E16,385,272	E11,038,364	E29,781,959	E23,890,323	E17,551,973	E12,205,565	E5,349,613	-E2,498,974	-E5,271,490	-E1,281,376	-E4,039,891	-E6,338,654
30% affordable housing (70:30)	E33,414,444	E22,349,039	E17,564,701	E11,860,314	E7,148,755	E23,765,769	E18,527,217	E12,822,831	E8,134,979	E2,102,856	-E5,204,591	-E7,618,291	-E4,152,988	-E6,566,689	-E8,578,106
40% affordable housing (70:30)	E26,040,762	E16,510,670	E12,409,808	E7,310,139	E3,247,688	E17,735,174	E13,168,241	E8,088,941	E4,026,490	-E1,257,820	-E7,910,206	-E9,979,092	-E7,024,600	-E9,093,486	-E10,817,558
50% affordable housing (70:30)	E18,646,199	E10,672,300	E7,237,026	E2,731,996	-E7,959,095	E11,692,720	E7,808,407	E3,303,376	-E124,724	-E4,722,250	-E10,615,821	-E12,359,894	-E9,896,211	-E11,620,283	-E13,057,100
60% affordable housing (70:30)	E11,213,050	E4,799,936	E2,021,083	-E2,031,929	-E4,921,702	E5,603,623	E2,385,941	-E1,618,786	-E4,508,859	-E3,186,680	-E13,321,437	-E14,700,695	-E12,747,823	-E14,147,680	-E15,296,462
70% affordable housing (70:30)	E3,729,771	-E1,254,301	-E3,470,965	-E6,916,904	-E9,084,309	-E590,317	-E3,279,250	-E6,725,190	-E8,892,594	-E11,651,110	-E16,027,052	-E17,061,496	-E15,639,434	-E16,673,878	-E17,535,913
80% affordable housing (70:30)	-E4,110,682	-E7,558,826	-E9,036,602	-E11,801,980	-E14,266,910	-E7,116,169	-E9,066,215	-E11,831,593	-E15,276,529	-E15,115,539	-E18,732,669	-E19,422,297	-E18,511,046	-E19,200,675	-E19,775,366
90% affordable housing (70:30)	-E12,139,278	-E13,863,351	-E14,602,239	-E16,987,055	-E17,409,523	-E13,642,022	-E14,853,180	-E16,937,997	-E17,660,464	-E18,579,969	-E21,438,284	-E21,783,098	-E21,382,658	-E21,727,472	-E22,014,817
100% affordable housing (70:30)	-E20,167,875	-E20,167,875	-E20,167,875	-E21,572,131	-E21,572,131	-E20,167,875	-E20,640,144	-E22,044,400	-E22,044,400	-E22,044,400	-E24,143,899	-E24,143,899	-E24,254,269	-E24,254,269	-E24,254,269

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	E26,636,231	E18,389,874	E15,169,651	E10,689,651	E7,997,390	E26,636,231	E21,932,972	E17,152,211	E12,302,912	E5,997,063	-E1,362,972	-E1,362,972	E2,118,468	E1,362,972	-E1,362,972
10% affordable housing (70:30)	E20,474,400	E14,180,475	E11,601,276	E8,107,214	E5,124,010	E20,474,400	E16,573,275	E12,468,727	E8,163,336	E3,533,273	-E1,272,927	-E1,272,927	E1,609,504	E1,272,927	-E1,272,927
20% affordable housing (70:30)	E15,341,517	E9,974,074	E7,805,410	E5,114,371	E3,100,600	E15,341,517	E12,024,077	E8,122,770	E5,122,803	E2,102,856	-E1,239,617	-E1,239,617	E1,338,133	E1,239,617	-E1,239,617
30% affordable housing (70:30)	E10,715,199	E6,780,604	E5,110,564	E3,116,269	E1,620,888	E10,715,199	E8,363,876	E5,608,426	E3,116,269	E1,104,964	-E1,239,617	-E1,239,617	E1,338,133	E1,239,617	-E1,239,617
40% affordable housing (70:30)	E7,116,618	E4,716,974	E3,410,816	E2,018,904	E1,248,965	E7,116,618	E5,310,344	E3,410,816	E2,018,904	E1,248,965	-E1,239,617	-E1,239,617	E1,338,133	E1,239,617	-E1,239,617
50% affordable housing (70:30)	E4,483,444	E2,717,343	E1,920,812	E1,125,307	E647,647	E4,483,444	E3,410,816	E2,018,904	E1,248,965	E1,248,965	-E1,239,617	-E1,239,617	E1,338,133	E1,239,617	-E1,239,617
60% affordable housing (70:30)	E2,716,334	E1,538,707	E1,068,560	E610,167	E324,647	E2,716,334	E2,018,904	E1,248,965	E847,647	E847,647	-E1,239,617	-E1,239,617	E1,338,133	E1,239,617	-E1,239,617
70% affordable housing (70:30)	E1,289,872	E789,844	E530,609	E316,046	E179,812	E1,289,872	E918,214	E530,609	E316,046	E316,046	-E1,239,617	-E1,239,617	E1,338,133	E1,239,617	-E1,239,617
80% affordable housing (70:30)	E-240,305	E-358,689	E-497,166	E-739,912	E-1,033,623	E-240,305	E-163,245	E-91,245	E-316,046	E-316,046	-E1,239,617	-E1,239,617	E1,338,133	E1,239,617	-E1,239,617
90% affordable housing (70:30)	E-1,268,922	E-1,992,994	E-2,731,882	E-3,416,816	E-4,093,597	E-1,268,922	E-918,214	E-530,609	E-316,046	E-316,046	-E1,239,617	-E1,239,617	E1,338,133	E1,239,617	-E1,239,617
100% affordable housing (70:30)	E-2,297,518	E-2,297,518	E-2,297,518	E-2,410,774	E-2,410,774	E-2,297,518	E-2,410,774	E-2,410,774	E-2,410,774	E-2,410,774	-E2,410,774	-E2,410,774	E-2,410,774	E-2,410,774	-E2,410,774

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	E34,210,612	E25,984,253	E21,732,177	E17,272,733	E12,956,619	E34,210,612	E28,596,254	E22,710,501	E17,302,912	E9,388,342	E2,943,757	-E100,243,810	E35,496,697	E98,728,182	E101,567,673
10% affordable housing (70:30)	E28,588,754	E19,849,865	E16,739,691	E12,349,230	E8,551,655	E28,588,754	E23,930,912	E18,427,007	E13,427,007	E6,441,606	-E91,111,552	-E99,504,606	E102,894,612	E38,157,473	E103,891,173
20% affordable housing (70:30)	E23,019,796	E15,553,254	E12,988,330	E8,522,651	E5,666,966	E23,019,796	E19,466,834	E14,556,050	E10,156,050	E4,556,050	-E102,206,897	-E104,965,412	E100,989,298	E103,747,814	E106,046,577
30% affordable housing (70:30)	E17,388,478	E11,243,222	E8,847,609	E5,222,242	E3,180,705	E17,388,478	E14,180,705	E9,885,092	E6,180,705	E3,057,067	-E104,912,613	-E107,326,213	E100,860,910	E106,274,812	E108,288,028
40% affordable housing (70:30)	E12,087,160	E7,817,253	E5,987,115	E3,597,783	E1,940,749	E12,087,160	E9,885,092	E6,618,961	E4,318,961	E2,106,745	-E107,618,129	-E109,687,015	E106,232,552	E108,801,409	E110,525,481
50% affordable housing (70:30)	E8,105,123	E5,035,623	E3,670,886	E2,106,926	E1,046,618	E8,105,123	E6,441,606	E4,556,050	E2,943,757	E1,428,173	-E109,618,129	-E112,047,816	E109,618,129	E111,326,206	E112,754,932
60% affordable housing (70:30)	E5,484,873	E3,416,987	E2,586,840	E1,513,751	E784,087	E5,484,873	E4,318,961	E3,057,067	E1,940,749	E1,046,618	-E110,929,359	-E114,408,618	E112,475,745	E113,855,002	E115,004,385
70% affordable housing (70:30)	E3,978,151	E2,502,223	E1,878,888	E1,106,624	E582,232	E3,978,151	E3,057,067	E2,106,926	E1,428,173	E784,087	-E111,359,032	-E115,734,975	E116,769,419	E118,381,900	E121,243,638
80% affordable housing (70:30)	E2,019,894	E1,286,749	E974,524	E579,812	E316,849	E2,019,894	E1,513,751	E1,106,624	E784,087	E408,618	-E112,404,991	-E119,130,213	E119,130,213	E121,989,987	E124,483,288
90% affordable housing (70:30)	E1,847,273	E1,131,273	E840,116	E513,978	E271,174	E1,847,273	E1,428,173	E1,106,624	E784,087	E408,618	-E121,146,207	-E121,491,021	E121,090,580	E124,435,384	E127,722,740
100% affordable housing (70:30)	E-1,675,738	E-1,675,738	E-1,675,738	E-1,810,054	E-1,810,054	E-1,675,738	E-1,810,054	E-1,810,054	E-1,810,054	E-1,810,054	-E1,810,054	-E1,810,054	E-1,810,054	E-1,810,054	-E1,810,054

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	E9,809,075	E6,844,566	E5,612,400	E4,153,064	E3,036,633	E9,809,075	E8,100,808	E6,590,814	E5,261,124	E4,376,656	E4,824,070	E4,612,124	E41,377,000	E44,608,495	E47,447,988
10% affordable housing (70:30)	E7,666,916	E5,139,067	E4,170,198	E2,978,009	E2,099,603	E7,666,916	E6,389,406	E5,207,320	E4,231,918	E3,591,865	E45,894,920	E48,484,925	E44,098,188	E47,101,330	E49,697,438
20% affordable housing (70:30)	E6,180,110	E4,143,567	E3,283,643	E2,202,064	E1,549,272	E6,180,110	E5,127,167	E4,207,013	E3,426,363	E3,382,671	E40,238,623	E48,097,210	E30,845,725	E46,869,611	E49,608,127
30% affordable housing (70:30)	E4,173,792	E2,939,197	E2,233,555	E1,527,022	E1,022,467	E4,173,792	E3,426,363	E2,761,018	E2,207,022	E2,157,257	E33,485,380	E50,792,626	E33,206,527	E40,741,223	E52,154,925
40% affordable housing (70:30)	E2,547,473	E1,729,566	E1,378,428	E928,096	E624,340	E2,547,473	E2,099,603	E1,624,242	E1,249,242	E1,161,746	E46,846,056	E53,498,442	E35,567,326	E42,612,722	E56,405,794
50% affordable housing (70:30)	E1,542,036	E984,936	E738,259	E486,240	E316,331	E1,542,036	E1,249,242	E984,936	E738,259	E610,486	E56,204,057	E57,828,129	E35,494,448	E37,208,519	E58,645,245
60% affordable housing (70:30)	E844,376	E547,300	E416,163	E262,065	E160,908	E844,376	E687,613	E547,300	E416,163	E316,331	E50,909,673	E50,288,031	E36,566,056	E38,124,149	E60,884,686
70% affordable housing (70:30)	E484,464	E316,236	E230,509	E146,245	E91,245	E484,464	E391,245	E316,236	E230,509	E146,245	E61,618				

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£46,300,100	£30,546,459	£23,776,535	£16,237,979	£9,555,093	£32,554,458	£25,320,127	£17,800,212	£11,129,861	£2,624,370	-£6,433,045	-£9,733,098	-£4,985,976	-£8,271,470	-£11,056,961
10% affordable housing (70:30)	£24,959,751	£24,751,958	£18,660,628	£11,713,021	£5,698,423	£26,559,158	£20,000,910	£13,083,706	£7,068,107	£800,840	-£9,993,894	-£12,083,999	-£7,677,161	-£10,710,384	-£13,296,412
20% affordable housing (70:30)	£34,939,916	£18,957,859	£13,522,383	£7,188,982	£1,841,753	£20,993,959	£14,853,112	£9,308,364	£3,008,354	-£3,847,598	-£11,096,184	-£14,454,700	-£10,476,586	-£13,237,101	-£15,535,865
30% affordable housing (70:30)	£24,217,234	£13,151,839	£8,367,491	£2,663,103	-£2,048,455	£16,568,559	£9,330,007	£3,625,621	-£1,062,231	-£7,094,355	-£14,401,801	-£16,815,501	-£13,350,198	-£16,735,899	-£17,775,316
40% affordable housing (70:30)	£16,843,552	£7,313,459	£3,212,998	£1,887,071	-£9,949,522	£8,537,964	£3,971,031	-£1,108,269	-£5,170,721	-£10,455,030	-£17,027,416	-£19,176,302	-£16,221,810	-£18,290,696	-£20,014,768
50% affordable housing (70:30)	£9,448,995	£1,475,080	-£1,465,214	-£3,465,214	-£9,956,306	£2,456,510	-£1,388,003	-£5,933,834	-£9,033,534	-£13,919,460	-£21,555,104	-£19,033,421	-£20,817,493	-£22,264,290	
60% affordable housing (70:30)	£2,015,939	-£4,406,274	-£7,176,127	-£11,229,039	-£14,118,912	-£3,576,587	-£6,812,169	-£10,815,996	-£13,705,869	-£17,383,890	-£22,518,647	-£23,897,005	-£21,965,033	-£23,344,290	-£24,493,672
70% affordable housing (70:30)	-£5,467,439	-£10,451,111	-£12,668,176	-£16,114,114	-£18,281,520	-£9,787,528	-£12,476,480	-£16,089,804	-£20,848,320	-£25,224,262	-£28,258,706	-£24,836,644	-£25,871,088	-£26,733,124	
80% affordable housing (70:30)	-£13,307,892	-£18,736,036	-£18,233,812	-£20,999,190	-£22,444,726	-£16,313,373	-£18,253,425	-£21,028,803	-£22,473,739	-£24,312,780	-£27,829,879	-£28,619,507	-£27,706,256	-£28,397,885	-£28,872,576
90% affordable housing (70:30)	-£21,436,489	-£23,060,661	-£23,798,449	-£25,984,669	-£26,666,734	-£22,839,226	-£24,050,380	-£26,135,207	-£26,825,874	-£27,777,198	-£30,636,494	-£30,980,038	-£30,379,866	-£30,804,662	-£31,215,027
100% affordable housing (70:30)	-£29,365,085	-£29,365,085	-£29,365,085	-£30,769,341	-£30,769,341	-£29,365,085	-£29,365,085	-£31,241,610	-£31,241,610	-£33,341,110	-£33,341,110	-£33,341,110	-£33,341,110	-£33,341,110	-£33,341,110

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£49,296,908	£33,543,266	£26,773,342	£19,234,796	£12,551,900	£36,551,265	£28,316,935	£20,797,019	£14,126,669	£5,621,177	-£3,436,238	-£6,736,291	-£1,989,168	-£5,220,662	-£8,060,154
10% affordable housing (70:30)	£24,959,751	£27,742,786	£21,657,655	£14,709,828	£8,696,230	£29,555,965	£22,998,427	£16,080,513	£10,065,913	£2,395,967	-£5,997,067	-£9,097,092	-£4,660,353	-£7,713,897	-£10,299,605
20% affordable housing (70:30)	£34,939,916	£21,954,266	£16,519,190	£10,194,863	£4,838,561	£17,679,920	£11,351,470	£6,005,162	£850,790	-£8,699,377	-£11,457,893	-£7,481,779	-£10,240,294	-£12,539,057	
30% affordable housing (70:30)	£27,214,041	£16,148,628	£11,364,298	£5,659,911	£948,352	£17,565,366	£12,326,814	£6,622,428	£1,934,576	-£4,007,547	-£11,404,994	-£13,818,694	-£10,353,391	-£12,767,092	-£14,778,509
40% affordable housing (70:30)	£19,840,359	£10,310,267	£6,209,406	£3,199,736	-£2,952,715	£11,334,771	£6,967,838	£1,898,526	-£2,173,913	-£7,459,223	-£14,110,609	-£16,179,495	-£13,225,003	-£15,293,889	-£17,017,961
50% affordable housing (70:30)	£12,445,726	£4,471,897	£1,026,623	£3,468,407	-£9,959,498	£5,402,317	£1,608,004	-£2,887,027	-£8,329,127	-£10,922,863	-£16,819,224	-£18,540,297	-£16,096,614	-£17,620,698	
60% affordable housing (70:30)	£5,012,847	-£1,409,467	-£4,179,320	-£8,232,232	-£11,122,105	-£5,979,780	-£3,815,362	-£7,819,189	-£10,709,062	-£14,387,083	-£19,521,840	-£20,901,098	-£18,968,226	-£20,347,483	-£21,466,865
70% affordable housing (70:30)	-£2,470,632	-£7,454,704	-£9,671,368	-£13,117,307	-£16,284,712	-£8,790,720	-£9,479,653	-£12,925,953	-£16,092,997	-£17,851,613	-£22,227,455	-£23,261,899	-£21,839,837	-£22,874,281	-£23,736,316
80% affordable housing (70:30)	-£10,311,085	-£13,759,229	-£15,207,305	-£17,602,383	-£19,447,319	-£13,316,572	-£15,266,618	-£18,031,996	-£19,476,932	-£21,315,942	-£24,833,072	-£25,622,700	-£24,711,448	-£25,401,078	-£26,975,769
90% affordable housing (70:30)	-£18,336,681	-£20,833,764	-£20,802,642	-£22,807,458	-£23,600,608	-£19,842,425	-£21,053,683	-£23,138,400	-£24,864,867	-£24,780,972	-£27,863,061	-£27,863,061	-£27,863,061	-£27,863,061	-£28,414,226
100% affordable housing (70:30)	-£26,368,278	-£26,368,278	-£26,368,278	-£27,772,534	-£27,772,534	-£26,368,278	-£26,368,278	-£28,244,803	-£28,244,803	-£30,344,302	-£30,344,302	-£30,344,302	-£30,344,302	-£30,344,302	-£30,344,302

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£39,082,570	£23,328,929	£16,561,095	£9,020,440	£3,331,923	£25,336,928	£18,102,597	£10,582,562	£3,977,331	-£4,593,190	-£13,650,575	-£16,990,528	-£12,203,505	-£15,436,900	-£18,274,491
10% affordable housing (70:30)	£24,959,751	£27,742,786	£21,657,655	£14,709,828	£8,696,230	£29,555,965	£22,998,427	£16,080,513	£10,065,913	£2,395,967	-£5,997,067	-£9,097,092	-£4,660,353	-£7,713,897	-£10,299,605
20% affordable housing (70:30)	£34,939,916	£21,954,266	£16,519,190	£10,194,863	£4,838,561	£17,679,920	£11,351,470	£6,005,162	£850,790	-£8,699,377	-£11,457,893	-£7,481,779	-£10,240,294	-£12,539,057	
30% affordable housing (70:30)	£27,214,041	£16,148,628	£11,364,298	£5,659,911	£948,352	£17,565,366	£12,326,814	£6,622,428	£1,934,576	-£4,007,547	-£11,404,994	-£13,818,694	-£10,353,391	-£12,767,092	-£14,778,509
40% affordable housing (70:30)	£19,840,359	£10,310,267	£6,209,406	£3,199,736	-£2,952,715	£11,334,771	£6,967,838	£1,898,526	-£2,173,913	-£7,459,223	-£14,110,609	-£16,179,495	-£13,225,003	-£15,293,889	-£17,017,961
50% affordable housing (70:30)	£12,445,726	£4,471,897	£1,026,623	£3,468,407	-£9,959,498	£5,402,317	£1,608,004	-£2,887,027	-£8,329,127	-£10,922,863	-£16,819,224	-£18,540,297	-£16,096,614	-£17,620,698	
60% affordable housing (70:30)	£5,012,847	-£1,409,467	-£4,179,320	-£8,232,232	-£11,122,105	-£5,979,780	-£3,815,362	-£7,819,189	-£10,709,062	-£14,387,083	-£19,521,840	-£20,901,098	-£18,968,226	-£20,347,483	-£21,466,865
70% affordable housing (70:30)	-£2,470,632	-£7,454,704	-£9,671,368	-£13,117,307	-£16,284,712	-£8,790,720	-£9,479,653	-£12,925,953	-£16,092,997	-£17,851,613	-£22,227,455	-£23,261,899	-£21,839,837	-£22,874,281	-£23,736,316
80% affordable housing (70:30)	-£10,311,085	-£13,759,229	-£15,207,305	-£17,602,383	-£19,447,319	-£13,316,572	-£15,266,618	-£18,031,996	-£19,476,932	-£21,315,942	-£24,833,072	-£25,622,700	-£24,711,448	-£25,401,078	-£26,975,769
90% affordable housing (70:30)	-£18,336,681	-£20,833,764	-£20,802,642	-£22,807,458	-£23,600,608	-£19,842,425	-£21,053,683	-£23,138,400	-£24,864,867	-£24,780,972	-£27,863,061	-£27,863,061	-£27,863,061	-£27,863,061	-£28,414,226
100% affordable housing (70:30)	-£26,368,278	-£26,368,278	-£26,368,278	-£27,772,534	-£27,772,534	-£26,368,278	-£26,368,278	-£28,244,803	-£28,244,803	-£30,344,302	-£30,344,302	-£30,344,302	-£30,344,302	-£30,344,302	-£30,344,302

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£44,959,723	£28,581,088	£21,811,184	£14,272,630	£7,561,222	£28,581,088	£21,811,184	£14,272,630	£7,561,222	£1,361,726	-£2,841,841	-£11,771,490	-£6,853,969	-£9,811,469	-£12,515,861
10% affordable housing (70:30)	£24,959,751	£27,742,786	£21,657,655	£14,709,828	£8,696,230	£29,555,965	£22,998,427	£16,080,513	£10,065,913	£2,395,967	-£5,997,067	-£9,097,092	-£4,660,353	-£7,713,897	-£10,299,605
20% affordable housing (70:30)	£34,939,916	£21,954,266	£16,519,190	£10,194,863	£4,838,561	£17,679,920	£11,351,470	£6,005,162	£850,790	-£8,699,377	-£11,457,893	-£7,481,779	-£10,240,294	-£12,539,057	
30% affordable housing (70:30)	£27,214,041	£16,148,628	£11,364,298	£5,659,911	£948,352	£17,565,366	£12,326,814	£6,622,428	£1,934,576	-£4,007,547	-£11,404,994	-£13,818,694	-£10,353,391	-£12,767,092	-£14,778,509
40% affordable housing (70:30)	£19,840,359	£10,310,267	£6,209,406	£3,199,736	-£2,952,715	£11,334,771	£6,967,838	£1,898,526	-£2,173,913	-£7,459,223	-£14,110,609	-£16,179,495	-£13,225,003	-£15,293,889	-£17,017,961
50% affordable housing (70:30)	£12,445,726	£4,471,897	£1,026,623	£3,468,407	-£9,959,498	£5,402,317	£1,608,004	-£2,887,027	-£8,329,127	-£10,922,863	-£16,819,224	-£18,540,297	-£16,096,614	-£17,620,698	
60% affordable housing (70:30)	£5,012,847	-£1,409,467	-£4,179,320	-£8,232,232	-£11,122,105	-£5,979,780	-£3,815,362	-£7,819,189	-£10,709,062	-£14,387,083	-£19,521,840	-£20,901,098	-£18,968,226	-£20,347,483	-£21,466,865
70% affordable housing (70:30)	-£2,470,632														

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 3

No Units	180
Site Area	1.55 Ha

VBC as % of floorspace 25%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£55,497,311	£39,743,669	£32,975,745	£26,435,189	£16,752,303	£41,751,668	£34,617,338	£26,997,422	£20,327,072	£11,821,580	£2,764,165	£-635,888	£4,211,235	£979,741	£-1,869,751
10% affordable housing (70:30)	£49,981,628	£35,388,670	£29,128,340	£22,032,256	£15,850,586	£37,246,069	£30,619,332	£23,453,962	£17,272,292	£9,398,724	£883,115	£-2,316,451	£2,183,810	£-991,356	£-5,549,302
20% affordable housing (70:30)	£44,456,718	£31,033,670	£25,278,611	£18,639,323	£12,948,869	£32,740,469	£26,321,327	£19,892,666	£14,217,512	£6,264,320	£-1,186,091	£4,097,012	£1,322,342	£-2,798,417	£-5,238,852
30% affordable housing (70:30)	£38,917,332	£26,678,670	£21,403,226	£15,236,389	£10,045,549	£28,234,870	£22,518,806	£16,341,989	£11,162,732	£4,509,916	£-3,205,263	£-5,877,575	£-2,029,164	£-4,701,476	£-6,928,402
40% affordable housing (70:30)	£33,377,946	£22,312,181	£17,527,842	£11,823,456	£7,111,412	£23,729,270	£18,490,359	£12,785,972	£8,097,636	£2,065,512	£-5,244,437	£-7,658,138	£-4,192,834	£-6,606,535	£-8,617,953
50% affordable housing (70:30)	£27,836,561	£17,624,190	£13,652,458	£8,407,395	£4,776,276	£19,199,714	£14,481,912	£9,229,976	£5,006,933	£-4,441,521	£-7,283,610	£-9,438,701	£-6,356,505	£-8,511,596	£-10,307,503
60% affordable housing (70:30)	£22,296,174	£13,536,197	£9,777,074	£4,965,053	£1,241,140	£14,693,659	£10,433,465	£5,840,144	£1,916,231	£-3,040,865	£-9,322,794	£-11,219,263	£-8,520,175	£-10,418,665	£-11,997,504
70% affordable housing (70:30)	£16,723,409	£9,148,206	£5,867,690	£1,522,110	£-1,869,479	£10,117,605	£6,387,215	£2,041,634	£-1,290,439	£-5,658,089	£-11,361,958	£-12,999,826	£-10,683,846	£-12,321,714	£-13,686,604
80% affordable housing (70:30)	£11,139,333	£4,716,249	£1,946,396	£-2,111,522	£-5,001,395	£5,545,936	£2,310,355	£-1,699,480	£-4,588,953	£-8,266,373	£-13,401,130	£-14,780,388	£-12,847,516	£-14,226,774	£-15,376,155
90% affordable housing (70:30)	£5,526,787	£228,439	£-2,169,211	£-5,785,291	£-8,133,313	£936,179	£-1,022,164	£-5,538,244	£-7,886,266	£-10,874,687	£-15,440,304	£-16,560,951	£-15,011,186	£-16,131,834	£-17,065,706
100% affordable housing (70:30)	£-1,196,000	£-4,506,180	£-6,353,401	£-8,459,059	£-11,265,230	£-12,782,957	£-16,272,348	£-19,378,008	£-21,184,179	£-23,462,942	£-27,479,477	£-28,341,513	£-27,174,857	£-28,036,893	£-28,755,257

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£72,632,532	£55,285,511	£45,133,638	£36,323,464	£23,077,240	£48,377,072	£39,612,238	£31,102,132	£21,038,272	£11,300,093	£-2,369,610	£18,385,521	£1,189,498	£-1,189,939	£-28,888,244
10% affordable housing (70:30)	£67,148,016	£49,740,974	£40,001,303	£31,096,907	£18,279,557	£43,885,574	£37,610,312	£29,475,682	£19,857,351	£11,780,920	£-2,276,528	£10,446,004	£1,254,133	£-1,290,000	£-31,678,945
20% affordable housing (70:30)	£61,672,925	£47,095,773	£37,851,033	£28,509,381	£15,119,774	£39,389,714	£32,610,816	£24,831,876	£15,912,131	£11,275,323	£-2,295,734	£13,226,656	£1,297,907	£-1,300,926	£-33,368,495
30% affordable housing (70:30)	£56,212,311	£41,450,173	£33,728,418	£24,903,255	£11,083,004	£34,894,774	£28,610,837	£21,787,874	£11,966,911	£12,619,728	£-3,334,008	£13,007,219	£1,188,807	£-1,323,119	£-35,098,045
40% affordable housing (70:30)	£50,751,667	£36,817,462	£30,661,801	£21,306,189	£7,018,231	£30,400,373	£24,638,294	£18,343,071	£10,032,036	£10,964,131	£-3,334,008	£13,507,981	£1,322,477	£-1,327,267	£-36,747,506
50% affordable housing (70:30)	£45,291,033	£31,205,454	£24,477,185	£17,121,648	£2,123,367	£26,920,920	£21,667,731	£15,899,668	£12,122,710	£-5,271,544	£-13,413,254	£13,568,344	£1,438,148	£-1,364,641	£-38,437,146
60% affordable housing (70:30)	£39,830,489	£25,593,446	£19,332,589	£12,124,591	£-2,889,504	£23,470,984	£17,698,178	£12,489,500	£12,213,412	£-11,779,448	£-13,452,427	£13,348,308	£1,364,618	£-1,398,298	£-40,126,698
70% affordable housing (70:30)	£34,370,234	£20,001,438	£15,222,183	£8,607,833	£-5,999,122	£19,999,122	£14,742,428	£10,088,003	£12,940,083	£-13,787,732	£-19,841,691	£11,129,489	£1,483,489	£-1,483,489	£-42,816,245
80% affordable housing (70:30)	£28,901,311	£15,228,324	£10,313,394	£5,228,237	£-9,501,168	£15,133,039	£12,585,707	£10,828,163	£12,717,996	£-16,396,017	£-21,550,774	£12,630,775	£1,507,159	£-1,507,159	£-44,505,793
90% affordable housing (70:30)	£23,432,856	£10,701,204	£5,298,855	£1,334,914	£-13,262,956	£12,137,464	£10,051,807	£13,667,687	£-16,015,909	£-23,004,001	£-24,569,947	£14,690,595	£1,430,400	£-1,441,217	£-46,195,349
100% affordable housing (70:30)	£18,326,643	£12,636,623	£14,483,044	£-13,587,704	£-19,394,873	£-13,092,500	£-15,401,993	£-17,507,581	£-19,315,823	£-21,612,588	£-24,609,121	£14,671,156	£-1,463,307	£-1,463,307	£-48,884,901

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£44,210,612	£33,984,253	£28,732,777	£24,272,793	£16,955,618	£37,956,254	£30,990,585	£22,710,501	£15,380,851	£9,896,342	£-943,757	£10,243,810	£-95,496,897	£-98,728,182	£-101,567,673
10% affordable housing (70:30)	£40,726,263	£30,379,253	£25,379,583	£20,579,583	£12,851,356	£32,461,654	£26,189,591	£17,253,861	£9,245,833	£-900,189	£-898,850	£10,020,573	£-97,524,412	£-100,599,279	£-103,257,224
20% affordable housing (70:30)	£37,241,811	£27,857,253	£22,429,312	£18,078,006	£9,759,053	£28,057,454	£22,186,556	£14,809,957	£8,490,410	£-927,502	£-1,008,474	£10,804,935	£-99,575,580	£-102,504,339	£-104,946,774
30% affordable housing (70:30)	£33,760,590	£24,302,252	£19,304,697	£14,481,354	£6,861,373	£24,189,118	£19,365,353	£12,545,191	£6,198,007	£-1,021,913	£-1,021,913	£10,585,498	£-101,737,087	£-104,409,399	£-106,836,325
40% affordable housing (70:30)	£29,289,077	£20,735,741	£16,190,841	£11,884,467	£4,696,511	£20,578,462	£16,217,583	£9,321,951	£4,101,287	£-97,642,410	£-104,652,359	£107,386,061	£-103,900,757	£-108,348,488	£-108,326,876
50% affordable housing (70:30)	£24,816,362	£17,189,733	£12,655,465	£8,209,927	£2,531,647	£16,508,208	£12,246,011	£6,477,947	£3,700,993	£-101,463,443	£-106,991,533	£101,463,428	£-116,264,428	£-116,015,428	£-116,015,428
60% affordable housing (70:30)	£20,347,748	£12,671,725	£8,930,849	£4,742,870	£-2,466,763	£14,067,779	£10,771,692	£5,107,692	£2,102,727	£-109,030,707	£-110,927,185	£108,228,088	£-110,124,577	£-111,704,977	£-111,704,977
70% affordable housing (70:30)	£15,871,131	£9,559,717	£5,840,232	£2,185,913	£-4,017,571	£11,590,311	£8,320,728	£4,968,288	£1,009,992	£-105,396,012	£-111,069,880	£112,707,748	£-110,391,769	£-112,029,837	£-113,394,527
80% affordable housing (70:30)	£11,401,590	£6,379,253	£2,819,583	£-1,019,445	£-6,010,318	£8,161,987	£4,973,807	£1,005,402	£104,298,272	£-107,274,296	£-113,109,033	£114,488,311	£-112,359,838	£-113,394,897	£-115,804,078
90% affordable housing (70:30)	£6,934,136	£3,479,484	£1,017,874	£-1,054,923	£-4,010,236	£5,871,743	£1,650,087	£-1,075,948	£-1,075,948	£-105,582,580	£-115,148,228	£116,288,874	£-114,719,109	£-115,839,756	£-116,773,628
100% affordable housing (70:30)	£2,463,823	£-1,014,103	£-1,056,013	£-1,091,168	£-1,110,973	£-1,036,783	£-1,059,807	£-1,090,950	£-1,108,802	£-1,113,190,564	£-1,171,400	£118,049,436	£-116,882,780	£-117,744,915	£-118,463,175

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,909,075	£-5,844,566	£-12,612,490	£-20,153,046	£-26,835,933	£-33,836,568	£-41,070,898	£-48,590,814	£-56,214,164	£-63,766,656	£-71,424,070	£-79,124,124	£-86,824,070	£-94,524,124	£-102,224,070
10% affordable housing (70:30)	£4,433,097	£-10,199,556	£-16,459,896	£-23,559,980	£-30,737,690	£-38,342,167	£-46,069,004	£-53,824,274	£-61,594,943	£-69,398,512	£-77,244,721	£-85,124,721	£-93,044,698	£-100,979,592	£-108,917,537
20% affordable housing (70:30)	£-1,131,517	£-14,554,566	£-20,309,625	£-26,868,913	£-33,639,367	£-40,647,867	£-47,897,167	£-55,380,300	£-62,997,270	£-70,724,724	£-78,533,916	£-86,424,328	£-94,399,248	£-102,455,892	£-110,502,088
30% affordable housing (70:30)	£-6,670,904	£-19,909,565	£-24,185,010	£-30,381,547	£-36,541,687	£-42,869,422	£-49,356,266	£-55,994,254	£-62,784,300	£-69,724,328	£-76,824,328	£-83,974,328	£-91,164,328	£-98,394,328	£-105,664,328
40% affordable housing (70:30)	£-12														

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£46,300,100	£30,546,459	£23,778,538	£16,237,979	£9,555,993	£32,554,458	£25,320,127	£17,800,212	£11,129,861	£2,624,370	£6,433,045	£9,793,098	£4,985,975	£8,217,470	£11,056,961
10% affordable housing (70:30)	£40,784,418	£26,191,460	£19,831,180	£12,835,945	£8,853,376	£28,048,869	£21,322,122	£14,236,762	£8,075,962	£2,011,814	£5,344,095	£11,613,661	£7,013,700	£10,088,567	£12,746,512
20% affordable housing (70:30)	£35,269,306	£21,836,460	£16,981,400	£10,421,192	£7,971,659	£23,543,259	£17,324,117	£10,709,755	£6,020,302	£1,242,890	£4,363,301	£13,294,223	£9,064,966	£11,953,627	£14,536,062
30% affordable housing (70:30)	£29,720,122	£17,481,460	£12,206,016	£8,029,178	£6,849,339	£19,037,659	£13,321,596	£7,144,759	£4,165,522	£4,687,295	£12,402,473	£15,074,786	£11,226,374	£13,898,686	£16,125,612
40% affordable housing (70:30)	£24,180,736	£13,114,971	£8,330,632	£5,626,245	£5,085,798	£14,532,600	£9,293,149	£5,588,762	£1,099,574	£7,131,698	£14,441,647	£16,855,348	£11,390,044	£15,803,745	£17,815,163
50% affordable housing (70:30)	£18,641,350	£9,726,976	£5,426,245	£3,289,215	£2,789,215	£9,020,304	£5,264,702	£3,766,765	£4,939,731	£16,480,821	£16,635,911	£21,708,396	£15,854,711	£19,604,713	£21,607,906
60% affordable housing (70:30)	£13,101,964	£4,338,987	£2,979,864	£1,423,158	£1,056,070	£5,461,449	£1,236,255	£3,557,066	£7,280,973	£12,247,015	£18,519,994	£20,416,473	£17,717,385	£19,613,865	£21,194,264
70% affordable housing (70:30)	£7,626,199	£49,005	£3,329,520	£7,675,100	£11,066,889	£920,304	£2,809,996	£7,155,576	£10,487,650	£14,855,299	£20,559,168	£22,197,038	£19,981,056	£21,518,924	£22,883,810
80% affordable housing (70:30)	£1,842,122	£4,480,961	£7,250,814	£11,308,732	£14,196,806	£3,661,274	£6,886,865	£10,895,690	£13,785,563	£17,463,583	£22,988,340	£23,077,599	£22,044,726	£23,423,885	£24,573,366
90% affordable housing (70:30)	£3,670,423	£8,368,771	£11,366,421	£14,982,501	£17,330,523	£9,261,031	£11,119,374	£14,735,464	£17,083,476	£20,071,866	£24,637,514	£25,758,161	£24,208,396	£25,329,044	£26,262,916
100% affordable housing (70:30)	£9,393,210	£13,703,390	£15,550,611	£16,656,269	£20,462,440	£13,150,071	£15,469,559	£18,120,381	£20,381,390	£22,680,152	£26,676,688	£27,538,723	£26,372,067	£27,234,103	£27,862,467

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£49,296,908	£33,543,266	£26,775,342	£18,234,786	£12,551,900	£35,551,265	£28,316,935	£20,797,019	£14,126,669	£5,621,177	£3,436,238	£6,736,291	£1,889,168	£5,220,662	£8,060,154
10% affordable housing (70:30)	£43,781,225	£29,188,267	£22,327,937	£15,831,853	£9,850,183	£31,045,866	£24,318,925	£17,253,559	£11,071,989	£3,198,321	£5,347,268	£8,510,654	£4,016,993	£7,091,759	£9,740,705
20% affordable housing (70:30)	£38,256,316	£24,833,267	£19,079,208	£12,428,920	£8,748,466	£26,540,066	£20,320,924	£13,697,556	£8,017,109	£1,953,917	£4,367,494	£10,297,415	£6,068,061	£9,996,820	£11,439,255
30% affordable housing (70:30)	£32,716,922	£20,478,267	£15,202,823	£9,026,966	£7,846,146	£22,034,467	£16,318,403	£10,141,566	£4,962,329	£1,690,487	£9,405,666	£12,072,978	£6,229,667	£10,901,879	£13,128,805
40% affordable housing (70:30)	£27,177,543	£16,111,778	£11,327,439	£6,623,053	£5,111,019	£17,528,867	£12,289,956	£6,585,569	£1,897,293	£4,134,891	£11,444,840	£13,858,541	£10,393,237	£12,806,938	£14,818,395
50% affordable housing (70:30)	£21,638,159	£11,723,767	£7,452,052	£4,207,692	£2,924,127	£12,999,311	£8,281,509	£3,029,573	£1,933,470	£9,641,924	£13,484,013	£15,638,104	£12,656,908	£14,711,999	£16,507,906
60% affordable housing (70:30)	£16,098,771	£7,335,794	£4,976,671	£1,235,350	£849,263	£8,458,256	£4,233,962	£2,560,259	£4,284,172	£9,250,208	£15,523,167	£17,419,666	£14,720,578	£16,617,058	£18,197,457
70% affordable housing (70:30)	£10,523,006	£3,947,803	£3,321,713	£4,678,293	£8,069,882	£3,917,202	£1,816,812	£4,158,769	£7,490,842	£11,858,492	£17,562,361	£19,200,229	£16,884,249	£18,522,117	£19,887,007
80% affordable housing (70:30)	£4,939,932	£11,464,154	£4,254,007	£8,311,925	£11,201,798	£654,467	£3,880,046	£7,898,883	£10,788,756	£14,466,776	£19,601,533	£20,960,791	£19,047,919	£20,427,177	£21,876,958
90% affordable housing (70:30)	£3,673,816	£5,971,864	£8,369,814	£11,868,694	£14,333,716	£5,264,224	£8,122,567	£11,738,647	£14,086,660	£17,013,360	£22,764,904	£23,764,660	£21,611,589	£22,832,267	£23,661,109
100% affordable housing (70:30)	£6,396,403	£10,706,583	£12,553,804	£15,659,462	£17,465,633	£10,153,263	£12,472,752	£15,578,411	£17,384,582	£19,683,345	£23,679,880	£24,641,916	£23,375,260	£24,237,296	£24,955,660

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£39,082,570	£23,528,929	£16,961,006	£10,020,449	£2,437,955	£25,336,328	£18,102,597	£10,582,682	£3,072,351	£4,593,160	£13,950,628	£16,950,628	£12,203,505	£15,435,000	£18,274,491
10% affordable housing (70:30)	£33,566,896	£19,973,930	£12,713,600	£8,617,515	£5,654,154	£20,631,329	£14,104,931	£7,039,221	£9,872,652	£7,016,016	£15,961,826	£18,731,181	£14,231,230	£17,308,097	£19,964,042
20% affordable housing (70:30)	£28,041,978	£16,618,930	£10,863,870	£7,214,562	£3,465,871	£16,325,729	£10,106,587	£4,481,224	£2,197,228	£9,460,420	£17,580,831	£20,511,753	£16,282,398	£19,211,517	£21,653,992
30% affordable housing (70:30)	£22,502,592	£10,263,930	£4,988,485	£4,188,352	£6,368,191	£11,820,129	£6,104,066	£2,772,771	£5,252,008	£11,904,825	£19,620,003	£22,292,316	£18,443,904	£21,116,216	£23,343,142
40% affordable housing (70:30)	£16,963,206	£5,897,441	£1,119,102	£4,550,295	£9,303,328	£7,314,530	£3,628,768	£9,317,105	£14,349,228	£20,688,177	£24,072,878	£20,507,574	£23,001,276	£25,632,693	
50% affordable housing (70:30)	£11,423,820	£1,608,946	£2,762,282	£5,006,746	£12,428,464	£5,748,974	£1,962,826	£7,184,764	£11,407,807	£16,886,261	£23,853,441	£22,771,946	£24,926,336	£26,122,453	
60% affordable housing (70:30)	£5,884,434	£2,878,543	£6,637,666	£11,449,688	£15,173,601	£10,774,597	£5,821,481	£5,821,481	£10,448,509	£10,464,545	£25,737,524	£27,634,003	£24,934,915	£26,831,995	£28,411,795
70% affordable housing (70:30)	£3,688,669	£7,265,535	£10,547,050	£14,892,630	£18,284,210	£6,297,136	£10,027,225	£14,373,106	£17,705,180	£22,072,829	£27,776,698	£29,414,996	£27,086,586	£28,736,454	£30,101,345
80% affordable housing (70:30)	£5,275,408	£11,698,491	£14,468,344	£18,526,263	£21,616,136	£10,868,804	£14,104,385	£18,113,220	£21,003,093	£24,681,114	£29,915,871	£31,185,129	£29,362,256	£30,641,515	£31,790,898
90% affordable housing (70:30)	£10,887,953	£16,186,301	£18,583,951	£22,200,031	£24,548,053	£15,478,561	£18,336,904	£21,962,984	£24,901,006	£27,289,398	£31,965,044	£32,976,692	£31,425,926	£32,546,574	£33,480,446
100% affordable housing (70:30)	£16,610,740	£20,920,920	£22,769,141	£25,873,799	£27,679,970	£20,367,601	£22,987,069	£25,792,748	£27,598,920	£29,897,682	£33,984,216	£34,758,253	£33,589,598	£34,451,633	£35,169,997

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£52,341,722	£36,388,398	£29,229,808	£22,227,608	£15,996,722	£38,388,867	£31,361,756	£24,841,841	£17,177,991	£6,661,361	£3,801,146	£5,891,469	£1,655,841	£2,175,841	£5,013,332
10% affordable housing (70:30)	£46,826,047	£32,233,968	£25,972,750	£18,876,674	£12,695,005	£34,090,488	£27,383,750	£20,296,380	£14,116,711	£5,243,142	£2,302,466	£5,472,032	£3,972,071	£4,046,938	£6,704,883
20% affordable housing (70:30)	£41,301,137	£27,878,089	£22,123,029	£16,473,741	£9,793,288	£29,584,887	£23,365,746	£16,742,384	£11,081,931	£3,798,739	£4,321,672	£7,252,694	£5,023,230	£5,951,998	£8,394,433
30% affordable housing (70:30)	£35,781,751	£23,522,089	£18,247,644	£12,070,807	£6,990,968	£25,079,288	£19,363,225	£13,196,398	£8,007,150	£1,354,324	£6,360,845	£9,033,157	£5,184,745	£7,857,057	£10,083,983
40% affordable housing (70:30)	£30,222,364	£19,158,600	£14,372,260	£9,861,874	£5,855,331	£20,573,689	£15,334,178	£9,630,391	£4,942,694	£1,090,069	£8,600,019	£10,813,720	£7,348,415	£9,763,117	£11,773,534
50% affordable housing (70:30)	£24,682,970	£14,769,808	£10,496,786	£5,252,414	£1,020,694	£16,044,133	£11,306,331	£6,074,394	£1,851,351	£5,597,102	£10,439,192	£12,594,282	£9,512,086	£11,667,177	£13,463,085
60% affordable housing (70:30)	£19,143,593	£10,380,816	£6,621,493	£1,809,471	£1,914,442	£11,503,078	£7,277,893	£2,484,562	£1,239,351	£6,205,386	£12,478,365	£14,374,844	£11,675,75		

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 3

No Units	180
Site Area	1.55 Ha

VBC as % of floorspace	50%
------------------------	-----

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£55,497,311	£39,743,669	£32,975,745	£26,435,189	£18,752,303	£41,751,668	£36,997,422	£20,327,072	£11,821,580	£2,764,165	£-635,888	£4,211,235	£979,741	£-1,869,751	£-1,869,751
10% affordable housing (70:30)	£51,808,103	£36,828,170	£30,398,642	£23,194,281	£16,805,538	£38,735,769	£32,627,007	£18,276,265	£10,198,049	£1,477,684	£-1,736,211	£2,846,971	£-2,999,400	£-2,999,400	£-2,999,400
20% affordable housing (70:30)	£48,118,894	£33,912,671	£27,821,539	£20,873,372	£14,868,775	£35,719,870	£29,162,331	£22,244,057	£16,239,460	£8,593,027	£1,611,111	£-2,036,535	£1,482,708	£-1,553,941	£-1,553,941
30% affordable housing (70:30)	£44,420,220	£30,997,172	£25,241,752	£18,592,463	£12,912,010	£32,703,971	£26,484,829	£19,861,106	£14,180,653	£6,916,977	£-1,205,937	£-4,136,860	£33,136	£-2,836,263	£-5,278,699
40% affordable housing (70:30)	£40,715,130	£28,081,673	£22,645,876	£16,311,555	£10,965,245	£29,688,072	£23,807,326	£17,478,156	£12,131,848	£5,274,927	£-2,578,668	£-5,337,184	£-1,361,069	£-4,119,586	£-6,418,348
50% affordable housing (70:30)	£37,010,940	£25,166,174	£20,050,000	£14,030,646	£9,005,932	£26,672,173	£21,114,560	£15,095,205	£10,083,041	£3,632,872	£-3,951,399	£-6,537,507	£-2,816,799	£-5,402,907	£-7,557,698
60% affordable housing (70:30)	£33,304,950	£22,236,464	£17,454,125	£11,743,738	£7,036,726	£23,658,276	£18,416,942	£12,712,255	£8,022,950	£1,990,826	£-5,324,130	£-7,721,832	£-6,896,229	£-9,637,647	£-11,829,229
70% affordable housing (70:30)	£19,300,850	£14,858,249	£9,468,599	£5,067,520	£2,627,906	£20,627,906	£15,718,724	£10,329,304	£5,950,034	£329,542	£-6,896,862	£-8,728,258	£-7,969,551	£-9,837,296	£-11,829,229
80% affordable housing (70:30)	£25,894,770	£16,363,235	£12,262,374	£7,160,766	£3,098,915	£17,587,740	£13,020,806	£7,939,568	£3,877,118	£-1,417,207	£-8,069,593	£-10,138,479	£-7,183,987	£-9,262,873	£-10,976,945
90% affordable housing (70:30)	£22,189,679	£13,425,621	£9,666,498	£4,853,023	£1,124,506	£14,548,083	£10,322,889	£5,528,114	£1,804,200	£-3,169,346	£-9,442,324	£-11,338,804	£-8,639,716	£-10,536,196	£-12,116,595
100% affordable housing (70:30)	£10,488,008	£7,050,310	£2,545,280	£-358,330	£-358,330	£11,508,427	£7,621,891	£3,116,660	£-323,959	£-4,921,484	£-10,815,056	£-12,539,128	£-10,095,445	£-11,819,517	£-13,256,244

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£62,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£95,432,532	£66,285,917	£55,135,638	£42,022,464	£28,012,730	£68,377,075	£59,612,238	£31,112,102	£17,003,672	£1,130,003	£-1,726,670	£18,985,831	£17,189,393	£17,189,393	£18,985,831
10% affordable housing (70:30)	£76,321,541	£51,301,473	£37,791,001	£24,075,362	£11,324,105	£59,393,874	£50,269,808	£30,502,636	£19,651,377	£1,931,594	£-1,265,650	£19,985,854	£15,282,672	£12,309,262	£13,129,044
20% affordable housing (70:30)	£74,216,749	£49,216,972	£35,008,104	£21,256,271	£11,270,869	£52,409,774	£43,987,312	£25,085,586	£11,900,194	£1,150,761	£-1,278,953	£13,068,179	£12,646,937	£12,682,585	£12,268,693
30% affordable housing (70:30)	£63,799,423	£37,132,472	£30,897,892	£19,957,180	£11,517,633	£38,425,672	£31,684,815	£20,288,537	£11,048,990	£1,212,417	£-1,203,589	£13,256,503	£12,036,507	£13,965,906	£13,408,432
40% affordable housing (70:30)	£59,414,513	£30,041,970	£25,063,767	£11,819,098	£11,716,396	£38,441,571	£30,322,317	£19,651,467	£11,917,786	£1,222,647	£-1,301,083	£13,486,827	£12,489,714	£13,249,229	£13,947,991
50% affordable housing (70:30)	£51,119,604	£25,963,470	£20,078,693	£11,098,997	£11,123,712	£31,457,470	£23,015,084	£13,034,438	£11,046,602	£1,142,967	£-1,321,043	£14,667,181	£13,046,443	£13,532,550	£13,687,641
60% affordable housing (70:30)	£34,824,633	£20,891,179	£11,076,519	£116,379,908	£12,092,917	£104,473,369	£109,713,001	£115,417,388	£120,106,694	£1,261,388	£-1,333,453	£13,453,774	£13,867,475	£13,240,172	£13,818,872
70% affordable housing (70:30)	£36,529,784	£20,638,794	£11,821,384	£11,818,135	£12,048,123	£107,962,248	£112,410,930	£117,900,339	£122,179,610	£1,272,801	£-1,344,826	£13,826,505	£13,767,799	£13,867,801	£13,989,195
80% affordable housing (70:30)	£10,246,933	£11,756,408	£10,968,977	£10,968,977	£12,031,339	£11,941,904	£11,910,837	£10,130,075	£12,454,526	£1,265,566	£-1,361,199	£13,199,236	£13,282,430	£13,313,630	£13,106,069
90% affordable housing (70:30)	£10,938,964	£11,704,022	£11,463,145	£13,276,620	£12,005,137	£11,807,755	£12,621,529	£11,325,443	£11,288,989	£1,371,571	£-1,377,967	£13,948,447	£13,769,359	£13,665,639	£14,046,238
100% affordable housing (70:30)	£10,667,737	£11,641,658	£12,079,353	£12,584,364	£12,097,973	£11,621,216	£12,907,953	£12,012,693	£12,465,602	£1,305,117	£-1,394,699	£14,068,777	£13,925,088	£13,949,160	£14,185,887

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£44,210,612	£30,984,253	£25,732,177	£14,272,733	£8,995,619	£19,956,254	£16,190,585	£12,710,501	£7,980,851	£-97,896,342	£-96,943,757	£10,243,810	£-95,696,687	£-98,728,182	£-101,567,673
10% affordable housing (70:30)	£41,899,560	£28,379,753	£23,039,280	£16,563,942	£9,932,384	£16,912,154	£13,869,088	£10,680,815	£6,142,656	£-93,500,874	£-98,230,229	£10,444,134	£-96,860,351	£-99,977,541	£-102,707,323
20% affordable housing (70:30)	£41,589,028	£26,795,251	£21,886,383	£14,834,550	£8,849,148	£15,988,053	£13,540,541	£10,463,866	£6,473,463	£-91,148,896	£-99,543,812	£10,244,458	£-98,225,216	£-101,260,864	£-103,846,672
30% affordable housing (70:30)	£35,287,703	£22,710,751	£14,466,171	£8,115,459	£6,798,913	£12,223,094	£7,846,816	£5,527,270	£3,790,346	£-100,913,859	£-103,844,782	£10,844,782	£-99,814,787	£-102,544,186	£-104,866,622
40% affordable housing (70:30)	£38,992,782	£17,625,248	£17,052,047	£9,336,368	£8,742,677	£10,019,580	£7,500,507	£6,229,787	£6,874,075	£-94,432,996	£-102,286,590	£10,045,107	£-101,089,680	£-103,827,938	£-106,126,270
50% affordable housing (70:30)	£26,897,883	£14,343,749	£10,657,922	£6,677,276	£3,011,891	£7,038,750	£7,593,363	£4,612,717	£9,824,892	£-98,075,646	£-103,659,322	£10,246,430	£-102,524,722	£-105,110,630	£-107,265,920
60% affordable housing (70:30)	£66,402,972	£77,469,459	£82,253,798	£87,958,185	£92,671,197	£76,051,648	£81,291,280	£86,995,668	£81,884,973	£-97,717,096	£-105,032,953	£107,445,754	£-103,980,451	£-106,394,151	£-108,045,569
70% affordable housing (70:30)	£70,108,063	£30,407,073	£34,849,673	£90,239,414	£94,640,402	£79,000,527	£83,889,199	£99,378,618	£97,757,889	£-99,378,381	£-106,404,785	£108,646,079	£105,436,180	£107,677,474	£109,545,219
80% affordable housing (70:30)	£73,834,153	£33,344,697	£37,445,549	£92,347,156	£96,609,060	£82,120,183	£86,891,116	£91,789,395	£95,930,895	£-101,125,150	£-107,773,110	£108,846,802	£106,891,809	£108,306,786	£110,894,868
90% affordable housing (70:30)	£77,516,243	£36,282,300	£40,041,425	£94,854,600	£98,853,416	£86,159,859	£91,179,088	£97,903,722	£102,877,268	£-109,150,246	£-111,046,726	£110,244,118	£108,347,638	£110,244,118	£111,824,518
100% affordable housing (70:30)	£81,246,016	£39,219,915	£42,657,613	£97,162,643	£100,665,252	£88,199,495	£92,086,232	£96,591,262	£100,031,881	£-110,629,407	£-110,522,978	£112,247,050	£109,803,368	£111,527,440	£112,964,166

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,909,075	£-5,444,566	£-12,612,490	£-20,153,040	£-26,835,933	£-33,856,568	£-11,070,898	£-18,590,814	£-25,261,164	£-33,786,656	£-42,824,070	£-46,124,124	£-41,377,000	£-44,608,495	£-47,447,986
10% affordable housing (70:30)	£5,219,997	£-3,760,066	£-15,189,593	£-22,493,965	£-29,782,697	£-36,852,467	£-13,748,401	£-20,961,228	£-27,909,970	£-35,390,187	£-44,110,552	£-47,324,447	£-42,741,265	£-45,857,895	£-48,987,636
20% affordable housing (70:30)	£2,330,665	£-11,675,564	£-17,766,696	£-24,714,864	£-30,729,461	£-39,868,366	£-16,425,905	£-23,844,199	£-29,358,776	£-37,003,209	£-45,424,125	£-48,523,771	£-44,105,530	£-47,141,177	£-49,727,265
30% affordable housing (70:30)	£-1,168,016	£-14,591,664	£-20,346,484	£-26,996,772	£-32,676,226	£-41,884,264	£-19,103,407	£-25,727,129	£-31,407,583	£-38,671,259	£-46,794,173	£-49,725,095	£-45,495,100	£-48,424,490	£-50,666,935
40% affordable housing (70:30)	£-4,873,105	£													

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£55,497,311	£35,743,669	£32,975,745	£28,435,189	£18,752,303	£41,751,688	£34,517,338	£26,997,422	£20,327,072	£11,821,580	£2,764,165	£-335,888	£4,211,235	£979,741	£-1,889,761
10% affordable housing (70:30)	£51,806,170	£36,828,170	£39,389,642	£33,154,281	£16,806,530	£37,235,769	£31,839,835	£24,627,007	£18,276,286	£10,198,049	£1,477,624	£-1,736,211	£2,868,971	£-289,819	£-2,990,403
20% affordable housing (70:30)	£46,115,894	£33,912,871	£27,821,330	£20,573,312	£14,859,775	£30,719,070	£20,162,331	£22,240,057	£16,420,460	£8,959,027	£164,111	£-2,036,535	£1,482,706	£-1,554,941	£-4,130,049
30% affordable housing (70:30)	£44,420,220	£30,997,172	£26,241,752	£16,592,642	£12,912,010	£32,703,971	£26,484,829	£19,861,106	£14,180,653	£6,916,977	£-1,205,937	£-4,136,860	£93,136	£-2,836,263	£-5,278,699
40% affordable housing (70:30)	£40,715,130	£28,081,673	£22,645,876	£16,311,655	£10,965,245	£29,688,072	£23,407,326	£17,476,156	£11,481,848	£5,274,927	£-2,278,668	£-5,337,184	£-1,361,069	£-4,119,586	£-6,419,348
50% affordable housing (70:30)	£37,010,040	£26,185,174	£20,030,030	£14,030,646	£9,005,922	£26,672,113	£21,114,565	£15,095,205	£9,632,876	£-3,951,399	£-6,537,607	£-6,816,799	£-5,403,407	£-7,557,939	£-10,000,000
60% affordable housing (70:30)	£33,304,950	£22,238,464	£17,454,125	£11,749,738	£7,036,726	£23,656,275	£18,416,642	£12,712,255	£8,022,950	£1,990,826	£-5,324,130	£-7,737,832	£-4,272,528	£-6,686,229	£-8,697,647
70% affordable housing (70:30)	£29,599,860	£19,300,850	£14,858,249	£9,468,509	£5,067,620	£20,627,396	£15,718,724	£10,329,304	£5,950,034	£328,542	£-6,896,862	£-8,938,156	£-5,728,258	£-7,069,551	£-9,837,296
80% affordable housing (70:30)	£26,894,770	£16,362,235	£12,262,374	£7,180,766	£3,098,515	£17,587,740	£13,020,806	£7,939,568	£3,877,118	£-1,417,207	£-8,069,593	£-10,138,479	£-7,183,987	£-9,252,873	£-10,976,945
90% affordable housing (70:30)	£22,189,670	£13,425,621	£9,866,498	£4,853,023	£1,124,506	£14,549,863	£10,322,898	£5,929,114	£1,860,346	£-3,169,346	£-9,442,324	£-11,338,804	£-8,638,716	£-10,538,196	£-12,116,995
100% affordable housing (70:30)	£18,461,906	£10,488,008	£7,050,310	£2,545,280	£-958,330	£7,821,891	£3,116,660	£-323,699	£-4,921,484	£-10,815,056	£-12,538,128	£-10,095,445	£-11,819,517	£-12,566,244	

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£49,236,908	£33,543,266	£26,775,342	£19,234,786	£12,551,900	£35,551,265	£28,416,938	£20,797,019	£14,126,669	£5,621,177	£-3,436,238	£-6,736,291	£-1,889,168	£-5,220,682	£-8,060,154
10% affordable housing (70:30)	£45,807,700	£30,627,767	£24,198,239	£16,983,878	£10,808,135	£32,535,366	£25,539,432	£18,426,894	£12,077,963	£3,997,646	£-4,722,719	£-7,808,614	£-3,363,432	£-6,470,022	£-9,199,403
20% affordable housing (70:30)	£41,915,401	£27,712,266	£21,621,158	£14,672,969	£8,658,372	£29,519,807	£22,961,928	£16,045,654	£10,029,057	£-2,358,624	£-6,036,292	£-9,136,938	£-4,717,697	£-7,753,344	£-10,539,452
30% affordable housing (70:30)	£38,219,817	£24,736,769	£19,041,349	£12,392,660	£6,711,607	£26,503,568	£20,284,426	£13,660,703	£7,980,250	£1,676,574	£-7,406,340	£-10,337,263	£-6,107,262	£-9,036,666	£-11,479,102
40% affordable housing (70:30)	£34,514,727	£21,881,270	£16,445,473	£10,111,152	£4,764,842	£23,487,669	£17,696,923	£11,277,753	£5,931,445	£-1,925,478	£-8,779,071	£-11,537,587	£-7,581,472	£-10,919,989	£-12,818,751
50% affordable housing (70:30)	£30,809,637	£19,985,771	£13,949,597	£7,830,243	£2,805,529	£20,471,770	£14,914,157	£9,894,802	£3,882,638	£-2,567,557	£-10,151,802	£-12,731,010	£-9,017,002	£-11,693,310	£-13,758,401
60% affordable housing (70:30)	£27,104,547	£16,038,061	£11,263,722	£5,548,336	£986,323	£17,456,572	£12,216,235	£6,511,852	£1,822,547	£-4,209,577	£-11,524,533	£-13,938,235	£-10,472,931	£-12,886,632	£-14,898,050
70% affordable housing (70:30)	£23,399,457	£13,100,447	£8,657,846	£3,268,106	£-1,132,883	£14,428,903	£9,516,321	£4,128,901	£-220,369	£-5,870,861	£-16,138,559	£-11,928,661	£-14,169,954	£-16,037,699	£-18,037,699
80% affordable housing (70:30)	£19,694,367	£10,162,832	£6,961,971	£2,097,365	£-3,102,085	£11,387,337	£6,620,403	£2,323,285	£-7,617,610	£-14,669,896	£-16,338,682	£-13,384,390	£-15,453,276	£-17,177,548	£-19,000,000
90% affordable housing (70:30)	£17,989,276	£7,226,216	£3,466,065	£-1,347,380	£-5,075,897	£8,347,680	£4,122,486	£-672,259	£-4,306,023	£-9,363,747	£-15,642,727	£-17,639,207	£-14,640,119	£-16,748,998	£-18,316,998
100% affordable housing (70:30)	£12,261,503	£4,287,605	£949,307	£-3,655,123	£-7,158,733	£3,308,024	£1,421,988	£-3,083,743	£-6,524,362	£-11,121,887	£-17,015,459	£-18,739,531	£-16,296,848	£-18,019,920	£-19,456,647

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£59,082,570	£32,528,929	£16,951,005	£9,020,449	£2,437,563	£25,336,328	£18,102,597	£10,582,682	£3,012,331	£-4,593,180	£-13,950,575	£-16,950,628	£-12,203,905	£-15,435,000	£-18,274,491
10% affordable housing (70:30)	£56,393,362	£29,413,430	£13,983,902	£6,730,541	£980,798	£22,321,029	£15,425,095	£8,212,267	£1,863,626	£-5,216,691	£-14,937,057	£-16,150,961	£-13,967,769	£-16,684,309	£-19,414,141
20% affordable housing (70:30)	£51,704,154	£27,497,931	£11,408,799	£4,458,632	£-1,555,965	£19,305,129	£12,747,591	£5,829,317	£-1,185,281	£-7,855,713	£-16,250,630	£-19,351,276	£-14,932,034	£-17,967,682	£-20,553,789
30% affordable housing (70:30)	£48,005,480	£14,582,431	£8,827,011	£2,177,723	£-3,502,730	£16,289,231	£10,070,088	£3,446,366	£-2,234,087	£-9,497,764	£-17,620,677	£-20,551,600	£-16,321,604	£-19,251,003	£-21,893,430
40% affordable housing (70:30)	£44,300,380	£11,666,933	£6,231,136	£-1,035,185	£-5,448,495	£13,273,332	£7,292,586	£-1,063,418	£-4,282,893	£-11,139,814	£-18,993,408	£-24,051,958	£-17,725,809	£-20,534,326	£-22,833,988
50% affordable housing (70:30)	£40,595,300	£8,751,433	£3,635,260	£-2,384,094	£-7,408,809	£10,257,433	£4,699,819	£-1,319,535	£-3,331,699	£-12,781,864	£-20,366,140	£-22,852,248	£-19,621,540	£-21,817,647	£-23,972,736
60% affordable housing (70:30)	£36,890,210	£5,823,724	£1,039,384	£-4,665,033	£-9,378,014	£7,241,534	£2,001,902	£-3,702,485	£-8,391,790	£-14,423,914	£-21,738,871	£-24,152,572	£-20,687,269	£-23,100,969	£-25,112,387
70% affordable housing (70:30)	£33,185,119	£2,898,102	£-1,556,491	£-6,946,232	£-11,347,220	£4,212,655	£-996,017	£-6,095,436	£-10,464,707	£-16,085,198	£-23,111,602	£-25,352,896	£-22,142,989	£-24,394,292	£-26,252,037
80% affordable housing (70:30)	£29,480,039	£-81,608	£-4,152,367	£-9,253,974	£-13,316,425	£1,172,989	£-3,993,934	£-9,475,172	£-12,537,823	£-17,631,947	£-24,484,333	£-26,653,210	£-23,989,721	£-25,661,613	£-27,801,885
90% affordable housing (70:30)	£25,774,939	£-2,989,119	£-6,748,242	£-11,561,717	£-15,290,234	£-1,866,657	£-6,091,851	£-10,886,626	£-14,810,540	£-19,584,096	£-25,957,064	£-27,753,544	£-25,054,456	£-26,950,936	£-28,631,336
100% affordable housing (70:30)	£22,047,166	£-5,926,733	£-9,384,430	£-13,869,461	£-17,373,070	£-4,308,313	£-8,793,050	£-13,298,699	£-21,336,224	£-27,229,796	£-28,953,868	£-26,510,185	£-28,234,257	£-29,670,984	

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£52,341,728	£28,388,388	£20,240,181	£12,222,808	£1,159,988,722	£38,398,087	£31,361,756	£24,881,841	£17,177,191	£6,665,389	£-330,416	£-3,691,489	£1,685,841	£-2,175,841	£-5,013,332
10% affordable housing (70:30)	£48,652,521	£23,672,588	£27,243,961	£19,998,099	£13,649,567	£35,580,188	£28,684,253	£21,471,426	£15,122,685	£7,042,467	£-1,677,898	£-4,891,793	£-3,081,610	£-3,425,200	£-6,154,882
20% affordable housing (70:30)	£44,963,313	£20,757,090	£24,665,958	£17,717,791	£11,703,193	£32,564,288	£26,006,750	£19,088,476	£13,073,878	£5,403,446	£-2,991,471	£-6,092,117	£-1,672,876	£-4,708,523	£-7,294,631
30% affordable housing (70:30)	£41,264,639	£27,841,590	£22,086,170	£15,436,882	£9,736,429	£29,546,390	£23,329,247	£16,705,525	£11,025,072	£3,761,395	£-4,361,518	£-7,292,441	£-3,062,446	£-5,991,844	£-8,434,281
40% affordable housing (70:30)	£37,559,540	£24,028,092	£19,409,295	£13,155,913	£7,809,684	£26,532,401	£20,851,744	£14,322,575	£9,876,386	£2,119,345	£-5,734,249	£-8,492,765	£-4,516,651	£-7,275,167	£-9,573,929
50% affordable housing (70:30)	£33,854,458	£22,010,952	£16,894,419	£10,879,065	£5,850,350	£23,516,940	£17,958,978	£11,938,624	£6,927,400	£477,295	£-7,106,981	£-9,693,089	£-5,972,381	£-8,558,489	£-10,713,579
60% affordable housing (70:30)	£30,149,369	£19,082,883	£14,236,543	£8,594,156	£3,881,145	£20,500,693	£15,261,061	£9,556,673	£4,867,368	£-1,164,755	£-8,479,712	£-10			

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 3

No Units	180
Site Area	1.55 Ha

VBC as % of floorspace 75%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£52,497,311	£39,743,669	£32,975,745	£25,435,189	£18,752,330	£41,751,668	£34,517,338	£26,997,422	£20,327,072	£11,821,580	£2,764,165	£-535,888	£4,211,235	£979,741	£-1,859,751
10% affordable housing (70-30)	£38,634,577	£28,276,670	£23,688,345	£18,276,306	£13,760,492	£30,160,337	£25,796,569	£19,284,240	£10,991,385	£2,102,253	£-1,155,973	£3,510,432	£346,453	£-2,449,499	£-2,449,499
20% affordable housing (70-30)	£31,771,842	£23,701,612	£20,382,145	£23,117,422	£16,789,680	£28,869,271	£23,833,337	£24,900,149	£18,241,407	£10,181,190	£1,440,341	£-1,776,938	£2,809,628	£-339,466	£-3,039,247
30% affordable housing (70-30)	£49,909,109	£35,315,673	£29,055,344	£21,958,538	£15,776,888	£37,173,072	£30,446,336	£23,800,245	£17,198,574	£9,324,038	£778,428	£-2,396,144	£2,108,823	£-971,050	£-3,628,956
40% affordable housing (70-30)	£46,046,375	£33,839,675	£27,748,544	£20,799,655	£14,785,057	£35,646,874	£29,089,356	£22,170,340	£16,155,743	£8,484,341	£85,699	£-3,016,229	£1,408,020	£-1,632,635	£-4,218,743
50% affordable housing (70-30)	£46,181,620	£32,363,676	£26,441,743	£19,640,772	£13,763,245	£34,120,675	£27,732,335	£20,960,435	£15,112,910	£7,644,644	£-619,189	£3,636,215	£707,216	£-2,284,219	£-4,808,491
60% affordable housing (70-30)	£44,210,728	£30,867,678	£25,131,775	£18,481,887	£12,861,434	£32,584,476	£26,375,335	£19,750,331	£14,070,078	£6,804,947	£-1,329,478	£4,256,400	£-24,881	£-2,955,804	£-5,398,230
70% affordable housing (70-30)	£29,411,679	£23,814,088	£17,323,004	£11,809,623	£8,068,278	£28,016,334	£23,027,245	£18,540,627	£13,027,245	£5,965,250	£-2,031,767	£-6,876,485	£-772,669	£-3,617,388	£-5,987,987
80% affordable housing (70-30)	£40,569,138	£27,935,681	£22,498,442	£16,164,121	£10,817,811	£29,542,080	£23,661,334	£17,330,722	£11,984,412	£5,125,554	£-2,738,056	£-5,496,571	£-1,520,457	£-4,278,973	£-6,577,735
90% affordable housing (70-30)	£38,688,343	£26,459,682	£21,182,074	£15,005,237	£9,822,489	£28,015,881	£22,297,654	£16,120,817	£10,941,581	£4,285,857	£-3,444,345	£-6,116,857	£-2,268,245	£-4,940,357	£-7,167,483
100% affordable housing (70-30)	£36,827,549	£24,983,684	£19,865,707	£13,846,353	£8,819,215	£26,489,682	£20,930,266	£14,910,912	£9,898,748	£3,446,160	£-4,150,634	£-3,016,033	£-1,520,457	£-5,802,141	£-7,757,232

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£72,852,933	£53,385,974	£45,565,999	£35,694,484	£26,017,949	£58,312,679	£48,227,674	£36,312,231	£26,802,972	£11,630,093	£2,365,970	£-129,662,531	£33,318,490	£-107,169,833	£-28,986,384
10% affordable housing (70-30)	£74,495,066	£59,861,973	£49,460,699	£40,853,337	£31,569,151	£67,904,173	£54,969,306	£40,333,074	£28,845,403	£11,138,258	£-126,027,390	£-129,285,616	£-124,619,211	£-127,783,191	£-130,679,142
20% affordable housing (70-30)	£76,357,301	£61,337,972	£51,767,498	£40,012,222	£31,380,963	£80,430,373	£62,326,307	£43,993,494	£31,968,454	£12,689,302	£-128,689,302	£-129,905,702	£-125,320,016	£-128,439,109	£-131,168,890
30% affordable housing (70-30)	£78,220,535	£62,813,970	£53,074,299	£40,171,105	£31,252,775	£90,955,571	£73,693,307	£49,749,398	£31,931,069	£14,805,605	£-127,351,215	£-130,525,797	£-128,020,850	£-129,100,693	£-131,758,639
40% affordable housing (70-30)	£80,083,268	£64,293,969	£54,361,101	£40,261,988	£31,134,907	£92,482,768	£80,060,308	£55,959,303	£31,810,901	£15,649,302	£-130,043,945	£-131,145,872	£-128,741,663	£-129,762,474	£-132,348,366
50% affordable housing (70-30)	£81,948,123	£65,775,967	£55,651,987	£40,353,872	£31,016,734	£94,008,968	£81,007,308	£57,169,208	£31,693,734	£16,484,999	£-128,748,832	£-131,765,958	£-127,422,427	£-130,423,662	£-132,938,135
60% affordable housing (70-30)	£83,813,917	£67,257,966	£56,942,868	£40,447,758	£30,901,569	£95,535,167	£82,001,309	£58,279,112	£31,578,565	£17,324,698	£-129,455,121	£-132,388,044	£-128,154,324	£-131,085,447	£-133,527,882
70% affordable housing (70-30)	£85,689,711	£68,739,965	£58,233,748	£40,541,638	£30,792,450	£97,061,365	£83,001,309	£59,559,017	£31,465,392	£18,159,302	£-129,164,393	£-133,006,129	£-128,902,312	£-131,747,031	£-134,117,631
80% affordable housing (70-30)	£87,565,505	£70,221,964	£59,524,628	£40,636,519	£30,683,331	£98,572,563	£84,001,309	£60,840,912	£31,356,214	£19,044,000	£-128,875,698	£-133,626,214	£-128,650,616	£-132,408,616	£-134,702,879
90% affordable housing (70-30)	£89,441,300	£71,707,963	£60,815,508	£40,731,400	£30,575,212	£100,083,761	£85,001,309	£62,671,017	£31,251,031	£19,926,999	£-128,586,803	£-134,246,300	£-128,363,889	£-131,970,200	£-135,297,127
100% affordable housing (70-30)	£91,317,094	£73,193,962	£62,106,388	£40,826,281	£30,468,093	£101,597,159	£86,001,309	£64,482,124	£31,146,902	£20,811,998	£-128,297,908	£-134,766,385	£-131,145,676	£-132,731,785	£-135,886,875

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£44,210,812	£39,959,253	£36,732,177	£27,272,733	£20,955,619	£57,955,254	£46,190,585	£32,710,501	£24,390,851	£8,799,342	£-99,996,342	£-98,943,757	£-100,243,810	£-95,498,687	£-98,728,182
10% affordable housing (70-30)	£46,046,375	£41,440,253	£38,008,978	£27,811,616	£21,947,431	£59,452,453	£46,547,586	£32,811,353	£24,423,685	£9,718,538	£-97,605,689	£-96,300,836	£-98,147,481	£-99,381,470	£-102,157,432
20% affordable housing (70-30)	£47,882,938	£42,936,080	£39,502,700	£28,356,500	£22,942,300	£61,000,000	£48,000,000	£33,333,333	£24,666,667	£10,666,667	£-96,333,333	£-95,000,000	£-96,333,333	£-97,000,000	£-100,000,000
30% affordable housing (70-30)	£49,728,501	£44,434,981	£41,001,421	£28,901,381	£23,937,181	£62,555,556	£49,055,556	£34,333,333	£25,000,000	£11,666,667	£-95,333,333	£-94,000,000	£-95,333,333	£-96,333,333	£-99,000,000
40% affordable housing (70-30)	£51,574,064	£45,933,881	£42,502,301	£29,451,261	£24,982,061	£64,111,111	£50,111,111	£35,333,333	£25,333,333	£12,666,667	£-94,666,667	£-93,666,667	£-94,666,667	£-95,666,667	£-98,000,000
50% affordable housing (70-30)	£53,419,627	£47,432,781	£44,001,181	£29,996,141	£25,031,941	£65,666,667	£51,111,111	£36,333,333	£25,666,667	£13,666,667	£-94,000,000	£-93,000,000	£-94,000,000	£-95,000,000	£-97,000,000
60% affordable housing (70-30)	£55,265,190	£48,931,681	£45,500,061	£30,541,021	£25,082,821	£67,222,222	£52,111,111	£37,333,333	£26,000,000	£14,666,667	£-93,333,333	£-92,333,333	£-93,333,333	£-94,333,333	£-96,000,000
70% affordable housing (70-30)	£57,110,753	£50,430,581	£47,000,941	£31,090,901	£25,133,701	£68,777,778	£53,111,111	£38,333,333	£26,333,333	£15,666,667	£-92,666,667	£-91,666,667	£-92,666,667	£-93,666,667	£-95,000,000
80% affordable housing (70-30)	£58,956,316	£51,929,481	£48,500,821	£31,640,781	£25,184,581	£70,333,333	£54,111,111	£39,333,333	£26,666,667	£16,666,667	£-92,000,000	£-91,000,000	£-92,000,000	£-93,000,000	£-94,000,000
90% affordable housing (70-30)	£60,801,879	£53,428,381	£49,999,701	£32,190,661	£25,235,461	£71,888,889	£55,111,111	£40,333,333	£27,000,000	£17,666,667	£-91,333,333	£-90,333,333	£-91,333,333	£-92,333,333	£-93,333,333
100% affordable housing (70-30)	£62,647,442	£54,927,281	£51,498,581	£32,740,541	£25,286,341	£73,444,444	£56,111,111	£41,333,333	£27,333,333	£18,666,667	£-90,666,667	£-89,666,667	£-90,666,667	£-91,666,667	£-92,666,667

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,679

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,908,075	£-5,844,566	£-12,612,410	£-20,153,046	£-28,693,333	£-3,836,566	£-11,070,888	£-18,590,814	£-25,261,164	£-33,766,656	£-42,824,070	£-48,124,124	£-41,377,000	£-44,608,495	£-47,447,988
10% affordable housing (70-30)	£18,046,341	£-17,320,566	£-19,919,291	£-27,411,930	£-37,827,744	£-5,362,766	£-12,427,889	£-20,791,667	£-28,300,996	£-39,598,851	£-49,486,982	£-56,744,208	£-42,077,894	£-45,241,783	£-48,037,738
20% affordable housing (70-30)	£18,183,656	£-16,785,654	£-18,728,091	£-26,470,814	£-36,819,655	£-4,889,865	£-13,784,899	£-20,998,086	£-27,346,829	£-38,427,046	£-44,147,895	£-47,384,294	£-42,772,608	£-45,807,702	£-48,627,482
30% affordable housing (70-30)	£18,320,971	£-16,246,743	£-17,672,563	£-25,021,697	£-35,768,538	£-4,400,756	£-15,141,900	£-22,207,901	£-28,599,681	£-36,264,108	£-41,808,508	£-44,984,380	£-43,473,472	£-46,559,286	£

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£46,300,100	£30,546,459	£24,778,535	£16,237,979	£9,555,093	£32,554,458	£25,320,127	£17,800,212	£11,129,861	£2,624,370	£6,433,045	£9,733,098	£4,985,975	£8,217,470	£11,056,961
10% affordable housing (70:30)	£29,070,460	£20,070,460	£22,471,734	£15,079,096	£8,583,292	£31,028,269	£24,983,127	£16,599,309	£10,087,030	£1,794,175	£7,094,957	£10,353,183	£5,686,778	£8,850,757	£11,646,709
20% affordable housing (70:30)	£42,743,632	£27,534,461	£24,184,435	£13,920,412	£7,574,470	£30,502,060	£23,506,138	£15,392,939	£9,044,197	£363,989	£7,758,869	£10,973,269	£5,387,552	£9,536,676	£12,236,457
30% affordable housing (70:30)	£46,118,688	£26,118,688	£19,858,134	£12,761,328	£6,576,668	£27,975,862	£21,249,126	£14,183,034	£8,001,364	£126,826	£8,418,782	£11,593,354	£7,088,387	£10,188,260	£12,826,205
40% affordable housing (70:30)	£38,849,165	£24,642,464	£18,551,333	£11,602,445	£5,587,847	£26,449,664	£19,892,125	£12,073,130	£6,956,532	£712,829	£9,111,512	£12,213,439	£7,789,190	£10,829,845	£13,414,953
50% affordable housing (70:30)	£38,984,210	£23,166,466	£17,414,533	£10,443,552	£4,598,355	£24,923,465	£18,535,125	£11,763,225	£6,152,660	£1,852,668	£9,816,399	£12,833,525	£8,499,994	£11,491,429	£14,005,701
60% affordable housing (70:30)	£35,113,516	£21,630,467	£15,933,965	£9,284,677	£3,604,224	£23,397,266	£17,178,124	£10,553,321	£4,872,866	£2,392,263	£10,522,688	£13,453,611	£9,222,091	£12,153,014	£14,595,449
70% affordable housing (70:30)	£33,242,722	£20,214,469	£14,617,598	£8,125,794	£2,612,412	£21,871,068	£16,343,124	£9,343,416	£3,830,036	£3,231,960	£11,228,077	£14,073,695	£9,869,879	£12,814,588	£15,185,198
80% affordable housing (70:30)	£31,371,828	£18,736,471	£14,301,232	£6,968,910	£1,620,601	£20,344,870	£14,484,123	£8,153,512	£2,787,202	£4,071,857	£11,834,266	£14,693,781	£10,717,667	£13,476,183	£15,774,845
90% affordable housing (70:30)	£29,501,133	£17,282,472	£11,984,864	£5,808,027	£626,276	£18,918,871	£13,100,444	£6,863,607	£1,370,470	£4,911,353	£12,641,555	£15,313,867	£11,465,496	£14,137,167	£16,364,694
100% affordable housing (70:30)	£27,630,339	£15,786,474	£10,688,497	£4,640,143	£-297,995	£17,292,472	£11,733,056	£5,713,702	£0,701,538	£-5,751,050	£-13,347,844	£-15,933,952	£-12,213,243	£-14,799,352	£-16,954,442

£5,933,684

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£46,296,408	£33,543,266	£26,775,342	£19,234,786	£12,591,900	£35,551,265	£28,316,935	£20,797,019	£14,126,669	£5,621,177	£3,436,238	£6,736,291	£1,889,168	£-5,220,662	£-9,060,154
10% affordable housing (70:30)	£47,434,174	£32,067,267	£25,468,542	£18,075,903	£11,560,989	£34,025,067	£26,989,934	£19,596,166	£13,083,837	£4,780,362	£4,098,150	£7,356,376	£2,689,971	£-5,863,950	£-8,849,902
20% affordable housing (70:30)	£45,571,430	£30,591,269	£24,161,742	£16,917,019	£10,568,277	£32,498,965	£25,602,934	£18,389,746	£12,041,004	£3,960,789	£4,060,602	£-9,976,461	£-3,900,775	£-6,509,869	£-9,239,650
30% affordable housing (70:30)	£43,708,706	£29,115,270	£22,864,941	£15,758,136	£9,576,465	£30,972,669	£24,245,933	£17,179,842	£10,998,171	£3,123,636	£-5,421,975	£-6,586,647	£-4,091,580	£-7,171,453	£-9,829,398
40% affordable housing (70:30)	£41,845,972	£27,639,272	£21,548,141	£14,599,252	£8,584,654	£29,446,471	£22,888,933	£15,969,937	£9,955,340	£2,283,938	£-6,114,704	£-9,216,632	£-4,792,383	£-7,833,038	£-10,419,146
50% affordable housing (70:30)	£39,981,117	£26,163,273	£20,241,340	£13,440,360	£7,592,842	£27,920,273	£21,531,932	£14,760,023	£8,912,507	£1,444,241	£-6,819,520	£-5,493,187	£-8,404,622	£-11,008,894	
60% affordable housing (70:30)	£38,119,323	£24,687,275	£18,930,772	£12,281,484	£6,601,031	£26,394,073	£20,174,932	£13,550,128	£7,869,675	£604,544	£-7,525,881	£-10,456,803	£-6,225,284	£-9,156,207	£-11,993,642
70% affordable housing (70:30)	£36,239,529	£23,211,276	£17,614,405	£11,122,601	£5,626,220	£24,867,875	£18,817,931	£12,340,224	£6,826,842	£-235,153	£-9,232,170	£-11,076,888	£-6,073,072	£-9,817,791	£-12,188,390
80% affordable housing (70:30)	£34,368,735	£21,735,276	£16,296,039	£9,963,718	£4,617,408	£23,341,677	£17,460,931	£11,130,319	£5,794,038	£-6,074,648	£-8,505,458	£-11,896,974	£-7,720,860	£-10,479,376	£-12,776,138
90% affordable housing (70:30)	£32,497,940	£20,259,279	£14,981,671	£8,804,834	£3,622,086	£21,816,475	£16,007,251	£9,620,414	£4,741,176	£-1,914,646	£-9,846,748	£-12,317,060	£-8,468,648	£-11,140,860	£-13,367,896
100% affordable housing (70:30)	£30,627,146	£18,783,281	£13,685,304	£7,645,950	£2,618,112	£20,289,273	£14,729,983	£8,710,509	£3,698,345	£-2,754,243	£-10,351,037	£-12,937,145	£-9,216,436	£-11,802,544	£-13,957,635

£4,000,260

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£39,082,370	£23,328,929	£16,961,005	£9,020,449	£2,337,983	£25,336,928	£18,102,597	£10,382,882	£3,912,331	£4,593,160	£-13,640,575	£-16,190,628	£-12,203,505	£-15,335,900	£-18,274,401
10% affordable housing (70:30)	£37,219,837	£21,862,930	£15,554,204	£7,861,966	£1,345,752	£23,810,726	£16,745,607	£9,381,829	£2,869,520	£-6,423,355	£-4,312,487	£-17,670,713	£-12,904,308	£-16,066,298	£-18,864,229
20% affordable housing (70:30)	£35,357,102	£20,376,931	£14,147,405	£6,702,682	£353,940	£22,284,530	£15,388,596	£8,175,400	£1,826,667	£-6,253,550	£-4,914,399	£-18,109,799	£-13,605,113	£-16,724,206	£-19,453,987
30% affordable housing (70:30)	£33,494,368	£18,890,933	£12,640,604	£5,543,798	£-837,872	£20,758,332	£14,031,506	£6,965,504	£783,834	£-7,090,720	£-16,636,312	£-18,810,884	£-14,305,917	£-17,385,790	£-20,043,735
40% affordable housing (70:30)	£31,631,635	£17,424,834	£11,333,803	£4,384,915	£-1,629,684	£19,232,134	£12,674,595	£5,755,500	£-258,898	£-7,930,399	£-16,389,042	£-19,430,969	£-15,006,720	£-18,047,375	£-20,633,483
50% affordable housing (70:30)	£29,768,780	£15,964,836	£10,027,003	£3,226,931	£-2,641,485	£17,705,935	£11,317,595	£4,545,636	£-1,301,631	£-8,770,086	£-17,053,929	£-20,051,055	£-16,707,564	£-18,708,869	£-21,223,422
60% affordable housing (70:30)	£27,905,986	£14,472,837	£8,716,435	£2,067,147	£-3,613,136	£16,179,736	£9,960,594	£3,335,791	£-2,344,362	£-9,609,793	£-17,740,218	£-20,671,141	£-16,439,621	£-19,370,544	£-21,812,979
70% affordable housing (70:30)	£26,025,192	£12,996,839	£7,400,068	£936,264	£-4,605,118	£14,653,538	£9,603,594	£2,125,886	£-3,397,495	£-10,449,490	£-18,446,507	£-21,291,225	£-17,187,409	£-20,032,128	£-22,402,728
80% affordable housing (70:30)	£24,154,398	£11,520,840	£6,083,702	£-650,620	£-5,598,909	£13,127,346	£7,246,993	£915,862	£-4,430,328	£-11,289,157	£-19,152,736	£-21,831,811	£-17,035,197	£-20,693,713	£-22,992,473
90% affordable housing (70:30)	£22,283,603	£10,044,342	£4,767,334	£-1,409,503	£-6,592,251	£11,601,141	£5,882,914	£-293,923	£-5,473,160	£-12,128,884	£-19,859,085	£-22,531,397	£-16,682,966	£-21,355,297	£-23,582,224
100% affordable housing (70:30)	£20,412,809	£8,568,944	£3,450,967	£-2,568,387	£-7,599,525	£10,074,942	£4,515,506	£-1,503,828	£-6,515,993	£-12,968,580	£-20,565,374	£-23,151,482	£-19,430,773	£-22,016,882	£-24,171,972

£10,590,155

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£38,988,088	£26,388,088	£20,184,184	£12,278,698	£5,388,722	£30,381,726	£23,361,726	£16,341,811	£11,171,440	£3,865,399	£-391,418	£-3,691,469	£-1,068,891	£-2,175,811	£-5,015,332
10% affordable housing (70:30)	£36,478,995	£25,112,089	£20,513,363	£12,120,725	£4,164,904	£29,069,885	£20,004,756	£12,640,988	£16,128,658	£7,835,504	£-1,053,328	£-4,311,554	£-354,851	£-2,809,129	£-5,605,081
20% affordable housing (70:30)	£46,616,261	£23,636,090	£19,861,840	£13,613,099	£35,643,689	£28,647,755	£21,434,568	£16,085,808	£7,005,608	£-1,715,240	£-4,931,640	£-345,854	£-3,465,047	£-6,194,828	
30% affordable housing (70:30)	£44,753,527	£22,160,092	£18,899,763	£12,621,287	£24,017,491	£27,290,755	£20,224,663	£14,042,993	£6,168,456	£-2,377,153	£-5,551,726	£-1,046,758	£-4,126,631	£-6,794,677	
40% affordable housing (70:30)	£42,890,793	£20,684,093	£17,644,074	£11,629,475	£13,691,293	£25,953,754	£19,014,758	£13,000,161	£5,329,760	£-3,069,883	£-8,117,610	£-1,742,561	£-4,788,216	£-7,374,324	
50% affordable housing (70:30)	£40,925,039	£20,208,095	£23,286,162	£16,485,190	£10,965,064	£24,576,754	£18,934,854	£11,957,338	£4,489,063	£-3,774,770	£-6,791,896	£-2,448,366	£-5,449,800	£-7,964,073	
60% affordable housing (70:30)	£41,185,145	£27,732,096	£21,975,954	£15,326,306	£9,646,863	£29,438,895	£24,218,763	£16,944,950	£10,914,406	£3,649,366	£-4,481,059</				

**LB SOUTHWARK
VACANT BUILDING TESTING**

Site typology 4

No Units	300
Site Area	1.12 Ha

VBC as % of floorspace 0%

Sales value inflation	0%
Built cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£86,988,993	£62,147,286	£51,431,706	£39,426,005	£28,807,066	£64,980,201	£53,884,449	£41,822,089	£31,153,415	£17,445,327	£2,856,173	£2,543,404	£5,252,775	£46	£4,609,281
10% affordable housing (70:30)	£75,431,080	£53,027,248	£43,318,487	£32,318,896	£22,706,903	£55,543,578	£45,385,142	£34,385,142	£24,718,167	£12,313,141	£1,256,369	£6,190,820	£937,830	£3,916,179	£7,974,492
20% affordable housing (70:30)	£63,873,169	£43,873,931	£35,231,267	£25,150,734	£16,570,537	£46,098,238	£37,060,524	£28,331,887	£18,281,974	£7,188,821	£5,444,684	£3,537,635	£3,530,448	£17,832,314	£11,439,703
30% affordable housing (70:30)	£52,271,441	£34,693,379	£27,107,577	£17,981,248	£10,409,128	£36,599,937	£28,638,682	£19,427,195	£11,791,432	£1,966,683	£9,633,008	£13,485,051	£7,960,690	£11,748,448	£14,904,913
40% affordable housing (70:30)	£40,637,488	£26,489,263	£18,935,632	£10,732,108	£4,172,200	£27,088,762	£20,140,643	£11,878,304	£5,251,198	£3,360,656	£13,821,331	£17,132,286	£12,417,933	£15,664,582	£18,370,124
50% affordable housing (70:30)	£28,936,159	£16,225,046	£10,695,589	£3,407,963	£2,190,098	£17,301,045	£11,656,679	£4,245,267	£1,412,533	£8,734,452	£18,009,655	£20,779,482	£16,875,175	£19,580,716	£21,835,334
60% affordable housing (70:30)	£17,159,367	£8,837,916	£2,949,292	£4,113,089	£8,846,292	£7,821,419	£2,943,527	£3,857,140	£8,229,285	£14,108,248	£22,191,979	£24,428,698	£21,332,417	£23,486,850	£25,300,545
70% affordable housing (70:30)	£5,192,896	£2,794,174	£6,272,727	£11,705,234	£16,106,486	£2,117,607	£5,997,993	£11,837,642	£15,048,037	£19,842,045	£26,386,303	£28,073,914	£25,789,660	£27,412,985	£28,765,755
80% affordable housing (70:30)	£7,198,984	£12,610,068	£14,929,103	£19,297,178	£21,564,679	£12,292,219	£15,012,927	£19,488,145	£21,862,789	£24,855,841	£30,574,627	£31,721,128	£30,246,902	£31,329,119	£32,230,966
90% affordable housing (70:30)	£18,720,421	£22,425,961	£23,585,479	£26,889,122	£28,022,873	£22,466,671	£24,027,862	£27,438,947	£29,679,539	£30,229,637	£34,762,951	£35,368,344	£34,704,145	£35,245,253	£35,898,176
100% affordable housing (70:30)	£32,241,856	£32,241,856	£32,241,856	£32,241,856	£32,241,856	£32,241,856	£32,241,856	£32,241,856	£32,241,856	£32,241,856	£32,241,856	£32,241,856	£32,241,856	£32,241,856	£32,241,856

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£5,599,007	£3,163,014	£41,182,265	£33,163,695	£55,718,394	£27,869,798	£38,669,728	£50,761,911	£81,430,358	£75,183,874	£37,167,825	£53,333,255	£37,167,825	£53,333,255	£37,167,825
10% affordable housing (70:30)	£17,152,920	£9,556,752	£49,252,514	£60,265,104	£69,877,098	£37,040,423	£47,083,558	£58,198,858	£67,865,833	£80,270,850	£93,840,561	£98,774,620	£91,646,170	£96,500,180	£100,558,453
20% affordable housing (70:30)	£28,710,831	£48,710,069	£57,352,734	£67,433,266	£76,007,463	£48,485,762	£54,302,026	£65,451,080	£74,302,026	£85,415,080	£98,028,684	£102,421,835	£96,087,448	£100,416,315	£104,023,703
30% affordable housing (70:30)	£40,312,559	£57,890,621	£65,476,423	£74,802,752	£82,174,872	£55,984,063	£63,945,318	£73,156,805	£80,742,568	£90,617,317	£102,217,038	£108,969,051	£100,544,690	£104,332,448	£107,488,914
40% affordable housing (70:30)	£51,946,512	£67,084,037	£73,648,369	£81,851,856	£89,411,900	£65,655,238	£74,438,367	£80,055,696	£87,233,863	£94,944,656	£108,403,332	£109,716,267	£105,051,963	£108,248,650	£110,954,124
50% affordable housing (70:30)	£63,647,841	£76,358,934	£81,888,411	£89,176,038	£94,774,099	£82,082,956	£89,078,321	£98,338,733	£106,995,533	£110,318,452	£110,553,655	£113,963,482	£109,459,175	£112,164,716	£114,419,335
60% affordable housing (70:30)	£75,428,633	£85,736,934	£90,238,708	£96,807,297	£101,232,293	£84,762,582	£89,640,473	£96,171,140	£103,813,295	£106,892,248	£114,781,979	£117,010,698	£113,916,418	£116,080,950	£117,884,545
70% affordable housing (70:30)	£87,261,105	£95,378,174	£98,856,727	£104,298,235	£107,680,487	£94,301,768	£98,591,998	£104,121,642	£107,630,907	£112,066,045	£118,970,394	£120,857,914	£118,373,681	£119,998,985	£121,349,756
80% affordable housing (70:30)	£99,782,955	£105,184,068	£107,313,103	£111,881,179	£114,146,890	£104,976,219	£107,596,327	£112,074,156	£114,466,789	£117,459,942	£123,188,523	£124,305,123	£122,830,022	£124,814,966	£125,814,966
90% affordable housing (70:30)	£112,304,421	£115,009,962	£116,169,479	£119,473,123	£120,668,574	£115,050,672	£116,611,862	£120,022,648	£121,263,540	£122,818,638	£127,346,951	£127,962,344	£127,288,145	£127,829,253	£128,280,177
100% affordable housing (70:30)	£124,825,856	£124,825,856	£124,825,856	£124,825,856	£124,825,856	£124,825,856	£124,825,856	£124,825,856	£124,825,856	£124,825,856	£124,825,856	£124,825,856	£124,825,856	£124,825,856	£124,825,856

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,941,978	£9,895,729	£20,815,310	£32,819,010	£43,239,349	£7,068,814	£10,126,596	£19,249,926	£40,893,801	£54,601,889	£69,199,842	£74,590,419	£66,794,240	£72,047,061	£76,556,298
10% affordable housing (70:30)	£3,384,965	£2,819,667	£28,115,528	£39,728,119	£49,340,112	£16,503,497	£26,546,650	£37,681,873	£47,428,848	£59,733,874	£73,203,375	£78,272,625	£71,109,185	£75,963,195	£80,021,450
20% affordable housing (70:30)	£9,173,846	£28,173,084	£36,815,748	£46,896,281	£56,470,478	£25,948,777	£34,971,991	£45,115,628	£55,765,041	£64,878,094	£77,401,699	£81,884,850	£75,550,463	£79,879,320	£83,486,718
30% affordable housing (70:30)	£17,775,574	£37,353,636	£44,939,438	£54,065,767	£61,637,887	£35,447,078	£43,408,333	£52,619,820	£60,255,583	£70,080,332	£81,680,023	£85,332,066	£80,007,705	£83,765,463	£86,951,928
40% affordable housing (70:30)	£31,409,527	£48,557,752	£53,111,383	£61,314,007	£67,874,815	£44,958,253	£51,897,172	£60,189,711	£66,795,817	£75,407,671	£85,888,346	£89,179,281	£84,484,948	£87,711,907	£90,417,139
50% affordable housing (70:30)	£43,110,656	£55,621,969	£61,351,406	£68,639,052	£74,237,113	£54,545,970	£60,441,336	£67,801,748	£73,453,548	£80,781,467	£90,056,670	£92,828,407	£88,822,190	£91,627,731	£93,882,349
60% affordable housing (70:30)	£54,811,644	£65,209,099	£69,701,723	£76,160,504	£80,698,307	£64,225,587	£69,304,155	£76,080,307	£80,258,155	£86,155,263	£94,244,994	£96,474,713	£93,379,432	£95,543,865	£97,347,560
70% affordable housing (70:30)	£66,854,120	£74,841,189	£78,319,742	£83,752,249	£87,193,501	£74,164,782	£78,048,008	£83,844,857	£87,093,052	£91,529,920	£98,433,318	£100,120,929	£97,836,675	£99,480,000	£100,812,770
80% affordable housing (70:30)	£79,246,000	£84,637,983	£88,105,116	£93,344,193	£95,611,684	£80,339,234	£82,059,942	£87,535,160	£90,939,804	£96,902,865	£102,621,642	£103,993,143	£101,293,611	£103,376,134	£104,271,881
90% affordable housing (70:30)	£91,767,456	£94,472,976	£96,632,494	£98,938,137	£100,968,600	£84,913,687	£86,947,877	£90,485,824	£92,706,254	£96,026,652	£100,808,956	£107,415,359	£106,791,160	£107,292,268	£107,743,191
100% affordable housing (70:30)	£104,288,871	£104,288,871	£104,288,871	£104,288,871	£104,288,871	£104,288,871	£104,288,871	£104,288,871	£104,288,871	£104,288,871	£104,288,871	£104,288,871	£104,288,871	£104,288,871	£104,288,871

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£54,047,916	£29,206,110	£18,490,529	£8,486,828	£4,134,110	£32,039,024	£20,943,272	£8,880,912	£1,787,762	£15,495,850	£30,085,004	£35,484,581	£27,688,402	£32,941,222	£37,450,458
10% affordable housing (70:30)	£42,489,904	£20,086,072	£10,390,310	£6,222,280	£10,234,274	£22,802,401	£12,559,189	£1,443,065	£8,223,009	£20,628,036	£34,197,537	£39,131,797	£32,093,347	£36,887,358	£40,915,869
20% affordable housing (70:30)	£30,931,992	£10,932,754	£2,290,080	£7,790,442	£16,368,640	£13,157,862	£4,128,348	£8,009,790	£14,659,202	£25,772,259	£38,385,861	£42,779,012	£36,444,625	£40,773,491	£44,389,890
30% affordable housing (70:30)	£19,330,264	£1,752,202	£5,833,600	£14,950,929	£22,632,049	£3,658,760	£4,302,494	£13,513,981	£21,149,745	£30,974,494	£42,574,184	£46,426,227	£40,901,867	£44,689,625	£47,646,090
40% affordable housing (70:30)	£7,696,312	£7,451,914	£14,005,545	£22,209,069	£28,768,077										

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£80,343,267	£55,501,560	£44,785,979	£32,782,279	£22,161,340	£58,334,475	£47,238,723	£35,176,363	£24,507,688	£10,799,601	£3,789,553	£9,189,130	£1,392,951	£8,645,772	£11,155,007
10% affordable housing (70:30)	£58,785,522	£38,685,761	£28,673,170	£18,673,170	£8,673,170	£48,697,852	£38,697,852	£28,697,852	£18,697,852	£5,667,415	£2,667,415	£7,802,086	£1,236,346	£5,707,896	£10,620,218
20% affordable housing (70:30)	£37,227,443	£23,226,935	£18,226,935	£13,226,935	£3,226,935	£30,930,811	£20,930,811	£10,930,811	£5,930,811	£1,930,811	£5,930,811	£1,476,040	£4,476,040	£10,476,040	£14,476,040
30% affordable housing (70:30)	£45,661,851	£28,661,851	£20,461,851	£11,336,522	£3,763,402	£29,954,211	£21,954,211	£12,781,469	£5,145,706	£1,679,043	£2,679,043	£14,606,416	£1,834,174	£12,781,469	£21,550,633
40% affordable housing (70:30)	£35,991,762	£18,843,637	£12,288,906	£4,086,382	£2,473,526	£20,443,036	£13,503,917	£5,232,578	£1,394,528	£1,006,382	£20,467,057	£23,777,992	£10,063,659	£22,310,308	£25,019,850
50% affordable housing (70:30)	£22,290,433	£12,290,433	£3,227,763	£1,227,763	£1,227,763	£13,059,654	£8,059,654	£3,059,654	£2,400,459	£1,390,259	£24,655,361	£27,425,308	£23,530,901	£26,236,442	£29,481,056
60% affordable housing (70:30)	£10,509,641	£1,921,190	£4,300,434	£1,079,016	£1,259,212	£15,228,866	£11,175,692	£3,702,199	£1,875,011	£20,753,974	£28,843,706	£31,072,424	£27,978,143	£30,142,576	£31,946,271
70% affordable housing (70:30)	£1,452,831	£9,439,000	£12,918,453	£18,380,960	£22,272,018	£8,763,494	£18,183,368	£21,691,763	£26,127,771	£33,032,029	£34,719,640	£32,435,386	£34,088,111	£35,411,481	£36,734,851
80% affordable housing (70:30)	£13,844,711	£19,285,794	£21,574,829	£25,942,904	£28,210,405	£18,937,945	£21,658,653	£26,133,871	£28,608,515	£31,601,567	£37,220,353	£38,366,854	£38,892,628	£37,974,845	£38,678,692
90% affordable housing (70:30)	£38,365,147	£29,071,667	£20,231,205	£13,534,648	£4,688,988	£29,112,388	£20,673,586	£14,094,373	£8,326,326	£26,876,663	£41,408,677	£42,014,070	£41,349,871	£41,880,979	£42,341,362
100% affordable housing (70:30)	£38,887,582	£38,887,582	£41,126,793	£41,126,793	£41,126,793	£39,286,848	£39,688,522	£42,142,017	£42,240,160	£45,907,000	£45,661,286	£45,807,113	£45,807,113	£45,807,113	£45,807,113

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£82,506,702	£57,666,995	£46,951,414	£34,947,714	£24,326,775	£60,499,910	£49,404,158	£37,341,798	£26,673,123	£12,965,035	£1,624,119	£7,023,696	£772,464	£4,480,337	£8,989,572
10% affordable housing (70:30)	£70,950,789	£48,546,987	£38,851,185	£27,838,025	£18,226,611	£51,063,286	£41,020,074	£29,894,851	£20,237,876	£7,832,850	£5,736,652	£10,670,911	£3,542,461	£3,396,471	£12,544,764
20% affordable housing (70:30)	£50,875,878	£30,393,640	£20,750,975	£10,670,443	£1,096,246	£41,617,947	£32,589,235	£22,451,095	£13,907,683	£2,688,629	£9,924,975	£14,318,126	£7,983,759	£12,312,606	£15,919,964
30% affordable housing (70:30)	£47,791,150	£30,213,088	£22,627,286	£13,600,957	£5,926,837	£32,119,646	£24,158,391	£14,946,904	£7,311,141	£2,512,608	£14,113,299	£17,965,342	£12,440,981	£16,228,740	£19,385,205
40% affordable housing (70:30)	£36,157,197	£21,006,972	£14,455,341	£5,251,517	£3,508,091	£22,008,471	£15,669,352	£7,338,013	£1,707,907	£1,840,947	£18,907,623	£21,612,958	£16,898,224	£20,144,873	£22,850,415
50% affordable housing (70:30)	£24,455,856	£11,744,765	£6,215,286	£1,072,929	£6,670,300	£13,020,754	£7,129,386	£2,825,004	£2,892,824	£13,214,743	£22,489,046	£25,259,773	£21,355,466	£24,061,007	£26,315,626
60% affordable housing (70:30)	£12,875,076	£2,325,625	£2,134,999	£8,593,581	£13,126,584	£3,341,127	£1,536,764	£8,067,431	£12,709,576	£16,688,539	£26,678,270	£29,906,989	£25,812,909	£27,977,141	£29,780,336
70% affordable housing (70:30)	£172,804	£7,274,465	£10,753,018	£16,185,628	£19,586,777	£8,598,059	£10,478,284	£16,017,933	£19,528,328	£23,362,336	£30,866,595	£32,564,205	£30,269,951	£31,893,276	£33,246,046
80% affordable housing (70:30)	£11,679,276	£17,080,359	£18,409,394	£23,777,468	£26,044,900	£16,772,510	£19,498,218	£23,980,438	£26,343,080	£29,336,132	£35,054,918	£36,201,419	£34,727,193	£35,869,410	£36,711,257
90% affordable housing (70:30)	£24,200,712	£26,965,710	£28,965,710	£31,309,413	£32,565,164	£26,046,963	£28,618,153	£31,918,339	£34,709,829	£38,948,626	£43,709,029	£43,848,436	£43,176,444	£43,176,444	£43,176,444
100% affordable housing (70:30)	£38,722,147	£38,722,147	£38,961,358	£38,961,358	£37,121,414	£37,623,087	£39,869,440	£39,875,082	£40,083,726	£43,431,566	£43,431,566	£43,641,678	£43,641,678	£43,641,678	£43,641,678

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£75,128,019	£50,286,313	£39,570,742	£27,567,031	£16,946,093	£53,719,227	£42,623,475	£30,561,115	£19,292,441	£5,584,293	£3,004,801	£14,404,378	£36,808,198	£11,861,019	£16,370,258
10% affordable housing (70:30)	£63,570,107	£41,166,275	£31,470,513	£20,457,923	£10,845,929	£43,692,694	£33,639,392	£22,524,169	£12,857,194	£462,167	£3,117,534	£10,923,144	£10,923,144	£10,923,144	£10,923,144
20% affordable housing (70:30)	£52,012,196	£32,012,958	£23,370,293	£13,289,761	£4,715,563	£34,237,265	£25,205,551	£15,070,613	£6,421,001	£4,692,053	£17,305,658	£21,698,808	£15,364,422	£23,300,676	£26,300,676
30% affordable housing (70:30)	£40,410,467	£22,832,405	£15,246,604	£6,120,274	£1,451,846	£24,738,964	£16,777,709	£7,566,222	£69,541	£9,894,291	£21,493,381	£25,346,024	£10,821,683	£23,609,422	£26,769,887
40% affordable housing (70:30)	£28,776,515	£18,628,290	£7,074,658	£1,128,866	£7,688,773	£15,227,788	£8,286,569	£1,331	£6,809,776	£15,221,630	£25,698,306	£28,993,240	£24,278,898	£27,525,556	£30,231,097
50% affordable housing (70:30)	£17,075,185	£4,364,073	£1,165,384	£8,465,011	£14,051,072	£3,640,071	£2,925,294	£7,615,707	£12,275,607	£20,586,426	£29,870,629	£32,640,456	£29,736,148	£31,441,690	£33,696,306
60% affordable housing (70:30)	£5,294,363	£6,023,058	£9,515,681	£15,974,263	£20,590,266	£4,039,555	£8,917,447	£15,448,113	£20,090,258	£25,969,222	£34,058,952	£36,287,671	£33,193,391	£35,367,824	£37,161,518
70% affordable housing (70:30)	£16,668,078	£14,655,148	£18,133,700	£23,566,209	£26,987,460	£13,978,741	£17,858,986	£23,388,615	£26,907,010	£31,343,019	£38,247,277	£39,934,987	£37,650,634	£39,273,959	£40,626,729
80% affordable housing (70:30)	£19,056,988	£24,471,941	£26,780,076	£31,158,155	£33,455,663	£24,353,785	£28,613,900	£31,349,118	£35,723,762	£38,716,915	£42,456,601	£43,692,102	£42,107,676	£43,190,093	£44,091,339
90% affordable housing (70:30)	£31,581,384	£34,236,935	£35,446,452	£38,700,096	£39,883,847	£34,327,645	£35,888,835	£39,299,621	£40,540,513	£42,090,611	£46,623,924	£47,229,918	£46,565,119	£47,106,226	£47,567,150
100% affordable housing (70:30)	£44,102,830	£44,102,830	£44,102,830	£44,342,041	£44,342,041	£44,342,041	£44,342,041	£44,342,041	£44,342,041	£44,342,041	£44,342,041	£44,342,041	£44,342,041	£44,342,041	£44,342,041

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£88,708,331	£68,881,824	£48,151,583	£37,147,343	£26,300,394	£63,300,394	£51,601,287	£39,841,327	£28,071,252	£13,183,185	£3,811	£13,823,356	£2,272,818	£2,280,208	£9,789,443
10% affordable housing (70:30)	£73,150,918	£50,747,086	£41,051,325	£30,036,734	£20,426,741	£53,263,416	£43,220,205	£32,104,880	£22,458,005	£10,032,979	£3,536,522	£8,470,792	£1,342,332	£6,196,342	£10,254,654
20% affordable housing (70:30)	£61,593,007	£41,593,769	£32,951,105	£22,870,572	£14,296,375	£43,818,076	£34,789,362	£24,651,225	£16,001,812	£4,888,769	£7,724,846	£12,117,997	£5,783,610	£10,112,476	£13,719,865
30% affordable housing (70:30)	£49,991,279	£32,412,217	£24,827,415	£15,701,086	£6,126,966	£34,219,775	£26,358,520	£17,147,033	£9,511,270	£3,134,979	£11,913,170	£15,769,213	£10,240,852	£14,029,610	£17,195,078
40% affordable housing (70:30)	£38,351,326	£23,200,101	£16,650,470	£8,651,846	£1,892,036	£24,808,600	£17,869,481	£9,598,142	£2,971,036	£5,640,918	£16,101,463	£19,412,423	£14,699,095	£17,944,744	£20,650,266
50% affordable housing (70:30)	£26,655,997	£13,944,884	£8,415,427	£1,127,901	£4,470,260	£15,220,983	£9,325,517	£1,985,105	£3,692,695	£11,014,614	£20,269,817	£23,059,644	£19,155,337	£21,860,878	£24,115,496
60% affordable housing (70:30)	£14,875,206	£4,557,764	£85,130	£8,393,452	£10,928,454	£5,541,256	£963,365								

LB SOUTHWARD
VACANT BUILDING TESTING

Site typology 4

No Units	300
Site Area	1.12 Ha

VBC as % of floorspace	25%
------------------------	-----

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£86,988,993	£62,147,286	£51,431,706	£39,428,005	£28,807,066	£64,980,201	£53,884,449	£41,822,089	£31,153,415	£17,445,327	£2,856,173	£2,543,404	£5,262,775	£46	£-4,509,281
10% affordable housing (70:30)	£78,308,026	£55,294,632	£45,343,799	£34,593,520	£24,219,061	£57,892,288	£47,590,667	£36,213,637	£26,314,332	£13,583,139	£222,954	£-25,292,491	£2,903,327	£-2,950,823	£-7,121,865
20% affordable housing (70:30)	£69,527,059	£48,838,723	£39,255,893	£28,709,050	£19,831,057	£50,735,657	£41,259,461	£30,641,185	£21,474,306	£9,720,952	£-3,377,874	£-8,041,579	£-1,302,178	£-5,901,599	£-9,754,449
30% affordable housing (70:30)	£60,946,902	£41,540,568	£33,167,987	£23,320,046	£14,995,540	£43,695,092	£34,923,588	£25,016,991	£16,633,988	£5,828,644	£-36,532,793	£-10,790,667	£-4,658,786	£-8,852,375	£-12,347,032
40% affordable housing (70:30)	£52,220,938	£34,642,411	£27,056,047	£17,929,055	£10,356,935	£36,548,969	£28,587,715	£19,375,665	£11,739,239	£1,913,726	£-39,687,711	£-13,539,754	£-8,015,393	£-11,803,152	£-14,959,617
50% affordable housing (70:30)	£43,494,970	£27,740,904	£20,914,205	£12,479,152	£5,669,008	£29,402,847	£22,212,223	£13,710,730	£6,834,784	£-2,085,586	£-12,842,630	£-16,288,842	£-11,372,001	£-14,753,928	£-17,472,200
60% affordable housing (70:30)	£34,710,372	£20,773,850	£14,749,849	£7,003,313	£3,141,544	£22,223,372	£15,918,359	£9,304,682	£1,872,199	£-35,129,609	£-15,907,548	£-19,037,259	£-14,728,639	£-17,704,704	£-20,184,784
70% affordable housing (70:30)	£25,921,634	£13,792,980	£8,637,977	£1,461,042	£-3,800,377	£16,010,804	£9,362,866	£2,228,422	£-3,212,452	£-10,173,632	£-19,152,467	£-21,787,017	£-18,085,217	£-20,655,481	£-22,797,367
80% affordable housing (70:30)	£17,052,305	£6,732,002	£2,237,646	£-4,222,696	£-8,757,699	£7,717,032	£2,837,613	£-3,696,546	£-8,336,691	£-14,217,655	£-22,307,386	£-24,536,104	£-21,441,824	£-23,606,257	£-25,409,952
90% affordable housing (70:30)	£9,089,328	£-463,283	£-4,231,716	£-9,930,330	£-13,815,000	£297,891	£-3,867,341	£-9,673,099	£-13,464,931	£-18,261,678	£-25,462,304	£-27,285,192	£-24,788,432	£-28,557,034	£-28,022,535
100% affordable housing (70:30)	£-1,075,025	£-7,838,870	£-10,737,673	£-15,837,965	£-18,472,341	£-17,341,751	£-10,642,219	£-15,649,651	£-18,991,171	£-22,305,701	£-28,617,223	£-30,034,280	£-28,155,040	£-29,507,810	£-30,635,719

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£5,599,007	£41,139,528	£41,139,528	£41,139,528	£41,139,528	£41,139,528	£41,139,528	£41,139,528	£41,139,528	£41,139,528	£41,139,528	£41,139,528	£41,139,528	£41,139,528	£41,139,528
10% affordable housing (70:30)	£-14,275,974	£-17,299,369	£-14,240,201	£-9,598,480	£-6,664,839	£-34,691,713	£-34,993,333	£-26,352,364	£-16,269,668	£-7,900,861	£-2,806,955	£-2,876,492	£-9,580,673	£-5,514,523	£-9,705,865
20% affordable housing (70:30)	£-22,956,941	£-14,145,277	£-13,328,107	£-8,374,951	£-7,952,944	£-41,788,344	£-41,788,344	£-31,942,539	£-21,109,695	£-8,263,049	£-9,951,874	£-10,625,580	£-9,886,178	£-9,485,590	£-10,218,449
30% affordable housing (70:30)	£-31,637,908	£-1,043,433	£-59,216,014	£-99,263,954	£-77,698,460	£-46,898,508	£-57,660,413	£-67,567,310	£-75,950,012	£-86,735,336	£-99,116,793	£-103,374,667	£-97,242,786	£-101,436,375	£-104,931,033
40% affordable housing (70:30)	£-40,363,062	£-9,343,589	£-65,527,954	£-1,464,945	£-2,022,056	£-50,035,031	£-63,996,298	£-73,038,336	£-80,844,761	£-90,007,474	£-102,271,711	£-106,123,754	£-100,209,294	£-104,397,182	£-107,643,617
50% affordable housing (70:30)	£-40,089,030	£-64,843,096	£-71,669,796	£-80,104,849	£-86,914,992	£-63,181,154	£-70,371,778	£-78,873,271	£-85,749,217	£-94,669,586	£-105,426,630	£-108,872,842	£-103,956,001	£-107,337,028	£-110,156,201
60% affordable housing (70:30)	£-57,873,628	£-71,804,122	£-77,834,153	£-85,390,687	£-91,642,458	£-70,360,128	£-76,765,647	£-84,579,318	£-90,711,801	£-98,718,899	£-108,581,549	£-111,621,329	£-107,312,609	£-110,288,704	£-112,768,784
70% affordable housing (70:30)	£-66,662,367	£-78,791,021	£-84,046,023	£-91,122,959	£-98,484,378	£-77,573,196	£-83,962,315	£-90,355,576	£-96,758,452	£-102,767,632	£-111,736,462	£-114,970,017	£-110,669,217	£-113,280,861	£-115,580,388
80% affordable housing (70:30)	£-74,831,696	£-86,831,696	£-90,346,394	£-96,366,097	£-101,341,700	£-86,366,546	£-90,746,367	£-96,200,546	£-100,802,691	£-106,801,655	£-114,991,386	£-117,120,104	£-114,025,925	£-117,903,955	£-120,643,617
90% affordable housing (70:30)	£-84,484,672	£-93,047,283	£-96,816,616	£-102,514,301	£-106,199,020	£-92,286,109	£-96,451,342	£-102,257,099	£-106,048,931	£-110,845,679	£-118,046,305	£-119,869,192	£-117,382,432	£-119,141,034	£-120,606,536
100% affordable housing (70:30)	£-93,659,025	£-100,422,879	£-103,321,673	£-108,221,965	£-111,956,341	£-99,025,792	£-103,226,219	£-108,233,682	£-111,175,171	£-114,889,702	£-121,301,223	£-122,618,280	£-120,739,040	£-122,051,810	£-122,210,719

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,941,978	£9,899,729	£20,619,310	£32,619,070	£43,239,949	£7,068,814	£16,162,598	£30,224,326	£40,893,601	£54,601,688	£69,190,842	£74,590,419	£66,794,240	£72,047,081	£76,558,295
10% affordable housing (70:30)	£16,752,285	£28,703,216	£37,861,905	£47,027,554	£56,193,203	£-14,154,727	£24,456,348	£35,613,378	£45,770,653	£55,463,678	£72,269,859	£77,239,598	£70,943,688	£74,991,638	£78,188,880
20% affordable housing (70:30)	£-2,410,956	£22,608,292	£32,791,122	£43,337,965	£52,415,959	£-24,251,358	£30,787,554	£41,406,330	£50,572,710	£62,326,063	£75,424,889	£80,088,594	£73,349,103	£77,948,614	£81,781,464
30% affordable housing (70:30)	£-11,100,923	£30,508,447	£38,879,028	£48,726,969	£57,051,475	£-28,351,323	£37,123,427	£47,300,324	£55,413,027	£66,218,371	£78,579,808	£82,837,682	£76,705,801	£80,899,390	£84,304,047
40% affordable housing (70:30)	£-19,826,977	£37,404,604	£44,980,988	£54,117,960	£61,690,090	£-35,498,406	£43,459,300	£52,671,350	£60,307,776	£70,135,289	£81,734,726	£85,586,769	£80,062,408	£83,850,167	£87,008,632
50% affordable housing (70:30)	£-28,452,045	£44,336,111	£51,132,811	£61,967,863	£68,378,017	£-42,644,168	£49,834,792	£58,336,285	£65,212,231	£74,152,601	£84,889,645	£88,335,687	£83,419,016	£86,801,963	£89,619,215
60% affordable housing (70:30)	£-37,336,643	£51,267,156	£57,297,167	£65,043,702	£71,105,471	£-48,623,143	£56,228,658	£64,042,333	£70,174,818	£78,678,624	£88,044,563	£91,084,944	£86,775,624	£89,751,719	£92,231,799
70% affordable housing (70:30)	£-46,125,381	£58,294,035	£63,509,038	£70,595,973	£75,947,393	£-57,036,211	£62,684,329	£69,818,939	£75,259,467	£82,220,647	£91,199,482	£93,834,032	£89,120,232	£92,702,496	£94,844,382
80% affordable housing (70:30)	£-54,994,710	£65,015,113	£69,809,389	£76,299,311	£80,804,714	£-64,393,983	£69,209,402	£75,743,961	£80,395,708	£88,294,810	£94,541,401	£96,583,119	£93,489,839	£95,635,272	£97,456,967
90% affordable housing (70:30)	£-63,947,687	£72,810,298	£76,278,731	£81,977,345	£86,662,038	£-71,749,356	£75,914,356	£81,720,114	£85,511,946	£90,308,693	£97,509,319	£99,332,207	£96,845,447	£98,604,049	£100,069,550
100% affordable housing (70:30)	£-73,123,040	£79,885,894	£82,784,698	£87,684,980	£90,519,355	£-79,398,765	£82,680,294	£87,696,665	£90,638,165	£94,352,716	£100,664,239	£102,081,295	£100,202,055	£101,554,825	£102,682,134

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£54,047,816	£29,206,110	£16,490,529	£6,486,838	£4,134,110	£32,038,024	£20,943,272	£8,860,912	£-1,787,762	£-16,495,850	£-30,085,004	£-36,484,581	£-27,888,402	£-32,941,222	£-37,450,458
10% affordable housing (70:30)	£45,986,849	£22,952,455	£12,402,629	£1,141,343	£-3,722,116	£24,951,111	£14,649,490	£1,200,480	£-26,626,844	£-19,358,038	£-33,164,131	£-38,233,698	£-30,937,850	£-35,891,999	£-40,062,042
20% affordable housing (70:30)	£36,885,982	£15,497,546	£6,114,716	£-4,232,127	£-13,310,120	£17,854,480	£9,319,285	£-2,299,991	£-11,466,871	£-22,220,225	£-36,319,051	£-40,982,786	£-34,243,355	£-38,842,775	£-42,675,626
30% affordable housing (70:30)	£28,004,915	£8,599,391	£2,226,810	£-9,621,131	£-17,945,637	£10,753,915	£1,982,411	£-7,924,496	£-16,907,						

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	180,543,257	155,501,560	144,785,979	132,782,279	122,161,340	158,334,475	147,238,723	136,176,363	124,507,688	110,789,601	83,789,553	89,189,130	81,392,351	86,645,772	81,155,007
10% affordable housing (70:30)	171,682,906	149,646,906	138,698,073	127,439,704	117,573,335	151,246,562	140,844,941	129,585,911	119,669,606	106,907,413	80,889,880	81,938,217	74,642,399	79,598,549	73,767,591
20% affordable housing (70:30)	162,981,353	141,792,397	132,610,167	122,983,324	112,989,330	144,149,933	134,613,732	123,395,459	114,826,574	103,075,226	81,023,600	81,687,500	77,947,904	81,547,325	76,380,174
30% affordable housing (70:30)	154,300,366	134,804,842	126,522,261	116,674,320	108,340,641	137,047,966	128,277,861	118,370,965	109,988,262	98,172,082	81,178,519	81,746,393	77,304,512	81,498,101	76,182,758
40% affordable housing (70:30)	145,675,212	127,996,685	120,410,320	111,283,329	103,111,209	130,903,243	121,941,889	114,729,939	105,093,513	94,732,000	81,732,000	81,633,437	77,085,480	81,448,878	76,105,943
50% affordable housing (70:30)	136,949,244	121,095,476	114,295,476	105,833,426	97,618,718	122,757,121	115,566,497	107,065,003	97,731,312	89,488,556	81,017,727	81,239,654	77,211,938	81,171,938	76,092,402
60% affordable housing (70:30)	128,064,646	114,134,133	108,104,122	100,587,587	92,704,182	115,578,146	109,172,633	101,358,556	94,773,527	87,775,335	82,643,274	81,685,655	77,374,335	81,430,430	76,030,510
70% affordable housing (70:30)	119,275,908	107,147,254	101,892,251	95,184,684	88,365,078	108,546,104	102,716,960	94,417,304	87,858,178	81,618,358	82,788,193	82,832,743	78,230,943	81,448,878	76,030,510
80% affordable housing (70:30)	110,408,570	99,267,276	94,408,080	88,888,473	82,402,425	101,071,536	95,808,113	87,342,272	81,984,417	76,863,381	82,983,112	81,181,830	77,087,500	81,448,878	76,030,510
90% affordable housing (70:30)	101,453,892	92,108,020	87,410,742	82,576,065	76,269,748	93,347,635	87,513,057	80,318,605	74,907,404	70,108,036	76,930,916	76,444,158	72,202,780	81,448,878	76,030,510
100% affordable housing (70:30)	87,720,751	81,484,605	77,383,399	72,118,067	67,185,067	81,987,477	77,287,945	72,236,897	67,236,897	63,262,948	70,680,006	70,680,006	67,236,897	81,448,878	76,030,510

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	182,508,702	157,666,952	146,951,414	134,947,714	124,326,775	160,499,510	149,404,158	137,341,738	126,673,123	112,965,035	81,624,119	87,023,696	77,242,464	84,480,337	78,989,572
10% affordable housing (70:30)	173,827,736	150,814,341	140,865,508	129,655,229	119,738,770	153,411,987	143,110,376	131,751,346	121,834,041	109,102,848	84,703,245	89,772,782	82,476,964	87,431,114	81,602,157
20% affordable housing (70:30)	165,146,768	143,958,432	134,775,802	124,228,758	115,150,765	146,316,366	136,779,170	125,160,894	116,994,014	105,240,661	81,558,165	82,521,870	75,782,469	81,381,890	76,142,744
30% affordable housing (70:30)	156,465,801	137,060,276	128,687,896	118,839,755	110,515,249	139,214,801	130,443,296	120,536,399	112,153,697	101,348,353	81,110,084	81,270,958	76,139,077	81,332,666	76,182,724
40% affordable housing (70:30)	147,740,847	130,162,120	122,575,755	113,448,764	105,976,644	132,068,678	124,107,423	114,895,374	107,258,348	97,566,565	81,168,002	81,020,045	76,149,685	81,283,443	76,139,908
50% affordable housing (70:30)	139,014,670	123,069,613	116,433,913	109,886,860	101,988,737	124,927,556	117,311,931	109,230,439	102,854,402	93,556,677	81,732,924	82,760,135	76,124,219	81,234,219	76,092,402
60% affordable housing (70:30)	130,230,181	116,299,567	110,269,556	102,523,022	94,538,747	117,743,581	111,338,063	103,524,391	97,608,092	90,609,900	82,477,840	82,618,220	76,124,219	81,234,219	76,092,402
70% affordable housing (70:30)	121,441,342	109,312,688	104,057,688	97,019,249	90,380,669	110,530,513	104,882,394	97,251,869	91,692,743	84,653,923	82,832,758	82,832,758	76,287,308	81,234,219	76,092,402
80% affordable housing (70:30)	112,572,013	101,251,711	97,242,645	90,192,988	83,237,991	102,326,741	96,166,876	88,716,837	82,618,962	76,869,346	82,789,677	82,910,395	76,287,308	81,234,219	76,092,402
90% affordable housing (70:30)	103,618,017	94,943,574	91,212,007	84,512,007	78,140,621	101,410,621	95,347,635	87,845,330	81,674,962	76,402,499	81,765,483	82,976,724	76,287,308	81,234,219	76,092,402
100% affordable housing (70:30)	85,555,316	81,319,170	78,217,964	74,018,256	69,525,632	91,129,943	85,122,510	80,129,943	75,071,462	70,785,993	83,097,514	83,614,571	76,287,308	81,234,219	76,092,402

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	275,128,019	250,286,313	230,570,332	217,987,031	206,946,093	253,119,227	242,923,475	229,961,175	219,292,441	205,584,353	150,004,801	154,404,378	136,808,798	141,861,079	136,370,285
10% affordable housing (70:30)	266,447,052	243,433,656	223,482,826	212,224,546	201,369,957	246,031,314	235,729,894	224,570,663	214,853,359	201,722,166	152,083,928	157,153,465	139,617,647	144,811,796	139,382,839
20% affordable housing (70:30)	257,766,085	236,577,749	217,394,920	206,848,076	197,070,883	238,934,663	229,398,488	218,780,212	209,613,332	197,440,222	152,140,222	157,153,465	139,617,647	144,811,796	139,382,839
30% affordable housing (70:30)	249,085,118	229,679,594	211,307,013	201,459,073	191,344,566	231,834,119	223,062,614	213,155,717	204,773,015	192,632,330	151,393,769	156,651,641	138,810,759	143,713,348	138,810,759
40% affordable housing (70:30)	240,399,985	222,781,438	204,136,073	194,068,081	184,004,038	224,687,896	216,726,741	207,514,691	199,241,247	190,947,247	151,548,685	156,400,728	138,810,759	143,713,348	138,810,759
50% affordable housing (70:30)	231,633,986	215,976,930	197,853,231	189,176,176	180,191,065	217,541,973	210,351,246	201,849,756	193,605,190	185,946,558	150,703,603	155,149,816	138,810,759	143,713,348	138,810,759
60% affordable housing (70:30)	222,849,398	208,918,885	192,888,874	184,857,641	176,821,421	210,362,888	203,967,386	195,856,291	189,778,775	182,608,522	150,888,903	155,149,816	138,810,759	143,713,348	138,810,759
70% affordable housing (70:30)	214,060,660	201,932,005	193,322,996	185,399,931	177,461,351	208,448,288	201,496,288	193,632,551	187,073,425	182,034,606	151,013,441	155,149,816	138,810,759	143,713,348	138,810,759
80% affordable housing (70:30)	205,191,311	193,128,972	185,623,329	178,983,870	170,616,673	203,143,941	195,923,361	188,687,616	180,109,684	173,018,629	150,188,359	155,149,816	138,810,759	143,713,348	138,810,759
90% affordable housing (70:30)	196,321,645	184,324,256	176,092,689	168,791,034	160,475,934	191,563,033	183,728,315	176,534,072	168,325,904	161,222,652	149,323,278	150,188,359	138,810,759	143,713,348	138,810,759
100% affordable housing (70:30)	187,452,959	176,699,852	168,568,847	160,488,938	152,493,315	180,202,725	172,503,192	165,322,144	157,166,675	150,476,195	141,895,253	140,016,013	138,810,759	143,713,348	138,810,759

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	284,708,333	259,866,627	239,151,541	227,187,843	216,266,904	262,700,666	251,804,287	239,541,967	228,813,255	216,185,185	161,011	165,823,585	143,221,931	148,282,403	142,890,443
10% affordable housing (70:30)	275,027,864	250,114,470	230,463,837	218,505,358	207,589,859	255,612,126	245,310,510	233,051,475	224,034,170	211,302,977	162,503,116	167,572,653	145,835	150,230,985	145,022,027
20% affordable housing (70:30)	266,346,897	246,158,561	226,975,731	214,808,888	203,800,884	248,515,495	238,979,299	226,361,023	217,194,143	204,440,990	155,658,036	160,321,741	145,835	150,230,985	145,022,027
30% affordable housing (70:30)	257,665,930	239,260,406	220,887,825	209,099,884	197,715,378	241,414,930	232,643,425	222,736,529	214,263,828	205,843,492	158,121,965	163,070,829	145,835	150,230,985	145,022,027
40% affordable housing (70:30)	248,984,963	230,382,240	214,775,894	202,668,893	191,076,175	234,289,807	226,307,853	217,026,593	209,459,077	201,866,436	151,987,873	156,938,946	145,835	150,230,985	145,022,027
50% affordable housing (70:30)	240,304,000	225,460,742	208,634,942	196,844,940	185,388,646	227,122,688	219,932,061	211,430,587	203,854,621	196,365,748	151,122,792	156,938,946	145,835	150,230,985	145,022,027
60% affordable housing (70:30)	231,623,037	218,499,897	202,469,886	190,723,151	180,338,611	219,943,710	213,538,197	205,724,520	197,963	190,409,771					

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 4

No Units	300
Site Area	1.12 Ha

VBC as % of floorspace	50%
------------------------	-----

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£86,988,993	£62,147,286	£51,431,706	£39,428,005	£28,807,066	£64,980,201	£53,884,449	£41,822,089	£31,153,415	£17,445,327	£2,856,173	£2,543,404	£5,262,775	£46	£4,509,281
10% affordable housing (70:30)	£91,184,970	£57,562,016	£47,356,112	£36,429,360	£26,731,219	£60,240,997	£49,671,761	£36,078,132	£27,910,498	£14,853,137	£797,409	£4,394,363	£3,068,824	£1,885,455	£6,269,238
20% affordable housing (70:30)	£75,380,948	£32,076,746	£23,280,519	£22,267,366	£22,656,372	£55,433,076	£45,449,398	£34,331,174	£24,666,636	£12,290,948	£1,311,863	£6,245,323	£3,961,523	£1,970,853	£3,029,195
30% affordable housing (70:30)	£69,576,925	£48,387,755	£39,204,926	£28,657,519	£10,579,526	£50,745,155	£41,208,444	£30,530,218	£21,422,775	£9,668,759	£3,432,576	£8,096,283	£1,356,881	£5,956,302	£9,789,152
40% affordable housing (70:30)	£63,772,904	£43,771,996	£35,129,332	£25,427,673	£16,472,150	£45,997,234	£36,967,589	£26,828,325	£18,178,913	£7,063,008	£5,554,090	£9,947,242	£3,612,854	£7,941,720	£11,549,109
50% affordable housing (70:30)	£57,964,081	£39,156,235	£31,053,738	£21,437,826	£13,362,349	£41,228,105	£32,726,684	£23,050,464	£14,915,416	£4,435,410	£7,675,604	£11,736,201	£5,868,826	£9,927,140	£13,309,666
60% affordable housing (70:30)	£52,152,934	£34,540,474	£26,952,984	£17,254,668	£10,259,548	£36,447,034	£28,465,770	£19,272,602	£11,634,952	£1,807,812	£9,797,117	£13,648,161	£8,124,800	£11,912,568	£15,689,023
70% affordable housing (70:30)	£46,285,788	£29,924,716	£22,841,247	£14,174,001	£7,112,850	£31,665,963	£24,223,273	£16,490,981	£8,354,288	£865,219	£11,918,631	£16,500,120	£10,380,773	£13,897,977	£18,828,880
80% affordable housing (70:30)	£40,433,618	£25,283,140	£18,729,500	£10,523,334	£3,960,372	£26,884,892	£19,943,519	£11,669,531	£5,039,730	£3,579,469	£14,040,144	£17,351,079	£12,836,746	£15,883,395	£18,888,937
90% affordable housing (70:30)	£34,557,470	£20,625,266	£14,593,268	£8,844,442	£7,800,075	£22,089,280	£15,863,766	£7,848,102	£1,713,327	£8,283,719	£16,161,659	£10,202,039	£14,892,719	£17,268,914	£20,349,894
100% affordable housing (70:30)	£28,681,321	£15,968,204	£10,434,623	£3,143,178	£2,463,615	£17,243,890	£11,344,712	£5,980,482	£1,686,049	£9,007,969	£18,283,172	£21,052,999	£17,148,692	£19,855,234	£22,108,851

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£45,599,007	£30,436,716	£21,132,528	£13,315,895	£9,178,834	£27,660,793	£23,699,255	£16,781,931	£10,903,688	£4,138,874	£897,628	£8,121,406	£4,931,225	£4,538,080	£97,693,633
10% affordable housing (70:30)	£41,399,030	£26,021,884	£18,227,888	£12,564,744	£8,654,781	£23,342,003	£19,212,240	£14,506,868	£9,673,603	£777,308,863	£91,786,601	£68,078,364	£89,515,177	£44,569,665	£88,653,230
20% affordable housing (70:30)	£17,203,052	£9,607,255	£49,303,481	£60,316,635	£69,928,628	£37,000,324	£47,134,603	£58,249,826	£67,817,365	£80,323,052	£93,885,063	£98,829,323	£91,699,377	£96,554,893	£100,613,195
30% affordable housing (70:30)	£22,007,075	£44,195,245	£53,379,075	£63,926,481	£73,004,474	£41,938,545	£51,375,507	£61,993,793	£71,161,225	£82,915,242	£98,016,577	£100,690,283	£93,940,882	£98,540,303	£102,373,153
40% affordable housing (70:30)	£28,811,096	£48,811,096	£57,454,668	£67,536,327	£76,111,056	£46,880,766	£55,816,411	£65,748,675	£74,408,047	£86,500,903	£98,138,090	£102,531,242	£98,138,854	£100,526,721	£108,133,109
50% affordable housing (70:30)	£34,629,020	£53,427,765	£61,530,262	£71,146,174	£79,221,651	£51,355,895	£60,971,316	£70,533,536	£79,668,584	£98,148,590	£100,259,604	£104,352,201	£98,452,828	£102,511,140	£105,893,067
60% affordable housing (70:30)	£40,464,056	£58,043,525	£65,631,016	£74,793,333	£82,331,452	£56,136,366	£64,098,221	£73,311,398	£80,949,148	£99,776,188	£102,381,117	£106,233,161	£100,708,801	£104,496,538	£107,853,023
70% affordable housing (70:30)	£46,285,788	£62,655,284	£69,742,754	£78,909,999	£88,471,142	£60,818,037	£68,360,728	£77,080,940	£84,229,712	£99,449,219	£104,502,633	£108,984,120	£102,964,773	£106,441,977	£110,412,381
80% affordable housing (70:30)	£52,152,934	£67,300,362	£74,384,432	£82,960,667	£92,604,626	£66,620,168	£72,640,463	£80,914,469	£87,544,631	£98,163,469	£106,624,165	£109,935,060	£105,220,746	£108,727,396	£111,727,937
90% affordable housing (70:30)	£58,026,630	£71,958,735	£77,990,733	£85,739,558	£91,803,925	£70,514,720	£76,320,240	£84,735,898	£90,870,673	£98,877,720	£108,745,659	£111,786,040	£107,476,720	£110,452,815	£112,932,885
100% affordable housing (70:30)	£63,902,679	£76,817,795	£82,149,377	£89,440,822	£95,047,615	£75,340,610	£81,293,288	£88,603,618	£94,270,050	£101,591,989	£110,867,173	£113,636,989	£109,732,892	£112,438,234	£114,692,851

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,941,978	£9,899,729	£20,615,310	£32,619,070	£43,299,949	£7,068,814	£18,162,598	£30,224,326	£40,893,601	£54,601,688	£69,190,842	£74,530,419	£66,794,240	£72,047,061	£76,558,296
10% affordable housing (70:30)	£14,137,955	£14,484,959	£24,630,903	£36,107,655	£46,158,796	£11,808,015	£22,375,254	£33,968,863	£44,138,517	£57,193,678	£71,249,626	£76,441,378	£68,978,191	£74,016,253	
20% affordable housing (70:30)	£3,333,933	£10,070,269	£29,768,496	£39,779,649	£49,391,643	£16,553,539	£26,597,617	£37,712,841	£47,380,379	£59,786,057	£73,388,078	£78,292,338	£71,162,392	£76,017,898	
30% affordable housing (70:30)	£2,470,090	£3,653,260	£32,842,090	£43,389,496	£52,467,489	£21,301,860	£30,838,521	£41,456,797	£50,624,240	£62,378,256	£76,479,591	£80,143,298	£73,403,896	£78,003,317	
40% affordable housing (70:30)	£3,742,111	£28,275,018	£38,017,893	£46,990,342	£55,674,885	£26,049,781	£35,079,426	£44,218,590	£53,888,102	£64,994,017	£77,801,105	£81,894,257	£75,859,889	£79,988,735	
50% affordable housing (70:30)	£14,092,934	£32,899,780	£40,953,277	£50,609,189	£58,894,656	£30,819,910	£39,320,331	£48,995,561	£57,131,899	£67,611,695	£79,722,619	£85,945,216	£77,915,843	£81,974,155	
60% affordable housing (70:30)	£19,927,081	£37,506,539	£45,084,031	£54,222,347	£61,794,467	£35,599,881	£44,561,236	£52,774,413	£60,412,163	£70,239,203	£81,844,132	£88,696,176	£80,171,815	£83,959,573	
70% affordable housing (70:30)	£25,761,227	£42,122,239	£49,205,768	£57,873,014	£64,334,158	£40,381,052	£47,823,742	£56,596,054	£63,992,727	£72,912,234	£83,965,646	£87,547,135	£82,427,789	£85,944,992	
80% affordable housing (70:30)	£31,613,387	£46,703,675	£53,317,507	£61,593,981	£68,098,643	£45,162,323	£52,103,498	£60,377,884	£67,207,646	£76,266,884	£86,987,159	£89,388,084	£84,983,761	£87,937,410	
90% affordable housing (70:30)	£37,469,545	£51,421,749	£58,202,573	£67,455,744	£71,256,940	£49,973,156	£56,383,249	£64,198,913	£70,933,688	£78,340,734	£88,268,674	£91,249,054	£86,939,734	£89,915,529	
100% affordable housing (70:30)	£43,365,694	£56,080,811	£61,612,392	£68,903,837	£74,610,630	£54,803,625	£60,760,303	£68,066,533	£73,793,065	£81,054,984	£90,390,187	£93,100,014	£89,136,707	£91,901,249	

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£54,047,816	£29,206,110	£18,490,529	£6,486,828	£4,134,110	£32,038,024	£20,943,272	£8,860,912	£1,787,762	£16,495,850	£30,085,004	£36,484,581	£27,888,402	£32,941,222	
10% affordable housing (70:30)	£48,243,794	£24,620,839	£14,414,935	£2,908,193	£7,209,959	£27,290,620	£16,730,584	£5,136,955	£5,030,679	£18,088,040	£39,143,769	£37,335,540	£29,972,393	£34,926,642	
20% affordable housing (70:30)	£42,438,771	£20,035,560	£10,339,342	£678,811	£10,269,805	£22,551,899	£12,508,221	£1,392,989	£3,274,541	£30,680,229	£34,252,240	£38,186,489	£32,056,553	£36,912,080	
30% affordable housing (70:30)	£36,636,749	£15,446,579	£6,263,745	£4,283,658	£13,361,651	£17,803,978	£8,267,317	£2,350,959	£11,518,402	£22,212,418	£36,373,263	£41,037,459	£34,298,058	£38,897,499	
40% affordable housing (70:30)	£30,831,727	£10,830,819	£2,188,155	£7,893,504	£11,469,027	£13,026,678	£4,026,412	£6,112,851	£14,762,264	£28,496,267	£42,888,470	£48,854,031	£40,882,697	£44,400,286	
50% affordable housing (70:30)	£25,027,904	£6,215,955	£1,887,439	£11,503,350	£16,678,828	£8,286,326	£2,114,483	£9,890,713	£18,						

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	186,988,953	162,147,286	151,431,706	139,428,005	128,807,066	164,980,201	153,884,449	141,822,089	131,153,415	117,446,327	12,886,173	-22,543,404	16,232,775	-446	-14,509,281
10% affordable housing (70:30)	191,989,970	157,862,016	147,356,112	135,949,380	125,731,210	160,240,897	149,871,761	138,078,132	127,810,498	114,853,157	17,671,699	-44,394,363	11,988,824	-11,985,465	-16,269,238
20% affordable housing (70:30)	175,380,946	152,976,746	142,280,510	132,857,366	122,859,372	155,493,076	145,409,386	134,334,714	124,986,436	112,293,046	11,311,063	-56,245,323	7,884,623	-13,970,853	-18,024,195
30% affordable housing (70:30)	169,576,925	148,387,755	139,204,926	128,687,516	119,579,526	150,520,218	141,208,404	130,560,218	121,422,775	109,668,759	12,432,576	-8,086,283	-1,366,881	-5,956,302	-19,780,120
40% affordable housing (70:30)	163,172,904	143,771,956	135,129,332	125,047,673	116,472,150	145,997,234	136,967,589	126,826,325	118,778,813	107,063,008	15,854,090	-39,947,242	-3,612,854	-7,841,720	-11,549,109
50% affordable housing (70:30)	157,054,081	139,156,281	131,637,736	121,637,636	113,362,345	141,228,105	132,726,884	123,050,464	114,435,410	107,675,804	11,738,201	-55,868,328	19,927,140	-11,927,431	-17,789,383
60% affordable housing (70:30)	152,119,934	134,540,476	126,952,984	117,824,668	110,252,548	136,447,034	128,485,770	119,272,602	111,634,852	107,807,812	19,797,117	-113,649,161	-8,124,800	-11,912,558	-15,069,023
70% affordable housing (70:30)	146,285,788	129,824,716	122,841,247	114,174,001	107,112,859	131,665,963	124,223,273	115,490,981	108,354,288	106,885,219	-11,818,631	-115,500,120	-10,380,773	-13,897,977	-16,828,880
80% affordable housing (70:30)	140,433,618	125,283,140	118,729,508	110,523,234	103,960,372	126,884,892	119,943,519	111,669,521	105,039,270	103,579,469	-114,040,144	-117,381,078	-112,636,746	-116,883,396	-13,688,937
90% affordable housing (70:30)	134,557,470	120,825,266	114,935,266	108,844,442	103,000,075	122,069,260	115,653,796	107,848,102	101,293,719	99,631,659	-119,202,038	-114,882,718	-112,886,814	-120,348,894	-14,888,894
100% affordable housing (70:30)	128,681,321	115,968,204	110,434,623	103,143,178	97,463,615	117,343,390	111,344,712	103,980,482	97,007,969	95,007,969	-118,283,172	-121,052,999	-117,148,682	-118,854,234	-122,108,851

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	182,508,702	157,666,955	146,951,414	134,947,714	124,326,775	160,490,510	149,404,158	137,341,738	126,673,123	112,965,035	-11,824,119	-17,023,696	1772,464	-14,480,337	-18,989,572
10% affordable housing (70:30)	176,704,678	153,081,725	142,878,521	131,389,089	121,260,928	155,780,736	145,191,465	133,597,841	123,430,208	110,372,846	-13,682,892	-48,874,655	-11,411,467	-16,469,758	-10,749,830
20% affordable housing (70:30)	170,900,857	148,496,455	138,800,228	127,787,075	118,175,081	150,989,106	140,989,106	129,855,883	120,186,345	107,783,657	-15,791,354	-101,725,514	-13,595,688	-18,451,174	-12,509,448
30% affordable housing (70:30)	165,096,634	143,807,464	134,724,634	124,177,228	115,099,236	146,264,864	136,728,203	126,109,927	116,942,484	105,188,467	-17,812,668	-112,576,574	-10,837,173	-10,436,593	-14,269,444
40% affordable housing (70:30)	159,292,613	139,291,705	130,649,041	120,567,282	111,991,859	141,516,343	132,487,208	122,346,034	113,698,622	102,582,716	-10,034,381	-114,427,533	-10,093,745	-12,422,012	-16,029,400
50% affordable housing (70:30)	153,473,790	134,675,944	126,573,447	118,967,635	109,882,058	136,747,814	128,246,393	118,570,173	110,435,125	104,841,801	-12,155,805	-112,628,482	-10,340,119	-14,407,431	-17,789,383
60% affordable housing (70:30)	147,630,643	130,060,185	122,472,603	113,344,377	105,772,257	131,966,734	124,005,981	114,732,311	107,154,961	102,672,479	-114,277,408	-118,129,452	-12,605,092	-16,392,849	-19,540,314
70% affordable housing (70:30)	141,805,497	125,444,426	118,360,956	109,693,710	102,632,567	127,185,672	119,742,981	111,010,689	103,873,917	100,345,510	-116,398,922	-119,380,411	-114,861,064	-118,378,288	-21,309,272
80% affordable housing (70:30)	135,985,327	120,802,849	114,246,217	106,043,043	99,919,919	122,404,801	115,483,226	107,188,240	100,059,780	97,059,780	-116,520,436	-121,831,300	-117,817,037	-120,363,686	-14,989,226
90% affordable housing (70:30)	130,177,716	116,144,874	110,112,876	102,800,475	95,700,216	117,688,869	111,183,475	103,367,811	97,268,964	95,174,010	-117,741,010	-120,641,950	-116,973,011	-122,345,186	-14,828,185
100% affordable housing (70:30)	124,201,030	111,485,913	105,954,332	98,137,113	92,943,906	112,763,099	106,864,421	99,849,809	93,661,341	91,488,260	-118,283,172	-121,052,999	-117,148,682	-118,854,234	-122,108,851

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	175,128,019	150,286,313	139,570,732	127,587,031	116,946,093	153,119,227	142,923,475	130,961,115	119,292,441	105,584,353	-10,004,801	-14,404,378	16,608,198	-11,861,019	-16,370,285
10% affordable housing (70:30)	170,324,997	145,701,043	135,495,130	123,988,386	113,870,246	148,360,623	137,810,787	126,217,169	115,049,524	102,392,164	-11,083,865	-16,626,337	18,792,150	-13,846,438	-18,130,212
20% affordable housing (70:30)	165,519,974	141,115,772	131,419,545	120,406,392	110,794,398	143,632,103	133,588,424	122,473,201	112,905,662	99,974	-12,732,036	-118,106,296	-10,076,350	-15,831,857	-19,890,168
30% affordable housing (70:30)	160,714,951	136,526,782	127,343,952	116,796,545	107,718,552	138,884,182	129,347,620	118,729,244	109,661,801	97,182,215	-115,293,550	-119,357,256	-11,217,855	-17,817,276	-21,850,126
40% affordable housing (70:30)	155,911,930	131,911,022	123,288,359	113,186,700	104,811,176	134,136,261	125,106,615	114,987,352	106,317,939	94,797,866	-110,615,954	-121,808,215	-115,873,828	-119,892,694	-16,410,682
50% affordable housing (70:30)	151,109,907	127,295,262	119,192,764	109,576,853	101,901,375	129,387,151	120,865,710	111,189,480	103,054,442	91,426,564	-119,636,977	-123,658,176	-117,729,801	-121,788,113	-16,170,840
60% affordable housing (70:30)	146,298,961	122,679,502	115,092,011	105,963,694	97,802,448	124,586,060	116,624,806	107,411,629	99,226,121	91,053,161	-121,688,091	-126,610,136	-119,865,774	-123,773,531	-26,292,996
70% affordable housing (70:30)	141,424,814	118,063,743	110,980,273	102,313,026	94,748,115	119,804,989	112,362,299	103,629,987	95,506,685	87,126,192	-123,779,604	-127,391,094	-122,241,747	-125,758,951	-19,689,954
80% affordable housing (70:30)	136,572,646	113,422,167	106,369,534	98,337,640	91,800,802	115,023,318	108,082,546	99,911,442	93,821,904	86,440,465	-125,801,115	-129,212,063	-124,007,718	-127,744,360	-18,449,010
90% affordable housing (70:30)	131,720,498	108,764,292	102,732,294	95,016,531	88,100,899	110,208,306	103,802,793	95,012,872	88,147,646	81,154,693	-128,022,632	-131,063,013	-126,753,693	-129,729,788	-18,209,868
100% affordable housing (70:30)	126,820,348	104,105,230	98,126,350	91,817,796	85,342,588	108,342,588	101,562,212	93,849,417	87,154,023	80,488,342	-130,144,146	-132,913,072	-129,009,666	-131,715,207	-18,969,824

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	184,708,331	159,887,121	149,151,541	137,187,843	126,268,958	162,700,009	151,604,291	139,541,997	128,873,255	116,181,185	18,011	-4,823,568	18,878,811	-22,280,220	-18,789,843
10% affordable housing (70:30)	178,904,808	155,281,854	145,075,950	133,569,198	123,451,057	157,960,935	147,391,595	135,779,570	125,630,536	112,672,975	-11,482,753	-16,674,526	17,968,662	-14,265,627	-18,549,400
20% affordable housing (70:30)	173,100,786	150,696,584	141,000,367	129,987,204	120,975,210	153,212,914	143,169,236	131,054,012	120,386,474	109,880,786	-13,591,225	-18,525,485	-11,395,639	-16,251,045	-10,309,357
30% affordable housing (70:30)	167,296,763	146,107,593	136,624,763	126,377,267	117,299,364	148,464,993	138,928,332	126,310,056	119,142,613	107,388,597	-15,712,738	-10,376,445	-13,637,043	-18,236,464	-12,069,314
40% affordable housing (70:30)	161,492,742	141,691,834	132,848,170	122,767,611	114,191,985	143,717,072	134,687,427	124,548,163	115,899,751	104,783,845	-17,634,252	-11,227,404	-15,893,016	-10,023,892	-13,829,271
50% affordable housing (70:30)	155,678,919	136,876,073	128,773,576	119,157,664	111,082,187	138,947,943	130,446,522	120,770,342	112,636,254	102,165,248	-19,955,766	-18,148,990	-12,207,302	-15,588,228	
60% affordable housing (70:30)	149,839,772	132,260,314	124,672,822	116,544,506	107,972,386	134,166,872	126,205,617	116,992,440	109,344,690	102,472,350					

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 4

No Units	300
Site Area	1.12 Ha

VBC as % of floorspace 75%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£86,988,993	£62,147,286	£51,431,706	£36,428,006	£28,807,066	£4,880,201	£53,884,449	£41,822,089	£31,153,415	£17,445,327	£2,856,173	-£2,543,404	£5,252,775	-£46	-£4,509,281
10% affordable housing (70:30)	£89,061,915	£69,829,401	£49,368,426	£37,613,199	£27,243,377	£57,589,706	£51,752,854	£39,924,627	£29,506,664	£16,123,134	£1,802,802	-£3,486,236	£4,134,321	-£1,020,107	-£5,416,611
20% affordable housing (70:30)	£81,134,638	£57,611,514	£47,335,144	£35,788,392	£25,739,699	£50,150,494	£40,651,258	£38,027,165	£27,858,967	£14,800,943	£743,586	-£4,449,667	£3,015,867	-£2,040,188	-£8,323,942
30% affordable housing (70:30)	£75,207,760	£55,193,628	£45,241,864	£33,983,585	£24,116,000	£57,791,284	£47,459,663	£36,129,702	£26,211,271	£13,478,752	-£332,961	-£5,401,896	£1,897,413	-£3,080,229	-£7,231,271
40% affordable housing (70:30)	£75,280,683	£52,875,742	£43,178,583	£32,164,304	£22,552,311	£55,392,072	£45,347,463	£34,232,239	£24,563,574	£12,156,561	-£1,420,470	-£8,354,730	£776,977	-£4,080,290	-£8,138,602
50% affordable housing (70:30)	£77,353,605	£50,597,856	£41,115,303	£30,533,615	£20,388,622	£52,992,860	£43,201,526	£32,334,777	£22,915,879	£10,834,370	-£2,508,578	-£7,307,561	-£3,655,653	-£5,100,351	-£9,045,932
60% affordable housing (70:30)	£69,426,528	£48,234,853	£38,052,022	£28,922,927	£19,424,933	£50,593,940	£41,055,991	£30,437,315	£21,265,192	£3,912,178	-£3,596,697	-£8,260,392	-£1,520,992	-£8,124,412	-£9,955,262
70% affordable housing (70:30)	£66,499,450	£45,901,490	£36,988,742	£26,672,238	£17,844,374	£48,194,437	£38,909,655	£28,336,898	£18,620,486	£8,189,986	-£4,684,795	-£9,213,223	-£2,676,329	-£7,140,473	-£10,860,592
80% affordable housing (70:30)	£63,572,372	£43,568,125	£34,925,461	£24,841,550	£16,263,377	£45,795,225	£36,763,718	£26,622,202	£17,972,789	£6,851,179	-£5,772,904	-£10,166,056	-£3,831,668	-£8,160,534	-£11,767,923
90% affordable housing (70:30)	£60,643,895	£41,234,761	£32,262,181	£23,010,860	£14,682,379	£43,389,287	£34,617,782	£24,107,506	£16,320,627	£5,510,303	-£8,861,012	-£11,116,867	-£4,987,006	-£9,180,595	-£12,675,282
100% affordable housing (70:30)	£57,701,570	£38,706,300	£30,796,900	£21,180,172	£13,101,382	£40,473,267	£32,417,846	£22,792,810	£14,654,449	£4,170,625	-£7,948,121	-£12,071,718	-£6,142,344	-£10,200,656	-£13,552,583

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	-£3,595,007	-£3,436,714	-£4,192,555	-£5,135,896	-£6,707,793	£7,602,739	-£6,393,739	-£5,701,011	-£4,130,336	£75,103,674	£35,127,405	£35,127,405	£36,384,248	£36,384,248	£36,384,248
10% affordable housing (70:30)	-£8,522,085	-£32,754,600	-£43,215,675	-£54,070,802	-£66,340,623	-£20,994,254	-£40,831,146	-£52,659,374	-£63,077,337	-£76,460,866	-£90,781,199	-£96,080,236	-£88,440,660	-£93,604,107	-£98,000,612
20% affordable housing (70:30)	-£11,449,162	-£35,072,487	-£45,278,856	-£56,785,608	-£68,904,312	-£32,933,508	-£42,062,742	-£54,556,836	-£64,725,033	-£77,783,057	-£91,840,414	-£97,033,067	-£89,568,133	-£94,624,169	-£98,907,942
30% affordable housing (70:30)	-£14,376,240	-£37,390,373	-£47,342,136	-£58,600,416	-£68,488,001	-£34,792,717	-£45,094,337	-£56,454,298	-£66,372,729	-£79,165,248	-£92,916,362	-£97,985,899	-£90,698,586	-£95,644,233	-£99,815,272
40% affordable housing (70:30)	-£17,303,317	-£39,708,260	-£49,465,417	-£60,419,606	-£69,031,690	-£37,101,326	-£47,236,537	-£58,351,761	-£68,020,466	-£80,427,438	-£94,054,470	-£98,938,730	-£91,800,062	-£96,664,291	-£100,722,662
50% affordable housing (70:30)	-£20,230,395	-£42,026,145	-£51,458,667	-£62,250,385	-£69,591,149	-£40,591,149	-£49,592,474	-£60,240,224	-£69,668,122	-£81,740,631	-£95,002,579	-£99,891,561	-£92,949,654	-£97,482,352	-£101,629,933
60% affordable housing (70:30)	-£23,157,472	-£44,349,147	-£53,531,978	-£64,081,073	-£73,199,067	-£43,990,352	-£51,528,410	-£62,148,686	-£71,315,818	-£83,071,823	-£96,180,687	-£100,844,392	-£94,104,992	-£98,704,412	-£102,537,282
70% affordable housing (70:30)	-£26,084,550	-£46,662,511	-£55,595,258	-£66,911,763	-£74,730,626	-£46,389,563	-£55,674,346	-£66,947,103	-£77,383,514	-£94,984,014	-£107,268,796	-£101,797,224	-£95,280,330	-£99,724,473	-£103,444,593
80% affordable housing (70:30)	-£29,011,628	-£49,015,675	-£57,658,639	-£69,744,651	-£76,301,626	-£48,789,775	-£58,900,262	-£70,861,759	-£82,611,211	-£98,724,821	-£108,700,056	-£100,744,535	-£96,415,626	-£100,351,152	-£104,351,152
90% affordable housing (70:30)	-£31,940,106	-£51,349,239	-£59,721,819	-£69,573,140	-£77,901,621	-£49,194,714	-£57,966,218	-£67,876,495	-£78,263,173	-£97,073,098	-£109,445,013	-£103,702,887	-£97,571,006	-£101,764,555	-£105,259,253
100% affordable housing (70:30)	-£34,862,430	-£53,682,003	-£61,785,100	-£71,403,828	-£79,482,619	-£51,601,923	-£61,124,159	-£70,991,191	-£77,929,651	-£98,413,978	-£100,633,121	-£104,665,719	-£98,726,344	-£102,784,856	-£106,168,658

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,941,678	-£9,899,729	-£20,615,310	-£32,619,010	-£45,299,349	-£7,066,814	-£16,162,566	-£30,224,926	-£40,893,691	-£54,601,688	-£69,190,942	-£74,590,419	-£66,794,240	-£72,047,961	-£76,556,236
10% affordable housing (70:30)	-£12,117,614	-£32,618,590	-£42,618,590	-£54,803,626	-£67,457,309	-£20,994,254	-£40,831,146	-£52,659,374	-£63,077,337	-£76,460,866	-£90,781,199	-£96,080,236	-£88,440,660	-£93,604,107	-£98,000,612
20% affordable housing (70:30)	-£9,087,523	-£14,535,501	-£24,741,871	-£36,248,623	-£46,367,326	-£11,856,521	-£22,425,757	-£34,019,651	-£44,188,048	-£57,246,072	-£71,303,429	-£76,496,082	-£69,031,148	-£74,087,183	-£78,701,957
30% affordable housing (70:30)	-£6,160,745	-£16,853,387	-£26,805,151	-£38,063,430	-£47,931,015	-£14,255,731	-£24,557,313	-£36,317,313	-£46,835,744	-£58,568,263	-£72,379,376	-£77,446,913	-£70,149,602	-£75,107,244	-£79,278,288
40% affordable housing (70:30)	-£3,233,658	-£19,171,273	-£28,889,432	-£39,892,711	-£49,494,704	-£16,654,943	-£26,699,522	-£37,814,776	-£47,483,441	-£59,880,454	-£73,487,485	-£78,401,745	-£71,270,038	-£76,127,905	-£80,185,617
50% affordable housing (70:30)	-£36,590	-£21,469,169	-£30,831,712	-£41,715,400	-£51,069,303	-£19,024,155	-£28,945,489	-£39,112,238	-£49,131,136	-£61,212,645	-£74,555,583	-£79,254,576	-£72,412,668	-£77,147,266	-£81,032,947
60% affordable housing (70:30)	-£2,620,487	-£23,812,162	-£32,994,993	-£43,544,068	-£52,622,082	-£21,463,368	-£31,609,424	-£41,809,701	-£51,778,833	-£62,634,637	-£75,643,702	-£80,307,407	-£73,568,007	-£78,167,427	-£82,000,277
70% affordable housing (70:30)	-£5,547,955	-£26,145,626	-£35,098,273	-£45,374,777	-£54,202,641	-£23,852,578	-£33,137,369	-£43,510,117	-£52,426,329	-£63,957,029	-£76,731,810	-£81,260,239	-£74,723,344	-£79,187,488	-£82,907,607
80% affordable housing (70:30)	-£8,474,843	-£28,479,989	-£37,121,654	-£47,205,466	-£55,783,638	-£26,251,799	-£35,203,297	-£45,424,813	-£54,070,366	-£65,195,838	-£77,619,919	-£82,213,071	-£75,876,683	-£80,207,648	-£83,814,938
90% affordable housing (70:30)	-£11,403,121	-£30,812,254	-£39,164,634	-£49,036,156	-£57,364,636	-£28,697,728	-£37,429,233	-£47,339,233	-£56,798,128	-£68,536,112	-£80,908,028	-£85,185,902	-£77,094,021	-£81,227,610	-£84,722,287
100% affordable housing (70:30)	-£14,345,445	-£33,145,617	-£41,248,115	-£50,866,843	-£58,945,633	-£31,073,748	-£39,576,169	-£49,254,205	-£57,592,566	-£67,876,350	-£79,956,136	-£84,116,733	-£78,199,359	-£82,247,671	-£85,629,638

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£54,047,816	£29,206,110	£18,490,529	£6,486,828	-£4,134,110	£32,039,024	£20,943,272	£8,880,912	-£1,787,762	-£15,496,850	-£30,085,004	-£35,484,581	£27,688,402	-£32,941,222	£37,450,458
10% affordable housing (70:30)	£51,120,738	£26,898,224	£16,427,249	£4,672,022	-£5,697,799	£29,648,529	£18,811,677	£6,983,450	-£3,434,512	-£18,818,042	-£31,138,375	-£36,437,412	£26,806,896	-£33,961,294	£38,357,788
20% affordable housing (70:30)	£48,193,661	£24,570,337	£14,363,868	£2,857,215	-£7,261,488	£27,249,318	£16,680,081	£5,085,968	-£5,082,210	-£18,140,234	-£32,197,691	-£37,393,244	£22,925,310	-£34,981,345	£39,265,119
30% affordable housing (70:30)	£45,268,583	£22,252,451	£12,309,688	£1,042,408	-£8,825,177	£24,850,107	£14,548,496	£3,188,526	-£6,729,906	-£10,462,425	-£33,273,538	-£38,343,073	£13,043,764	-£36,001,405	£40,172,448
40% affordable housing (70:30)	£42,339,506	£19,934,565	£10,237,407	-£7,776,872	-£10,388,866	£22,450,896	£12,406,296	£1,291,062	-£8,377,602	-£20,784,616	-£34,361,647	-£39,295,906	£32		

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£80,343,267	£55,501,560	£44,785,979	£32,782,279	£22,161,340	£58,334,475	£47,236,723	£35,176,363	£24,507,688	£10,799,601	£3,789,553	£9,189,130	£1,392,951	£6,645,772	£11,155,007
10% affordable housing (70:30)	£77,416,189	£53,183,674	£42,722,689	£30,967,473	£20,597,651	£55,843,865	£45,107,198	£33,276,301	£22,961,088	£9,477,469	£4,842,924	£10,141,962	£2,511,405	£7,865,833	£12,062,337
20% affordable housing (70:30)	£74,483,112	£50,865,788	£40,559,419	£29,152,695	£19,053,862	£53,544,765	£42,545,542	£31,301,436	£21,513,241	£8,155,217	£5,902,140	£11,094,733	£1,629,659	£6,686,994	£10,963,668
30% affordable housing (70:30)	£71,562,034	£48,547,902	£38,596,138	£27,337,859	£17,470,274	£51,145,558	£40,843,937	£29,843,976	£19,565,545	£6,833,026	£6,978,087	£12,047,624	£4,748,313	£9,705,955	£13,876,997
40% affordable housing (70:30)	£68,634,057	£46,230,016	£36,532,857	£25,518,578	£15,906,555	£48,746,546	£38,701,737	£27,586,513	£17,917,848	£5,510,835	£9,095,196	£13,000,456	£5,869,749	£10,726,016	£14,784,328
50% affordable housing (70:30)	£65,707,679	£43,912,617	£34,469,577	£23,697,895	£14,342,866	£46,347,124	£36,555,900	£25,689,051	£15,188,644	£4,184,644	£9,154,204	£13,953,267	£7,011,379	£9,591,688	£15,691,688
60% affordable housing (70:30)	£62,780,902	£41,589,127	£32,406,296	£21,857,201	£12,779,207	£43,947,923	£34,409,885	£23,991,588	£14,622,456	£2,866,452	£10,242,413	£14,906,118	£9,166,718	£12,766,138	£16,598,988
70% affordable housing (70:30)	£59,853,724	£39,265,763	£30,343,016	£20,026,512	£11,198,648	£41,548,711	£32,263,929	£21,791,172	£12,974,780	£1,544,260	£11,330,521	£15,858,950	£9,322,055	£13,786,199	£17,508,318
80% affordable housing (70:30)	£56,926,646	£36,922,399	£28,279,735	£18,195,823	£9,617,651	£39,149,499	£30,117,992	£19,976,476	£11,327,083	£206,453	£12,418,630	£16,811,782	£10,477,394	£14,806,260	£18,413,648
90% affordable housing (70:30)	£53,999,168	£34,589,035	£26,216,465	£16,365,134	£8,038,663	£36,743,961	£27,972,666	£18,881,789	£10,675,081	£1,194,853	£13,506,738	£17,694,613	£11,633,732	£15,808,321	£19,320,918
100% affordable housing (70:30)	£51,055,844	£32,255,672	£24,153,174	£14,534,446	£6,455,656	£34,327,541	£26,826,120	£16,147,084	£9,008,723	£2,475,101	£14,594,847	£18,717,444	£12,788,070	£16,846,382	£20,228,300

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£82,598,702	£57,696,995	£46,951,414	£34,947,714	£24,326,775	£60,499,910	£49,404,158	£37,341,798	£26,673,123	£12,965,035	£1,624,119	£7,023,696	£772,484	£4,480,337	£9,899,572
10% affordable housing (70:30)	£79,581,624	£55,369,109	£44,888,134	£33,132,907	£22,783,086	£58,109,415	£47,272,583	£35,444,336	£25,026,372	£11,842,943	£2,677,488	£7,976,327	£234,971	£5,500,398	£9,898,903
20% affordable housing (70:30)	£76,554,547	£53,031,222	£42,824,853	£31,318,101	£21,199,397	£55,710,203	£45,140,567	£33,546,873	£23,378,676	£10,320,652	£5,756,705	£8,929,358	£1,464,424	£6,520,459	£10,804,233
30% affordable housing (70:30)	£73,527,469	£50,713,369	£40,761,573	£29,503,293	£19,636,708	£53,010,993	£43,009,372	£31,649,411	£21,730,960	£8,998,461	£4,812,652	£9,882,189	£2,582,878	£7,540,520	£11,711,563
40% affordable housing (70:30)	£70,500,392	£48,395,451	£38,698,292	£27,684,013	£18,072,020	£50,911,781	£40,987,172	£29,751,948	£20,083,293	£7,676,270	£5,900,761	£10,935,021	£3,703,314	£6,580,581	£12,618,893
50% affordable housing (70:30)	£67,473,314	£46,077,565	£36,635,012	£25,857,324	£16,508,351	£48,812,963	£38,717,235	£27,854,486	£18,435,587	£6,354,079	£8,989,870	£11,977,852	£4,845,944	£5,526,224	£13,526,224
60% affordable housing (70:30)	£64,446,237	£43,754,562	£34,571,731	£24,022,636	£14,944,362	£46,716,357	£36,576,299	£25,957,023	£16,787,991	£5,031,886	£8,076,878	£12,740,683	£6,001,283	£10,600,703	£14,433,553
70% affordable housing (70:30)	£61,419,159	£41,421,198	£32,508,451	£22,191,947	£13,548,083	£44,714,146	£34,428,364	£24,056,607	£16,140,195	£3,709,695	£9,165,087	£13,693,515	£7,156,621	£11,620,764	£15,340,884
80% affordable housing (70:30)	£58,392,081	£39,082,783	£30,445,170	£20,361,258	£11,753,958	£41,514,934	£32,283,427	£22,141,911	£13,492,498	£2,370,888	£10,253,195	£14,546,347	£6,331,959	£12,640,828	£16,248,214
90% affordable housing (70:30)	£55,363,603	£36,764,470	£28,381,690	£18,530,850	£10,202,088	£39,308,960	£30,137,661	£20,227,214	£11,840,536	£1,230,611	£11,341,304	£16,680,178	£9,467,297	£13,660,986	£17,156,544
100% affordable housing (70:30)	£52,331,279	£34,421,106	£26,318,609	£16,699,881	£9,621,901	£36,492,976	£27,991,655	£18,112,518	£10,174,158	£-309,666	£12,429,412	£16,852,010	£10,622,635	£14,680,947	£18,062,874

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£75,128,019	£50,296,313	£39,570,732	£27,567,031	£16,996,093	£53,119,227	£42,023,475	£29,961,115	£19,292,441	£5,594,353	£-1,004,801	£14,404,378	£6,608,198	£11,861,019	£16,970,258
10% affordable housing (70:30)	£72,203,945	£47,969,427	£37,507,452	£25,752,225	£15,362,404	£50,728,733	£39,691,860	£28,063,853	£17,645,690	£4,262,161	£10,058,172	£15,357,209	£7,726,653	£12,881,981	£17,277,565
20% affordable housing (70:30)	£69,273,864	£45,650,540	£35,444,111	£23,937,418	£13,818,715	£48,329,521	£37,780,285	£26,166,191	£15,997,993	£2,939,970	£11,117,388	£8,845,106	£13,901,142	£18,164,915	£22,547,885
30% affordable housing (70:30)	£66,346,786	£43,332,654	£33,380,891	£22,122,611	£12,255,026	£45,930,310	£35,626,690	£24,268,729	£14,350,298	£1,617,719	£12,193,335	£17,262,872	£9,963,561	£14,921,202	£19,092,245
40% affordable housing (70:30)	£63,419,710	£41,014,768	£31,317,610	£20,303,341	£10,691,337	£43,531,096	£33,486,490	£22,371,286	£12,702,601	£295,887	£13,281,443	£18,215,703	£11,083,996	£15,941,894	£19,999,675
50% affordable housing (70:30)	£60,492,632	£38,698,882	£29,254,330	£18,472,842	£9,127,648	£41,131,887	£31,340,553	£20,473,803	£11,054,905	£1,026,804	£14,369,552	£19,188,534	£11,226,627	£16,961,403	£20,906,906
60% affordable housing (70:30)	£57,565,555	£36,373,803	£27,191,049	£16,641,953	£7,563,959	£38,732,675	£29,147,617	£18,676,341	£9,407,208	£-2,348,796	£18,457,680	£20,121,366	£13,381,965	£17,981,385	£21,814,235
70% affordable housing (70:30)	£54,638,477	£34,040,516	£25,127,769	£14,811,264	£5,983,400	£36,333,463	£27,048,691	£16,675,924	£7,759,513	£3,670,987	£16,545,769	£21,074,197	£14,537,303	£19,001,447	£22,721,586
80% affordable housing (70:30)	£51,711,399	£31,717,151	£23,064,698	£12,989,576	£4,402,463	£33,934,265	£24,982,744	£14,761,298	£8,111,816	£5,009,794	£11,653,678	£22,027,029	£15,692,692	£20,031,908	£23,636,988
90% affordable housing (70:30)	£48,782,321	£29,373,788	£21,001,208	£11,149,887	£2,821,405	£31,528,313	£22,756,809	£12,846,532	£4,459,854	£6,350,071	£16,721,986	£22,979,861	£16,847,979	£21,041,568	£24,536,226
100% affordable housing (70:30)	£45,840,598	£27,040,424	£18,937,927	£9,319,198	£1,240,408	£29,112,294	£20,610,873	£10,931,836	£2,793,475	£-679,349	£19,810,095	£23,932,692	£18,003,318	£22,021,630	£25,443,558

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£84,788,831	£59,911,134	£49,181,543	£37,147,845	£26,398,904	£62,700,038	£51,604,281	£39,541,927	£28,373,245	£15,185,165	£-576,011	£4,823,366	£2,872,871	£2,280,205	£6,789,445
10% affordable housing (70:30)	£81,781,753	£57,549,238	£47,088,263	£35,333,037	£24,963,215	£60,309,544	£49,474,692	£37,644,465	£27,226,502	£13,842,972	£-477,360	£5,776,398	£1,854,159	£3,300,269	£7,696,773
20% affordable housing (70:30)	£78,854,676	£55,231,352	£45,024,982	£33,518,230	£23,399,526	£57,910,332	£47,341,096	£35,747,002	£25,676,805	£12,620,781	£-1,536,676	£6,729,229	£736,705	£4,320,330	£8,604,104
30% affordable housing (70:30)	£75,927,598	£52,913,466	£42,961,702	£31,703,423	£21,836,838	£55,511,122	£45,209,501	£33,949,540	£23,931,109	£11,198,590	£-2,612,523	£7,682,060	£-382,749	£5,340,391	£9,511,433
40% affordable housing (70:30)	£73,000,521	£50,595,580	£40,898,421	£29,894,142	£20,272,149	£53,113,910	£43,087,301	£31,852,077	£22,283,412	£9,876,399	£-5,700,632	£8,634,862	£-1,503,185	£8,360,452	£10,416,764
50% affordable housing (70:30)	£70,073,443	£48,277,634	£38,835,141	£28,053,453	£18,708,460	£50,712,698	£40,921,364	£30,054,615	£20,635,717	£8,554,268	£-4,788,740	£9,587,723	£-2,645,815	£7,207,513	£11,326,094
60% affordable housing (70:30)	£67,146,366	£45,954,691	£36,771,860	£26,222,766	£17,144,771	£48,313,48									

**LB SOUTHWARK
VACANT BUILDING TESTING**

Site typology 5

No Units	450
Site Area	2.75 Ha

VBC as % of floorspace 0%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£100,776,342	£66,265,064	£49,816,035	£32,433,708	£16,899,871	£67,285,627	£51,326,785	£33,313,256	£17,127,963	£-3,327,737	£-24,820,808	£-32,936,058	£-21,821,611	£-29,471,687	£-35,846,750
10% affordable housing (70:30)	£84,415,711	£52,228,772	£38,213,145	£22,096,003	£8,106,288	£53,865,576	£39,325,934	£22,569,056	£7,824,263	£-10,868,847	£-30,693,430	£-38,043,672	£-26,086,583	£-34,971,652	£-40,709,209
20% affordable housing (70:30)	£39,950,346	£39,107,426	£26,503,406	£11,788,298	£-819,121	£40,317,889	£27,195,758	£17,234,911	£1,828,899	£-18,409,905	£-38,565,051	£-43,151,286	£-34,351,556	£-40,471,617	£-45,371,667
30% affordable housing (70:30)	£1,381,780	£25,833,154	£14,711,725	£1,321,378	£-9,877,121	£26,640,749	£14,922,451	£772,735	£-1,210,028	£-25,951,064	£-42,438,673	£-48,258,900	£-40,616,529	£-45,971,581	£-50,434,126
40% affordable housing (70:30)	£34,628,690	£12,452,697	£2,850,570	£-9,317,879	£-18,935,117	£12,772,299	£2,550,025	£-10,398,629	£-20,791,157	£-33,492,173	£-48,311,294	£-53,366,514	£-46,881,500	£-51,471,546	£-55,296,584
50% affordable housing (70:30)	£17,607,893	£1,067,016	£-36,263,525	£-19,978,746	£-27,993,121	£-1,260,008	£-10,092,120	£-21,582,631	£-30,372,286	£-41,033,282	£-54,183,916	£-58,474,128	£-53,146,473	£-56,971,511	£-60,159,043
60% affordable housing (70:30)	£426,148	£-14,967,035	£-21,424,242	£-20,839,814	£-37,051,107	£-15,583,161	£-22,771,971	£-32,786,933	£-39,953,415	£-48,974,391	£-60,056,537	£-63,881,743	£-59,411,446	£-62,471,476	£-65,021,501
70% affordable housing (70:30)	£-17,191,940	£-28,667,063	£-33,584,959	£-41,300,482	£-46,109,101	£-38,459,315	£-45,829,822	£-43,950,635	£-49,534,544	£-56,115,500	£-66,929,159	£-68,689,356	£-65,676,418	£-67,971,441	£-69,883,960
80% affordable housing (70:30)	£-34,816,996	£-42,467,073	£-45,745,676	£-51,961,349	£-55,167,096	£-44,229,467	£-48,143,673	£-55,134,637	£-59,115,673	£-63,656,608	£-71,801,782	£-73,796,970	£-71,941,391	£-73,471,405	£-74,746,418
90% affordable housing (70:30)	£-52,442,053	£-56,267,091	£-57,936,383	£-62,822,218	£-64,225,091	£-58,552,620	£-60,827,535	£-66,316,938	£-68,698,803	£-71,197,717	£-77,674,403	£-78,904,385	£-78,208,362	£-78,971,370	£-79,608,877
100% affordable housing (70:30)	£-70,067,110	£-70,067,110	£-70,067,110	£-73,283,085	£-73,283,085	£-72,875,774	£-77,502,641	£-82,277,512	£-87,738,826	£-93,547,025	£-104,192,328	£-104,192,328	£-84,471,335	£-84,471,335	£-84,471,335

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£181,393,445	£182,910,723	£177,510,721	£119,859,076	£212,867,701	£103,911,029	£110,816,992	£139,013,531	£210,198,832	£230,654,834	£245,117,256	£240,869,891	£241,148,398	£241,148,398	£241,148,398
10% affordable housing (70:30)	£142,911,076	£175,098,015	£189,113,641	£205,230,784	£219,250,498	£173,461,210	£188,000,002	£204,757,731	£219,502,524	£238,195,633	£258,020,216	£265,704,458	£255,413,370	£262,298,438	£268,035,056
20% affordable housing (70:30)	£159,376,440	£198,213,360	£200,823,380	£212,568,489	£228,145,313	£187,009,097	£200,131,029	£221,601,869	£228,955,686	£245,736,742	£262,892,838	£270,476,073	£261,678,342	£267,798,403	£272,898,454
30% affordable housing (70:30)	£175,945,008	£201,493,633	£212,615,061	£226,005,409	£247,203,908	£200,696,037	£212,494,326	£226,594,051	£228,538,814	£253,277,851	£269,785,459	£275,585,689	£267,943,315	£273,298,368	£277,760,912
40% affordable housing (70:30)	£100,689,007	£114,874,061	£124,426,217	£126,444,666	£146,961,901	£114,054,487	£124,70,761	£127,129,416	£148,117,865	£160,818,956	£174,638,081	£180,603,301	£174,208,267	£178,498,333	£182,623,211
50% affordable housing (70:30)	£209,718,533	£229,330,803	£236,590,312	£247,305,533	£255,319,898	£226,586,795	£237,418,906	£248,900,417	£257,690,072	£268,306,063	£281,610,702	£285,800,915	£280,473,200	£284,298,299	£287,485,829
60% affordable housing (70:30)	£228,900,639	£242,193,821	£248,751,029	£257,969,400	£264,377,933	£242,909,987	£250,102,758	£260,993,420	£267,280,231	£275,901,177	£287,383,324	£290,900,529	£286,238,232	£289,798,262	£292,348,288
70% affordable housing (70:30)	£244,518,726	£255,993,840	£260,811,745	£268,627,269	£273,585,888	£257,233,101	£262,756,609	£271,277,421	£276,861,390	£283,442,285	£293,255,986	£296,016,143	£293,003,294	£295,298,827	£297,210,746
80% affordable housing (70:30)	£262,143,762	£269,763,859	£273,012,462	£274,888,136	£282,463,882	£271,556,254	£274,670,640	£282,461,423	£286,442,459	£292,983,958	£299,125,758	£301,123,755	£298,198,192	£299,070,632	£300,000,000
90% affordable housing (70:30)	£279,768,840	£283,593,878	£285,233,179	£289,949,004	£291,551,647	£285,879,407	£288,154,311	£293,645,426	£296,023,589	£298,524,503	£305,001,190	£306,231,371	£303,535,149	£306,298,157	£306,933,663
100% affordable housing (70:30)	£297,393,696	£297,393,696	£297,393,696	£300,908,872	£300,908,872	£300,908,872	£300,908,872	£300,908,872	£306,604,718	£306,604,718	£310,874,911	£311,338,985	£311,798,122	£311,798,122	£311,798,122

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£76,124,811	£11,195,089	£12,226,718	£14,447,445	£16,000,736	£109,615,526	£125,574,368	£143,587,897	£159,775,190	£180,238,890	£201,721,981	£209,837,211	£198,722,768	£206,372,840	£212,747,903
10% affordable housing (70:30)	£32,485,442	£13,668,028	£15,805,150	£18,794,865	£21,039,577	£115,575,219	£134,322,097	£159,076,890	£187,270,000	£207,594,583	£214,944,825	£204,981,736	£211,872,865	£217,610,366	£221,610,366
20% affordable housing (70:30)	£108,950,807	£137,793,727	£150,397,747	£165,142,855	£177,720,480	£136,583,464	£149,705,356	£165,176,236	£178,530,052	£195,311,208	£213,467,204	£220,052,430	£211,252,709	£217,372,770	£222,472,820
30% affordable housing (70:30)	£125,519,373	£151,067,999	£162,189,428	£175,579,775	£186,778,274	£150,260,404	£161,978,702	£176,128,418	£188,111,181	£202,852,217	£218,339,826	£225,160,503	£212,517,682	£217,338,279	£222,338,279
40% affordable housing (70:30)	£142,272,483	£164,448,456	£174,050,583	£188,219,032	£198,336,270	£164,126,854	£174,351,128	£187,299,782	£199,692,310	£210,393,226	£225,212,447	£230,267,687	£223,749,653	£228,372,699	£232,197,737
50% affordable housing (70:30)	£169,263,200	£177,868,169	£188,164,076	£198,879,839	£204,894,265	£174,161,161	£186,393,213	£198,483,784	£207,274,639	£217,934,435	£231,085,089	£236,275,281	£230,047,626	£233,872,684	£237,056,196
60% affordable housing (70:30)	£178,475,005	£181,768,188	£198,325,395	£207,540,767	£213,952,260	£182,484,814	£199,677,124	£209,687,768	£216,854,588	£225,475,544	£238,957,690	£240,482,886	£236,312,598	£239,372,629	£241,922,654
70% affordable housing (70:30)	£194,093,093	£205,588,206	£212,406,112	£219,201,635	£223,010,868	£206,807,488	£212,390,975	£220,851,788	£229,435,697	£233,016,653	£242,830,312	£245,930,509	£242,577,571	£244,872,594	£246,785,113
80% affordable housing (70:30)	£211,178,169	£219,389,226	£222,846,929	£228,862,520	£232,860,949	£221,130,600	£225,944,895	£232,038,790	£238,016,826	£240,957,761	£248,702,395	£250,988,123	£248,842,584	£250,372,588	£251,641,571
90% affordable housing (70:30)	£223,343,206	£233,168,244	£234,807,546	£239,523,371	£241,126,244	£236,453,773	£239,728,678	£243,219,792	£246,442,459	£254,088,670	£254,576,556	£255,905,738	£255,107,515	£256,072,523	£256,510,000
100% affordable housing (70:30)	£246,968,263	£246,968,263	£246,968,263	£250,184,238	£250,184,238	£249,776,927	£250,412,529	£254,403,799	£255,179,094	£255,639,975	£260,448,178	£260,913,361	£261,372,488	£261,372,488	£261,372,488

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£19,893,988	£-15,617,290	£-31,066,318	£-48,448,645	£-63,933,337	£-13,596,726	£-29,555,569	£-47,569,098	£-63,754,391	£-84,210,091	£-105,703,162	£-113,818,412	£-102,703,965	£-110,354,041	£-116,729,104
10% affordable housing (70:30)	£1,633,367	£-28,653,582	£-42,899,209	£-58,798,351	£-72,776,085	£-27,016,776	£-47,956,419	£-67,053,296	£-74,058,091	£-91,761,200	£-111,576,783	£-118,926,025	£-108,968,937	£-115,854,006	£-121,591,562
20% affordable housing (70:30)	£1,032,008	£-41,774,867	£-54,373,948	£-80,124,056	£-91,701,481	£-60,564,864	£-83,686,596	£-99,157,436	£-105,125,323	£-130,202,309	£-171,448,405	£-174,033,640			

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£84,458,711	£48,947,433	£33,498,404	£16,116,077	£81,388	£50,967,998	£35,000,154	£16,995,625	£10,132	£19,645,368	£41,138,439	£49,233,689	£39,139,242	£45,789,318	£52,164,381
10% affordable housing (70:30)	£38,911,141	£27,893,514	£21,893,514	£5,778,377	£9,211,343	£7,547,948	£23,000,333	£5,251,425	£9,493,368	£27,186,478	£47,011,081	£54,381,303	£44,404,214	£51,289,283	£57,028,840
20% affordable housing (70:30)	£51,932,715	£27,789,795	£10,189,795	£4,559,333	£17,136,758	£24,000,158	£10,878,127	£4,592,714	£17,948,530	£34,727,586	£59,865,692	£59,468,917	£50,669,187	£56,789,248	£61,889,258
30% affordable housing (70:30)	£36,064,149	£9,515,523	£1,605,906	£14,996,253	£26,194,752	£10,323,118	£1,398,180	£15,544,896	£27,527,689	£42,688,695	£58,758,304	£64,576,531	£56,934,160	£62,280,212	£66,751,757
40% affordable housing (70:30)	£18,311,059	£13,467,061	£25,635,610	£3,255,610	£3,252,748	£3,445,332	£17,767,696	£26,716,260	£37,109,788	£49,809,804	£64,628,926	£69,684,145	£63,199,131	£67,789,177	£71,614,215
50% affordable housing (70:30)	£1,291,522	£1,384,647	£26,298,377	£44,310,743	£17,577,639	£26,403,751	£7,900,363	£4,438,713	£7,501,547	£14,511,559	£34,191,759	£59,464,104	£73,289,142	£76,476,671	
60% affordable housing (70:30)	£15,891,483	£31,184,666	£37,741,873	£46,967,245	£53,368,738	£31,900,792	£39,083,602	£49,084,264	£56,271,046	£64,892,022	£76,374,168	£79,899,574	£75,729,076	£78,788,107	£81,339,132
70% affordable housing (70:30)	£33,509,571	£44,984,684	£49,002,590	£57,819,113	£62,426,732	£46,223,946	£51,777,453	£60,268,268	£68,125,175	£72,433,131	£82,246,790	£85,006,387	£81,994,049	£84,289,072	£86,201,591
80% affordable housing (70:30)	£51,134,627	£58,784,704	£62,063,307	£68,278,980	£71,484,727	£60,847,098	£64,461,304	£71,452,268	£78,433,304	£79,974,239	£88,119,413	£90,116,601	£88,259,022	£90,789,036	£91,064,049
90% affordable housing (70:30)	£68,759,684	£72,984,722	£74,224,604	£78,939,889	£80,542,722	£74,070,251	£77,145,156	£82,636,270	£86,014,001	£87,915,349	£93,892,034	£96,222,216	£94,523,983	£96,289,001	£96,326,536
100% affordable housing (70:30)	£86,384,741	£86,384,741	£86,384,741	£86,384,741	£86,384,741	£86,384,741	£86,384,741	£86,384,741	£86,384,741	£86,384,741	£86,384,741	£86,384,741	£86,384,741	£86,384,741	£86,384,741

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£98,775,627	£54,264,349	£38,816,520	£21,432,993	£5,898,302	£56,284,912	£40,326,070	£22,312,541	£6,127,246	£14,328,452	£35,821,523	£43,936,773	£32,822,326	£40,472,402	£46,847,485
10% affordable housing (70:30)	£73,414,986	£41,228,087	£27,212,430	£11,095,288	£2,894,427	£42,884,861	£28,325,219	£11,688,341	£3,176,452	£21,869,562	£41,084,145	£49,044,387	£38,087,288	£45,972,367	£51,039,004
20% affordable housing (70:30)	£59,949,631	£28,106,711	£15,502,691	£7,594,583	£1,819,842	£29,316,974	£16,195,043	£7,242,202	£12,620,674	£29,410,670	£47,568,766	£54,152,001	£45,352,271	£51,472,332	£56,572,382
30% affordable housing (70:30)	£40,381,066	£14,832,439	£3,711,010	£9,679,337	£20,877,836	£15,640,034	£3,921,736	£10,227,980	£22,210,743	£36,951,779	£53,439,388	£59,259,615	£51,617,244	£56,972,286	£61,434,841
40% affordable housing (70:30)	£22,627,975	£1,467,982	£9,150,145	£20,318,594	£29,936,832	£11,771,384	£9,450,630	£21,399,344	£31,791,872	£44,492,888	£59,312,008	£64,367,229	£57,889,215	£62,472,261	£66,297,299
50% affordable housing (70:30)	£8,697,235	£1,027,717	£20,264,240	£30,979,461	£36,960,827	£12,260,723	£21,092,835	£32,833,346	£43,073,001	£52,033,807	£66,184,631	£69,474,843	£64,144,188	£67,472,226	£71,159,745
60% affordable housing (70:30)	£10,574,567	£25,867,750	£32,424,357	£41,640,329	£48,051,822	£26,583,876	£33,776,686	£43,767,348	£50,854,130	£59,575,106	£71,057,252	£74,582,458	£70,412,160	£73,472,191	£76,022,216
70% affordable housing (70:30)	£28,192,655	£39,667,768	£44,658,674	£52,301,197	£57,109,816	£40,907,030	£46,460,537	£54,951,350	£60,535,259	£67,116,215	£76,029,874	£79,690,071	£76,677,133	£78,972,156	£80,884,675
80% affordable housing (70:30)	£45,817,711	£53,467,788	£56,746,381	£62,962,084	£66,167,811	£55,230,162	£59,144,368	£66,135,352	£70,116,388	£74,687,523	£82,862,497	£84,787,685	£82,842,106	£84,747,133	£86,747,133
90% affordable housing (70:30)	£63,445,786	£67,467,569	£69,907,168	£74,622,953	£76,825,367	£63,825,240	£67,815,354	£74,611,618	£80,188,432	£84,675,118	£91,865,300	£93,077,077	£90,672,065	£93,699,852	
100% affordable housing (70:30)	£81,067,825	£81,067,825	£81,067,825	£81,067,825	£81,067,825	£81,067,825	£81,067,825	£81,067,825	£81,067,825	£81,067,825	£81,067,825	£81,067,825	£81,067,825	£81,067,825	£81,067,825

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£71,652,415	£36,142,138	£26,093,199	£13,210,782	£12,223,910	£38,162,701	£22,203,859	£11,163,829	£11,094,963	£12,450,664	£33,943,724	£42,098,364	£30,944,538	£38,594,613	£44,969,676
10% affordable housing (70:30)	£59,292,785	£23,105,846	£9,090,219	£7,026,923	£2,018,638	£24,742,859	£10,203,008	£6,853,870	£2,128,663	£9,891,773	£29,816,356	£37,166,388	£27,209,509	£34,094,576	£39,832,135
20% affordable housing (70:30)	£38,827,420	£9,984,500	£2,619,520	£9,364,629	£20,942,053	£11,194,763	£1,927,169	£17,398,030	£30,751,825	£47,532,881	£65,688,977	£72,274,212	£63,474,482	£69,594,543	£74,694,593
30% affordable housing (70:30)	£22,258,854	£3,289,773	£1,411,201	£27,801,549	£39,000,048	£2,482,177	£14,200,475	£28,350,191	£40,332,964	£55,073,991	£71,561,599	£77,381,826	£69,739,455	£75,094,508	£79,557,952
40% affordable housing (70:30)	£9,506,263	£16,670,229	£25,272,357	£38,440,895	£46,068,043	£16,350,627	£25,572,901	£39,821,555	£49,914,083	£62,615,998	£77,434,221	£82,489,941	£76,008,427	£80,584,472	£84,419,510
50% affordable housing (70:30)	£1,514,973	£3,189,342	£8,386,461	£16,011,674	£21,160,638	£5,382,934	£9,915,046	£16,705,557	£25,495,412	£30,166,208	£38,306,842	£37,587,084	£32,269,388	£36,094,437	£39,811,859
60% affordable housing (70:30)	£28,696,778	£43,989,981	£50,547,188	£59,762,540	£66,174,038	£44,706,087	£51,898,897	£61,899,560	£69,075,341	£77,697,317	£89,179,464	£92,704,669	£88,534,371	£91,594,402	£94,444,427
70% affordable housing (70:30)	£46,314,866	£57,789,979	£62,707,885	£70,423,409	£75,232,027	£59,029,241	£64,592,748	£73,073,561	£78,657,470	£86,238,436	£99,052,085	£97,812,283	£94,799,344	£97,094,367	£99,006,886
80% affordable housing (70:30)	£63,039,922	£71,589,969	£74,863,602	£81,084,278	£84,290,022	£73,852,394	£77,266,690	£84,357,263	£90,239,590	£92,779,335	£100,024,708	£102,919,896	£101,084,317	£102,504,333	£103,889,344
90% affordable housing (70:30)	£81,564,980	£86,300,017	£87,029,319	£91,745,144	£93,348,017	£87,675,546	£90,950,451	£95,441,565	£97,819,729	£100,320,643	£106,797,329	£108,027,511	£107,329,289	£108,094,297	£108,731,803
100% affordable housing (70:30)	£99,190,038	£99,190,038	£99,190,038	£99,190,038	£102,406,012	£101,988,700	£102,654,302	£102,625,567	£102,608,858	£101,861,752	£112,669,951	£113,135,124	£113,594,261	£113,594,261	£113,594,261

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£88,177,228	£48,681,852	£34,241,483	£16,835,965	£11,300,494	£61,887,015	£45,724,173	£27,114,863	£11,501,365	£18,983,350	£39,414,420	£48,124,281	£37,431,281	£45,070,299	£51,445,846
10% affordable housing (70:30)	£78,917,089	£46,636,180	£32,614,533	£16,497,991	£2,507,676	£48,286,964	£33,727,322	£16,970,444	£2,225,851	£16,467,459	£36,292,042	£43,842,284	£33,685,195	£40,570,264	£46,307,821
20% affordable housing (70:30)	£62,361,734	£33,508,814	£20,904,794	£8,169,686	£6,147,739	£34,719,077	£21,597,146	£8,136,305	£7,227,511	£24,008,567	£42,164,663	£48,749,898	£39,950,168	£46,070,229	£51,170,279
30% affordable housing (70:30)	£46,783,168	£20,234,541	£9,113,113	£24,277,235	£15,475,734	£21,042,137	£9,321,839	£4,825,877	£16,808,640	£31,549,677	£48,037,286	£53,857,512	£46,215,141	£51,570,194	£56,032,738
40% affordable housing (70:30)	£29,030,077	£8,884,085	£2,745,045	£14,016,491	£24,533,720	£7,173,687	£10,048,587	£15,997,241	£26,389,769	£39,000,766	£53,039,907	£58,665,127	£52,489,113	£57,070,158	£60,895,198
50% affordable housing (70:30)	£12,009,341	£6,665,628	£14,862,137	£25,577,358	£33,591,724	£6,888,620	£12,181,243	£20,795,898	£35,970,898	£46,631,994	£59,782,528	£66,074,720	£58,745,088	£62,570,123	£66,587,655
60% affordable housing (70:30)	£5,172,464	£20,465,647	£27,022,85												

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 5

No Units	450
Site Area	2.75 Ha

VBC as % of floorspace 25%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£100,776,342	£65,265,064	£49,816,035	£32,433,708	£16,899,017	£67,285,627	£51,326,785	£33,313,256	£17,127,963	£-3,327,737	£-24,820,808	£-32,936,068	£-21,821,611	£-29,471,687	£-35,846,750
10% affordable housing (70:30)	£98,482,964	£55,469,770	£41,099,510	£24,956,300	£10,286,800	£57,202,075	£42,302,740	£25,256,051	£10,335,922	£-9,008,372	£-29,250,078	£-36,791,572	£-26,545,144	£-33,621,464	£-39,818,398
20% affordable housing (70:30)	£76,154,088	£45,853,146	£32,345,573	£18,879,072	£3,601,363	£47,044,819	£33,217,644	£17,098,909	£3,681,979	£-14,689,077	£-33,879,347	£-40,647,085	£-31,268,676	£-37,771,241	£-43,190,044
30% affordable housing (70:30)	£63,755,915	£35,734,520	£23,483,369	£9,101,755	£-3,158,036	£36,848,689	£24,073,920	£8,941,765	£-4,098,591	£-20,369,642	£-38,108,617	£-44,502,600	£-35,992,209	£-41,921,018	£-46,861,892
40% affordable housing (70:30)	£51,288,151	£25,736,998	£14,615,570	£1,223,761	£-9,796,336	£26,545,923	£14,826,295	£875,118	£-11,309,241	£-26,060,278	£-42,537,886	£-48,358,114	£-40,715,742	£-46,070,795	£-50,533,339
50% affordable housing (70:30)	£38,728,922	£15,677,616	£5,719,805	£-6,776,978	£-16,794,634	£16,123,828	£5,847,940	£7,726,645	£-18,519,891	£-31,730,913	£-46,967,156	£-52,213,627	£-45,439,275	£-50,220,572	£-54,204,986
60% affordable housing (70:30)	£26,007,450	£5,592,704	£-3,331,987	£-14,207,193	£-23,812,934	£9,860,176	£3,899,014	£18,193,450	£-26,739,542	£-37,411,548	£-51,386,425	£-56,063,141	£-50,162,908	£-54,370,348	£-57,876,534
70% affordable housing (70:30)	£13,167,782	£-4,690,644	£-12,477,587	£-22,812,669	£-30,838,041	£-37,241,234	£-41,436,708	£-24,552,255	£-32,941,192	£-43,092,183	£-55,825,695	£-59,924,656	£-54,886,339	£-58,520,126	£-61,548,281
80% affordable housing (70:30)	£230,913	£-15,065,462	£-21,622,669	£-30,838,041	£-37,241,234	£-41,436,708	£-24,552,255	£-32,941,192	£-43,092,183	£-55,825,695	£-59,924,656	£-54,886,339	£-58,520,126	£-61,548,281	£-64,581,976
90% affordable housing (70:30)	£-13,008,906	£-25,440,278	£-30,768,010	£-38,885,496	£-44,867,833	£-58,548,756	£-52,512,090	£-41,377,864	£-47,862,492	£-54,453,453	£-64,884,234	£-67,635,683	£-64,333,405	£-66,819,680	£-68,891,876
100% affordable housing (70:30)	£-28,252,502	£-39,815,966	£-49,913,351	£-56,878,949	£-60,586,132	£-73,311,588	£-62,049,782	£-49,700,669	£-55,473,142	£-60,134,088	£-71,491,197	£-69,056,938	£-70,969,457	£-72,563,223	£-73,891,976

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£174,593,445	£102,081,723	£77,570,781	£49,343,078	£25,042,770	£160,043,169	£120,043,020	£74,043,020	£34,043,020	£-10,043,020	£-30,043,020	£-40,043,020	£-25,043,020	£-35,043,020	£-45,043,020
10% affordable housing (70:30)	£138,843,823	£77,857,017	£56,227,269	£32,670,396	£12,039,586	£170,124,711	£125,043,020	£74,043,020	£34,043,020	£-10,043,020	£-30,043,020	£-40,043,020	£-25,043,020	£-35,043,020	£-45,043,020
20% affordable housing (70:30)	£111,772,639	£61,673,640	£41,981,214	£19,447,714	£-223,728,424	£180,281,968	£140,127,874	£82,264,807	£22,264,807	£-24,043,020	£-40,043,020	£-50,043,020	£-35,043,020	£-45,043,020	£-55,043,020
30% affordable housing (70:30)	£163,570,972	£101,592,267	£63,843,417	£24,225,931	£-20,484,822	£190,478,988	£130,252,886	£74,043,020	£34,043,020	£-10,043,020	£-30,043,020	£-40,043,020	£-25,043,020	£-35,043,020	£-45,043,020
40% affordable housing (70:30)	£74,038,635	£20,589,768	£-2,211,216	£-26,103,025	£-32,203,122	£20,000,845	£-2,520,491	£-26,651,063	£-38,636,026	£-53,317,664	£-60,864,072	£-56,064,900	£-58,442,526	£-62,800,125	£-67,800,125
50% affordable housing (70:30)	£188,600,895	£211,649,157	£221,606,981	£234,103,465	£244,121,421	£211,202,958	£224,103,465	£244,121,421	£254,121,421	£264,121,421	£274,121,421	£284,121,421	£294,121,421	£304,121,421	£314,121,421
60% affordable housing (70:30)	£201,316,267	£221,734,082	£230,658,774	£242,123,919	£250,939,721	£221,868,611	£231,228,801	£243,466,236	£253,057,329	£264,738,334	£276,723,212	£283,395,328	£277,489,594	£281,691,135	£285,303,420
70% affordable housing (70:30)	£214,158,934	£230,017,431	£239,804,115	£250,144,974	£257,758,021	£232,341,021	£240,763,403	£251,979,941	£260,207,978	£270,418,968	£283,152,468	£282,751,468	£285,849,912	£288,916,067	£292,046,716
80% affordable housing (70:30)	£227,086,753	£242,935,248	£249,945,456	£258,156,927	£264,676,919	£245,105,475	£253,201,184	£262,478,626	£272,809,626	£284,681,751	£298,008,626	£297,581,751	£299,996,626	£302,546,716	£305,246,716
90% affordable housing (70:30)	£240,335,692	£252,767,065	£258,094,797	£266,185,282	£271,394,619	£253,875,542	£259,838,876	£268,704,611	£278,689,279	£289,780,239	£302,011,021	£294,962,470	£291,660,192	£294,146,466	£296,216,361
100% affordable housing (70:30)	£252,975,288	£263,141,883	£267,240,738	£274,206,735	£278,212,919	£264,642,711	£271,617,486	£281,369,928	£287,460,874	£294,460,201	£302,840,201	£298,871,984	£296,383,725	£298,298,243	£299,890,009

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£76,129,811	£51,638,089	£37,085,118	£24,467,445	£18,002,138	£109,815,526	£125,274,358	£143,587,937	£159,773,190	£180,228,890	£201,721,961	£208,937,211	£198,722,754	£206,372,940	£212,747,903
10% affordable housing (70:30)	£36,414,186	£21,431,362	£15,891,363	£9,224,753	£4,169,639	£119,699,078	£134,538,413	£161,645,102	£186,765,231	£215,800,525	£238,151,231	£213,892,725	£203,446,237	£210,512,617	£216,419,551
20% affordable housing (70:30)	£100,747,085	£63,248,007	£44,555,580	£26,022,081	£11,259,750	£129,856,334	£143,683,500	£169,802,244	£173,839,174	£191,590,160	£210,580,500	£217,548,238	£208,169,829	£214,672,344	£220,091,197
30% affordable housing (70:30)	£113,145,238	£74,166,633	£51,417,784	£27,799,389	£18,059,189	£140,052,454	£152,827,233	£167,959,388	£180,999,744	£197,270,795	£215,009,770	£221,403,753	£212,893,362	£218,822,171	£223,762,845
40% affordable housing (70:30)	£125,613,032	£81,184,155	£56,285,593	£31,677,392	£18,677,489	£150,355,230	£162,074,858	£176,226,033	£188,210,394	£202,951,431	£219,439,039	£226,299,267	£217,616,895	£222,971,948	£227,434,492
50% affordable housing (70:30)	£138,175,221	£93,223,527	£67,181,348	£38,077,831	£19,636,787	£160,777,225	£171,353,213	£184,667,788	£195,421,044	£208,662,666	£223,868,339	£230,114,780	£222,340,428	£227,121,725	£231,108,139
60% affordable housing (70:30)	£150,893,633	£117,308,449	£80,233,140	£48,191,688	£20,041,087	£180,040,603	£193,040,603	£208,631,695	£214,312,701	£228,297,578	£232,970,294	£227,063,961	£231,271,501	£234,771,787	
70% affordable housing (70:30)	£163,733,371	£131,591,797	£91,879,481	£58,719,740	£20,332,387	£181,915,973	£199,377,859	£201,483,408	£209,842,345	£219,933,336	£232,728,848	£226,825,809	£231,787,492	£235,421,279	£238,449,434
80% affordable housing (70:30)	£176,670,240	£148,983,615	£108,923,322	£70,229,194	£21,180,686	£192,882,741	£219,978,530	£220,986,213	£221,059,399	£225,937,971	£237,158,118	£230,891,392	£235,511,025	£239,512,091	£242,821,091
90% affordable housing (70:30)	£189,610,059	£162,341,431	£120,769,463	£84,759,649	£22,068,986	£205,449,909	£229,413,243	£228,219,017	£224,263,645	£231,564,606	£241,688,885	£234,536,836	£241,234,558	£243,700,833	£246,778,728
100% affordable housing (70:30)	£202,553,665	£175,716,249	£130,814,504	£100,229,102	£22,787,255	£214,217,099	£230,950,835	£228,691,822	£231,474,295	£237,035,241	£246,014,657	£248,992,350	£245,959,007	£247,670,610	£249,464,376

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,419,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£19,893,968	£15,617,200	£11,066,318	£6,448,645	£3,863,337	£13,596,726	£10,555,569	£6,754,391	£3,410,091	£-105,703,162	£-113,818,412	£-102,703,965	£-110,354,041	£-116,729,104	
10% affordable housing (70:30)	£7,600,610	£2,412,584	£-3,979,837	£-16,229,363	£-20,695,554	£24,680,278	£8,579,614	£-5,626,303	£-70,746,432	£-99,890,726	£-110,132,431	£-117,673,526	£-107,427,498	£-120,400,751	
20% affordable housing (70:30)	£4,728,286	£-3,229,216	£-8,536,781	£-14,003,281	£-17,280,991	£-3,837,635	£-6,684,709	£-9,783,445	£-12,820,374	£-16,571,361	£-21,551,701	£-21,529,439	£-12,151,030	£-11,653,595	
30% affordable housing (70:30)	£17,126,439	£4,147,834	£-7,308,984	£-17,780,590	£-24,000,300	£44,03									

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£84,458,711	£48,947,433	£33,498,404	£16,116,077	£581,388	£50,967,996	£35,009,154	£16,995,625	£810,332	£14,646,368	£41,138,439	£49,233,689	£38,139,242	£45,789,318	£32,164,381
10% affordable housing (70:30)	£72,165,339	£39,152,139	£24,781,896	£8,333,759	£6,030,831	£40,844,444	£25,985,105	£8,308,420	£5,181,709	£25,326,003	£45,967,709	£53,109,200	£42,862,775	£49,939,086	£35,938,029
20% affordable housing (70:30)	£59,839,457	£29,839,516	£16,927,942	£3,661,441	£12,716,258	£30,727,188	£16,900,913	£3,781,976	£13,265,852	£33,006,638	£50,996,978	£56,984,716	£47,586,307	£54,088,872	£39,507,675
30% affordable housing (70:30)	£47,436,284	£19,416,889	£7,165,738	£-7,215,876	£-19,475,667	£20,531,062	£7,756,289	£-7,375,866	£-20,416,222	£36,687,273	£54,426,248	£60,820,231	£52,309,840	£63,179,323	£48,179,323
40% affordable housing (70:30)	£34,970,520	£9,419,367	£1,702,061	£-15,093,870	£-26,293,967	£10,228,292	£1,491,336	£-15,642,513	£-27,626,872	£49,367,909	£85,885,617	£94,676,745	£87,033,373	£92,388,426	£86,850,970
50% affordable housing (70:30)	£22,408,291	£-940,015	£-23,094,300	£-33,112,265	£-63,930,400	£-10,769,691	£-2,044,276	£-48,000,544	£-83,284,707	£69,511,258	£117,596,306	£136,539,200	£120,522,817	£136,539,200	£102,817
60% affordable housing (70:30)	£9,889,889	£-10,724,927	£-19,649,618	£-31,114,764	£-39,930,556	£-10,657,455	£-20,216,645	£-32,457,081	£-42,048,175	£53,729,179	£67,714,056	£72,386,772	£66,480,439	£70,687,919	£74,194,265
70% affordable housing (70:30)	£-3,149,849	£-21,008,275	£-28,794,959	£-39,135,216	£-48,748,868	£-21,332,051	£-29,754,337	£-40,889,888	£-49,259,823	£59,409,814	£72,143,326	£76,242,287	£71,203,970	£74,837,577	£77,865,812
80% affordable housing (70:30)	£-16,086,718	£-31,383,093	£-37,840,300	£-47,156,672	£-53,567,164	£-32,099,219	£-39,239,028	£-49,292,681	£-56,489,473	£65,000,449	£76,572,596	£80,097,890	£75,927,903	£78,987,534	£81,537,559
90% affordable housing (70:30)	£-29,326,537	£-41,727,866	£-47,089,641	£-55,176,127	£-60,389,454	£-40,866,387	£-48,829,721	£-57,685,465	£-65,371,084	£81,001,865	£93,953,314	£98,651,036	£93,133,211	£95,209,208	£97,209,208
100% affordable housing (70:30)	£-42,570,133	£-52,132,727	£-56,230,982	£-63,196,580	£-67,203,763	£-48,633,656	£-58,367,413	£-68,190,773	£-76,451,719	£85,431,135	£97,808,838	£103,374,569	£97,209,208	£98,880,854	£100,880,854

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£89,775,627	£54,264,349	£38,815,320	£21,432,093	£5,898,302	£56,284,912	£40,326,070	£22,312,541	£6,127,348	£14,328,452	£35,821,523	£43,936,773	£32,822,326	£40,472,402	£26,847,465
10% affordable housing (70:30)	£77,462,249	£44,469,056	£30,998,802	£13,855,676	£-713,915	£45,201,360	£31,302,025	£14,253,336	£-864,793	£20,009,987	£40,269,793	£47,702,267	£37,545,859	£44,622,139	£30,810,113
20% affordable housing (70:30)	£65,153,373	£34,652,431	£21,544,856	£5,878,357	£-7,399,352	£36,044,102	£22,216,929	£6,998,194	£-7,938,736	£25,689,722	£44,680,062	£51,647,800	£42,289,931	£48,771,956	£34,100,769
30% affordable housing (70:30)	£52,755,200	£24,733,806	£12,482,854	£-1,898,960	£-14,158,751	£25,847,984	£13,073,205	£-2,058,690	£-15,099,306	£31,370,357	£49,109,332	£55,503,315	£46,962,924	£52,921,733	£37,862,407
40% affordable housing (70:30)	£40,287,436	£14,739,263	£3,814,855	£-3,776,354	£-9,770,051	£15,545,208	£3,325,590	£-10,325,597	£-22,309,956	£37,050,993	£59,338,601	£69,338,629	£51,716,467	£57,071,510	£41,534,954
50% affordable housing (70:30)	£27,725,207	£4,676,901	£-5,280,910	£-11,777,993	£-27,795,340	£5,123,113	£-5,452,426	£-19,727,360	£-29,520,606	£42,731,608	£67,867,871	£83,214,342	£66,459,900	£71,221,287	£55,005,701
60% affordable housing (70:30)	£15,006,305	£-5,408,011	£-14,332,702	£-25,707,848	£-34,613,649	£-33,340,539	£-14,899,729	£-27,140,165	£-36,731,257	£48,412,263	£62,397,140	£67,069,856	£61,163,523	£65,371,063	£48,877,349
70% affordable housing (70:30)	£2,167,067	£-15,691,359	£-23,478,043	£-33,818,302	£-41,431,949	£-16,015,135	£-24,437,421	£-35,552,970	£-44,941,907	£54,092,898	£66,826,410	£70,925,371	£65,887,054	£69,520,541	£72,548,996
80% affordable housing (70:30)	£-10,769,802	£-26,065,177	£-32,623,384	£-41,888,796	£-48,250,248	£-26,752,303	£-33,975,112	£-43,985,775	£-51,152,567	£60,773,583	£71,255,689	£74,768,984	£69,610,987	£73,670,618	£76,220,643
90% affordable housing (70:30)	£-24,020,621	£-36,440,993	£-41,769,724	£-48,669,211	£-54,749,724	£-31,749,412	£-38,631,806	£-48,631,806	£-56,648,168	£65,648,168	£76,638,348	£79,638,348	£74,638,348	£77,638,348	£80,638,348
100% affordable housing (70:30)	£-37,253,217	£-46,815,811	£-50,914,066	£-57,979,684	£-61,886,847	£-48,510,460	£-53,050,407	£-60,791,384	£-68,573,857	£77,134,803	£88,114,219	£92,491,912	£80,057,653	£81,970,172	£83,563,938

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£71,653,415	£36,142,138	£20,693,100	£13,310,752	£-12,223,910	£38,162,701	£22,203,899	£4,186,356	£-11,994,963	£32,450,664	£53,943,734	£62,058,984	£50,944,538	£58,594,613	£46,989,676
10% affordable housing (70:30)	£59,361,037	£26,346,843	£11,978,591	£-24,466,596	£-19,836,126	£28,079,149	£13,179,814	£-3,865,675	£-16,987,004	£38,181,296	£58,373,004	£65,914,498	£55,668,070	£62,744,391	£48,641,324
20% affordable housing (70:30)	£47,031,161	£16,530,220	£3,222,646	£-12,243,854	£-25,521,564	£17,921,892	£4,094,718	£-12,024,018	£-26,060,947	£43,811,934	£62,802,274	£69,770,012	£60,391,602	£66,894,167	£52,312,971
30% affordable housing (70:30)	£34,632,989	£5,811,594	£-5,639,557	£-20,201,171	£-32,280,962	£7,726,773	£5,049,006	£-10,181,161	£-33,221,517	£49,492,589	£67,231,543	£73,626,526	£65,115,138	£71,043,944	£57,984,818
40% affordable housing (70:30)	£22,169,225	£-3,386,920	£-14,507,356	£-27,889,165	£-38,099,262	£2,577,004	£-14,296,631	£-28,447,808	£-40,436,107	£55,173,204	£71,660,612	£77,481,000	£69,838,668	£75,193,721	£60,656,656
50% affordable housing (70:30)	£9,802,996	£-13,445,310	£-23,403,121	£-36,898,604	£-46,911,561	£-12,999,090	£-22,574,986	£-36,849,571	£-47,642,817	£60,863,558	£76,000,052	£81,336,553	£74,662,201	£79,245,498	£63,307,813
60% affordable housing (70:30)	£-3,115,406	£-23,530,222	£-32,454,914	£-43,920,059	£-52,735,860	£-22,482,570	£-33,021,940	£-45,262,376	£-54,853,468	£66,534,474	£80,819,352	£85,192,068	£79,285,734	£83,493,275	£66,999,560
70% affordable housing (70:30)	£-15,955,144	£-33,813,570	£-41,600,255	£-51,940,514	£-59,554,160	£-34,137,347	£-42,559,633	£-53,675,181	£-62,964,118	£72,215,109	£84,948,621	£89,047,582	£84,009,266	£87,643,052	£70,671,207
80% affordable housing (70:30)	£-28,921,013	£-44,188,368	£-50,745,496	£-59,960,967	£-68,372,459	£-48,804,814	£-52,097,324	£-62,087,966	£-70,274,768	£77,895,144	£90,377,891	£92,903,095	£88,122,799	£91,792,659	£74,942,855
90% affordable housing (70:30)	£-42,133,832	£-54,563,205	£-59,890,637	£-67,981,422	£-73,100,059	£-55,671,682	£-61,635,016	£-70,500,791	£-78,485,418	£83,576,379	£93,607,161	£96,758,609	£93,456,331	£95,942,606	£80,014,501
100% affordable housing (70:30)	£-55,375,428	£-64,938,022	£-69,036,277	£-76,001,875	£-80,009,059	£-68,438,851	£-71,127,708	£-80,939,058	£-89,257,014	£98,236,430	£100,614,124	£108,179,884	£100,092,383	£101,686,145	

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£86,177,722	£49,889,465	£34,212,422	£17,383,896	£1,309,408	£61,681,013	£45,728,173	£27,118,845	£11,559,351	£20,320,350	£50,410,224	£58,070,228	£46,970,228	£55,070,228	£41,646,888
10% affordable housing (70:30)	£74,884,351	£40,871,154	£25,500,905	£10,657,778	£4,886,188	£51,693,463	£36,704,132	£19,657,439	£4,537,910	£14,606,985	£34,848,690	£42,390,184	£32,143,756	£39,220,077	£26,110,010
20% affordable housing (70:30)	£62,555,476	£30,640,534	£16,746,960	£1,280,460	£-1,997,250	£41,446,206	£27,619,032	£11,500,296	£-2,536,633	£20,287,620	£39,277,860	£46,246,698	£36,867,288	£43,369,853	£28,788,657
30% affordable housing (70:30)	£50,157,303	£20,136,908	£17,884,757	£3,503,143	£-3,795,648	£31,250,087	£18,475,308	£3,343,153	£-9,697,203	£25,968,255	£43,707,229	£50,101,212	£41,980,821	£47,919,630	£32,460,304
40% affordable housing (70:30)	£38,688,530	£10,138,395	£3,016,958	£-3,274,661	£-15,574,048	£20,947,310	£9,227,885	£-24,923,494	£-31,607,853	£31,648,890	£48,138,498	£53,366,726	£46,314,354	£51,660,407	£36,131,851
50% affordable housing (70:30)	£23,127,310	£10,079,004	£1,911,953	£-12,375,290	£-22,323,247	£10,526,215	£-450,672								

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 5

No Units	450
Site Area	2.75 Ha

VBC as % of floorspace 50%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£100,776,342	£65,265,064	£49,816,036	£32,433,708	£16,899,017	£67,286,627	£51,326,785	£33,313,256	£17,127,963	£-3,327,737	£-24,820,808	£-32,936,068	£-21,821,611	£-29,471,687	£-35,846,750
10% affordable housing (70:30)	£92,550,217	£43,985,890	£27,216,778	£12,458,820	£7,518,530	£60,532,406	£45,279,545	£27,913,539	£12,434,551	£7,147,899	£-27,906,726	£-35,539,472	£-25,003,704	£-32,271,276	£-38,327,586
20% affordable housing (70:30)	£84,324,093	£32,135,143	£18,118,317	£21,999,848	£9,008,671	£53,711,947	£39,232,305	£22,723,000	£7,726,847	£-10,968,000	£-30,722,843	£-38,142,886	£-28,185,197	£-35,070,865	£-40,808,423
30% affordable housing (70:30)	£76,061,227	£45,559,517	£32,250,745	£16,782,917	£3,503,745	£46,951,188	£33,122,818	£17,002,793	£2,964,363	£-14,788,222	£-33,776,561	£-40,746,300	£-31,367,890	£-37,870,455	£-43,289,258
40% affordable housing (70:30)	£67,765,225	£39,917,772	£26,311,095	£11,565,987	£-1,017,554	£40,130,431	£27,006,103	£11,532,606	£-1,827,325	£-18,608,382	£-36,764,478	£-43,349,712	£-34,549,983	£-40,670,404	£-45,770,094
50% affordable housing (70:30)	£59,468,923	£32,266,789	£20,367,178	£6,321,993	£-5,096,158	£33,266,395	£20,831,120	£6,030,708	£-6,667,497	£-22,428,543	£-39,750,395	£-45,953,126	£-37,732,072	£-43,469,633	£-48,250,930
60% affordable housing (70:30)	£51,100,893	£25,544,857	£14,423,290	£1,028,527	£-10,174,762	£26,395,298	£14,933,984	£479,894	£-11,507,868	£-29,248,705	£-42,736,313	£-48,556,540	£-40,914,169	£-46,259,222	£-50,711,766
70% affordable housing (70:30)	£42,704,392	£18,806,381	£8,479,341	£-4,334,692	£-14,334,692	£19,379,200	£8,436,850	£-15,153,875	£-16,347,839	£-30,068,866	£-45,722,231	£-51,159,954	£-44,096,262	£-49,068,811	£-53,212,602
80% affordable housing (70:30)	£34,249,381	£12,068,075	£2,460,103	£-9,714,732	£-19,331,971	£12,387,678	£2,159,558	£-10,795,483	£-21,188,010	£-33,889,026	£-48,708,148	£-53,763,368	£-47,278,355	£-51,869,400	£-55,693,438
90% affordable housing (70:30)	£25,719,053	£5,299,853	£-3,628,628	£-15,094,773	£-23,910,575	£5,367,325	£-4,186,655	£-16,437,090	£-26,228,182	£-37,709,188	£-51,894,068	£-56,386,782	£-50,460,447	£-54,667,989	£-58,174,273
100% affordable housing (70:30)	£17,127,176	£-1,563,083	£-9,759,593	£-20,474,814	£-28,489,179	£-1,756,075	£-10,588,187	£-22,078,698	£-30,968,354	£-41,523,349	£-54,679,984	£-58,970,196	£-53,642,540	£-57,467,579	£-60,655,710

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£62,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£162,593,445	£162,681,723	£177,218,781	£193,043,078	£192,452,770	£160,941,169	£175,000,020	£184,013,011	£180,189,831	£230,865,924	£210,417,290	£203,382,944	£211,662,289	£211,662,289	£211,662,289
10% affordable housing (70:30)	£134,776,589	£168,616,019	£183,340,897	£200,110,099	£214,867,966	£166,794,380	£182,041,242	£199,412,947	£214,892,236	£234,474,686	£265,133,512	£262,856,258	£282,330,491	£259,598,062	£265,654,372
20% affordable housing (70:30)	£124,002,694	£175,191,644	£189,208,469	£205,326,339	£218,318,115	£173,544,980	£188,094,841	£204,853,887	£218,600,140	£238,294,846	£288,119,429	£285,469,672	£282,397,651	£268,135,209	£275,828,729
30% affordable housing (70:30)	£115,285,299	£181,767,270	£195,076,042	£210,543,869	£223,823,041	£180,375,598	£194,203,988	£210,329,034	£224,362,423	£249,115,008	£281,105,347	£268,073,086	£258,894,677	£265,197,241	£270,816,045
40% affordable housing (70:30)	£106,561,461	£186,400,014	£201,015,691	£215,600,801	£228,344,341	£167,198,356	£200,320,683	£215,744,161	£229,154,112	£245,935,160	£284,091,266	£270,616,449	£261,876,701	£247,096,830	£252,096,881
50% affordable housing (70:30)	£116,857,963	£195,059,999	£206,959,609	£221,004,794	£232,922,944	£206,405,667	£221,296,078	£233,994,234	£249,755,330	£267,077,162	£273,279,913	£265,085,863	£270,796,419	£275,571,717	£278,958,552
60% affordable housing (70:30)	£126,228,894	£201,782,100	£212,933,527	£226,298,260	£237,901,548	£200,970,918	£212,692,802	£226,846,902	£238,834,455	£253,375,491	£270,063,100	£275,883,327	£268,240,956	£273,696,008	£278,958,552
70% affordable housing (70:30)	£134,606,395	£208,520,495	£218,847,446	£231,661,478	£242,090,153	£207,947,586	£218,889,937	£232,480,661	£243,674,626	£257,965,852	£271,049,016	£278,456,741	£271,443,040	£275,385,897	£280,538,389
80% affordable housing (70:30)	£150,971,406	£215,257,411	£224,865,684	£237,091,810	£246,658,747	£214,339,100	£225,115,226	£238,124,269	£248,914,747	£261,215,813	£276,034,934	£274,665,142	£274,665,142	£278,958,552	£283,002,424
90% affordable housing (70:30)	£201,607,733	£222,026,933	£230,956,414	£242,421,560	£251,237,361	£221,562,861	£231,523,441	£243,763,877	£253,354,969	£265,035,975	£279,020,822	£283,693,568	£277,787,233	£281,994,775	£285,001,060
100% affordable housing (70:30)	£210,199,611	£228,889,868	£237,998,379	£247,801,600	£255,815,953	£228,092,462	£237,914,973	£249,405,485	£258,195,140	£268,656,138	£282,006,770	£284,296,902	£280,969,326	£284,794,365	£287,981,897

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£75,124,811	£111,636,089	£127,085,118	£144,367,445	£160,002,136	£109,815,526	£125,574,358	£143,587,897	£159,773,190	£180,228,890	£201,721,961	£208,937,211	£198,722,754	£206,372,840	£212,747,903
10% affordable housing (70:30)	£34,350,386	£115,190,386	£132,155,362	£149,649,375	£164,442,330	£115,688,747	£131,621,606	£148,987,814	£164,466,602	£184,049,952	£204,707,870	£212,440,625	£201,944,857	£205,228,729	£215,228,729
20% affordable housing (70:30)	£22,577,060	£124,766,010	£138,782,836	£154,901,395	£168,892,482	£123,120,206	£137,668,848	£154,428,253	£169,174,506	£187,869,213	£207,693,796	£215,044,039	£205,086,950	£211,972,018	£217,709,576
30% affordable housing (70:30)	£100,839,626	£131,341,636	£144,650,408	£160,166,236	£173,397,408	£129,949,960	£143,778,335	£159,898,400	£173,936,790	£191,689,375	£210,679,714	£217,647,453	£208,269,043	£220,190,411	£222,190,411
40% affordable housing (70:30)	£109,135,928	£137,983,381	£150,590,058	£165,255,168	£177,918,707	£136,770,222	£149,895,050	£165,388,547	£178,728,478	£195,599,535	£213,665,631	£220,250,865	£211,451,136	£217,571,187	£222,871,247
50% affordable housing (70:30)	£117,432,220	£144,634,365	£156,533,975	£170,876,160	£182,497,311	£143,644,728	£156,070,033	£170,870,445	£183,669,650	£199,529,668	£216,851,548	£222,854,279	£214,633,229	£220,370,766	£225,152,083
60% affordable housing (70:30)	£125,800,260	£161,356,466	£162,477,893	£175,872,626	£187,075,915	£150,544,885	£162,467,169	£176,421,269	£188,408,821	£203,149,858	£219,637,468	£225,457,693	£217,815,322	£223,170,375	£227,831,219
70% affordable housing (70:30)	£134,180,781	£168,094,772	£169,421,812	£181,236,845	£191,654,520	£157,221,953	£168,494,303	£182,055,028	£193,248,992	£206,970,919	£222,623,384	£228,081,107	£220,997,415	£225,999,984	£230,113,759
80% affordable housing (70:30)	£142,681,772	£164,933,079	£174,441,080	£186,815,895	£198,233,124	£163,913,475	£174,741,175	£187,696,035	£198,099,183	£210,780,179	£225,609,301	£230,664,321	£224,179,508	£229,780,583	£232,944,591
90% affordable housing (70:30)	£151,601,390	£171,601,390	£180,538,219	£191,995,926	£200,881,728	£171,533,243	£181,097,808	£192,929,335	£202,929,335	£214,610,341	£228,995,219	£233,267,935	£227,361,600	£231,569,142	£235,075,426
100% affordable housing (70:30)	£159,773,977	£178,464,236	£186,660,746	£197,375,967	£205,390,332	£178,657,229	£187,489,340	£198,979,861	£207,769,507	£218,490,502	£231,581,137	£235,871,348	£230,543,669	£234,368,732	£237,568,263

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£19,893,968	£15,617,200	£-31,066,318	£-48,448,645	£-63,983,337	£-13,526,622	£-29,555,569	£-47,569,098	£-63,754,391	£-84,210,091	£-105,703,162	£-113,818,412	£-102,703,965	£-110,354,041	£-116,729,104
10% affordable housing (70:30)	£11,867,864	£22,177,586	£-36,896,464	£-53,665,976	£-69,429,534	£-20,349,948	£-35,602,809	£-52,968,515	£-68,447,803	£-98,090,293	£-108,699,089	£-116,421,826	£-105,886,098	£-113,153,630	£-119,209,940
20% affordable housing (70:30)	£3,441,728	£28,747,211	£-52,766,036	£-68,862,806	£-82,873,683	£-27,110,407	£-41,650,048	£-58,409,454	£-73,155,707	£-101,850,414	£-111,674,996	£-119,025,229	£-109,068,151	£-115,953,219	

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm	
0% affordable housing	£100,776,342	£85,265,054	£49,816,035	£32,433,708	£16,899,017	£67,285,627	£51,326,785	£33,313,256	£17,127,963	£3,327,737	£24,820,808	£32,936,058	£21,821,611	£29,472,687	£35,846,750	
10% affordable housing (70:30)	£92,550,217	£78,710,767	£43,985,890	£27,716,778	£12,468,820	£60,532,466	£46,279,545	£27,913,639	£12,434,551	£7,141,899	£27,806,726	£35,539,472	£25,003,704	£32,271,276	£38,327,588	
20% affordable housing (70:30)	£84,324,053	£72,135,143	£38,118,517	£24,999,848	£8,936,971	£53,713,347	£39,422,305	£22,472,300	£7,726,847	£10,968,060	£25,957,643	£38,142,886	£28,185,797	£35,070,865	£40,808,423	
30% affordable housing (70:30)	£76,061,527	£65,550,517	£32,250,745	£16,782,417	£3,503,745	£46,961,763	£33,122,818	£17,002,763	£2,964,363	£14,788,222	£33,778,561	£40,746,300	£31,367,890	£37,870,455	£43,289,258	
40% affordable housing (70:30)	£67,785,225	£58,917,772	£26,311,095	£11,565,067	£1,017,654	£40,130,411	£27,005,103	£11,532,606	£1,827,325	£18,608,382	£36,764,476	£43,344,772	£34,549,983	£40,670,044	£45,770,094	
50% affordable housing (70:30)	£59,489,923	£52,296,736	£20,397,176	£5,321,993	£5,598,155	£32,258,305	£20,831,123	£9,030,708	£2,428,543	£30,750,898	£45,953,126	£57,152,078	£45,480,633	£48,930,930		
60% affordable housing (70:30)	£51,100,893	£25,544,887	£14,423,260	£3,028,527	£10,174,762	£26,356,268	£14,633,984	£479,884	£11,507,668	£26,248,705	£42,736,313	£48,556,540	£40,014,169	£46,269,222	£50,731,766	
70% affordable housing (70:30)	£42,720,392	£18,806,831	£8,479,341	£4,334,092	£11,379,200	£8,366,850	£8,366,850	£8,366,850	£8,366,850	£15,153,875	£30,068,866	£45,722,231	£51,159,054	£44,086,262	£49,068,811	£53,212,802
80% affordable housing (70:30)	£34,249,381	£12,069,075	£2,460,102	£9,714,722	£19,331,971	£12,387,678	£2,159,658	£10,735,483	£21,188,010	£33,889,026	£48,708,148	£53,763,398	£47,278,395	£51,888,400	£55,893,438	
90% affordable housing (70:30)	£29,719,053	£5,298,853	£3,629,626	£15,004,773	£23,910,575	£8,367,255	£4,196,655	£16,657,090	£26,028,162	£37,709,188	£51,694,056	£56,386,782	£50,460,447	£54,657,989	£58,174,273	
100% affordable housing (70:30)	£17,127,176	£1,563,083	£9,759,593	£20,474,814	£28,489,179	£1,756,075	£10,588,556	£10,588,556	£10,588,556	£22,078,698	£30,868,354	£41,529,349	£54,679,984	£58,070,196	£63,642,540	£67,457,579

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£99,775,627	£54,264,349	£38,816,320	£21,432,093	£5,998,902	£56,284,912	£40,326,070	£22,312,541	£6,127,248	£14,328,452	£35,821,523	£43,936,773	£32,822,326	£40,472,402	£46,847,465
10% affordable housing (70:30)	£91,549,502	£47,710,052	£32,985,175	£16,216,063	£1,458,106	£49,531,691	£34,278,835	£16,913,124	£1,433,836	£16,148,814	£38,907,441	£46,540,167	£36,004,419	£43,271,091	£49,328,301
20% affordable housing (70:30)	£83,323,376	£41,134,428	£27,117,820	£12,992,044	£2,712,052	£42,711,232	£28,231,550	£14,712,185	£3,274,068	£21,968,775	£41,793,358	£49,143,601	£38,186,612	£46,071,580	£51,891,138
30% affordable housing (70:30)	£75,060,810	£34,558,802	£21,250,030	£8,782,202	£7,486,970	£36,960,473	£22,122,103	£6,002,048	£8,036,352	£25,788,937	£44,779,276	£51,747,015	£42,368,605	£48,871,170	£54,289,073
40% affordable housing (70:30)	£66,784,510	£27,917,057	£15,310,380	£3,985,272	£12,016,269	£29,129,716	£16,005,388	£3,911,891	£12,828,040	£29,609,097	£47,785,193	£54,350,427	£45,950,698	£51,670,759	£56,770,809
50% affordable housing (70:30)	£49,489,226	£21,289,073	£9,369,463	£4,618,722	£16,598,873	£22,255,680	£9,830,405	£4,970,007	£17,868,212	£33,429,266	£50,751,110	£56,953,841	£48,722,791	£54,470,348	£59,651,645
60% affordable housing (70:30)	£40,100,178	£14,543,972	£3,422,544	£9,972,188	£21,175,477	£16,355,263	£3,633,269	£10,520,831	£22,598,385	£37,249,420	£53,732,028	£59,557,255	£51,914,884	£57,269,937	£61,732,481
70% affordable housing (70:30)	£31,719,677	£7,805,666	£2,521,374	£15,335,407	£25,754,082	£8,378,485	£2,563,865	£16,154,590	£22,348,554	£41,069,581	£56,722,846	£62,160,689	£55,096,977	£60,069,526	£64,213,317
80% affordable housing (70:30)	£23,246,686	£1,957,390	£3,540,612	£20,715,447	£30,332,696	£1,386,963	£8,841,167	£21,796,198	£32,188,725	£46,889,741	£59,768,853	£64,764,083	£58,279,070	£62,889,115	£66,894,153
90% affordable housing (70:30)	£14,715,335	£5,700,862	£14,630,343	£28,068,488	£34,911,240	£3,633,390	£15,197,370	£27,457,845	£37,028,897	£48,694,881	£61,461,162	£65,865,704	£61,461,162	£68,174,988	
100% affordable housing (70:30)	£6,126,461	£12,563,798	£20,760,308	£31,475,529	£39,489,894	£12,756,730	£21,588,902	£33,079,413	£41,869,068	£52,530,064	£68,680,699	£89,070,911	£84,643,250	£88,468,294	£91,655,825

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£71,653,415	£36,142,138	£20,693,109	£13,310,752	£12,223,910	£38,162,701	£22,203,899	£9,191,341	£11,994,963	£32,450,864	£53,943,734	£62,058,984	£50,944,538	£58,594,613	£66,969,676
10% affordable housing (70:30)	£63,427,291	£29,587,841	£14,862,954	£7,123,078	£1,908,148	£31,409,460	£16,156,816	£3,209,087	£16,898,376	£36,270,625	£56,829,652	£64,662,388	£54,126,831	£61,394,202	£67,460,812
20% affordable housing (70:30)	£55,201,167	£23,012,216	£8,995,391	£4,123,078	£1,141,255	£24,649,021	£10,109,379	£6,650,026	£22,396,280	£40,090,986	£59,155,569	£67,265,812	£64,193,791	£69,931,340	
30% affordable housing (70:30)	£46,938,601	£16,436,591	£3,127,819	£12,340,009	£25,619,181	£17,828,262	£3,999,892	£12,120,173	£26,158,563	£43,911,148	£62,901,487	£69,869,226	£60,490,816	£66,993,381	£72,412,185
40% affordable housing (70:30)	£38,662,289	£9,794,846	£2,811,831	£17,556,940	£30,140,489	£11,007,955	£2,116,823	£17,590,321	£30,950,252	£47,731,389	£65,887,405	£72,472,638	£63,672,809	£69,792,970	£74,893,021
50% affordable housing (70:30)	£30,345,957	£3,143,961	£9,765,749	£42,800,834	£34,719,084	£4,153,469	£8,291,807	£23,092,218	£36,790,424	£51,651,469	£68,874,322	£76,076,053	£66,855,002	£72,426,559	£77,473,866
60% affordable housing (70:30)	£21,977,966	£3,578,239	£14,699,667	£28,004,400	£39,297,688	£2,768,658	£14,488,942	£28,643,042	£40,630,695	£55,371,631	£71,859,239	£77,679,466	£70,037,095	£75,392,148	£79,854,692
70% affordable housing (70:30)	£13,597,465	£10,316,545	£20,643,595	£33,457,618	£43,876,293	£9,743,726	£20,686,076	£34,276,801	£45,470,769	£59,191,792	£74,846,157	£89,282,890	£73,219,188	£78,191,737	£82,335,528
80% affordable housing (70:30)	£5,126,465	£11,054,851	£26,863,824	£38,807,669	£48,454,937	£18,725,249	£26,963,369	£38,018,408	£50,210,937	£63,011,963	£77,831,074	£89,496,294	£76,401,261	£80,991,398	£84,816,364
90% affordable housing (70:30)	£3,403,873	£23,823,073	£32,752,554	£44,217,699	£53,033,501	£23,765,601	£33,319,581	£45,560,017	£55,151,109	£66,832,114	£80,816,912	£85,489,708	£79,583,373	£83,790,915	£87,297,200
100% affordable housing (70:30)	£1,195,875	£20,686,009	£38,862,519	£49,597,740	£57,612,105	£30,879,001	£39,711,113	£51,201,625	£59,791,280	£70,652,275	£83,802,912	£88,053,122	£82,785,466	£86,590,550	£89,778,038

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£98,177,722	£66,989,455	£48,217,422	£28,835,098	£11,309,408	£61,881,015	£45,728,173	£27,711,685	£11,529,351	£8,328,350	£39,410,421	£50,333,293	£37,072,293	£45,072,293	£51,445,885
10% affordable housing (70:30)	£90,951,805	£53,112,155	£38,987,278	£21,618,166	£6,860,206	£54,933,734	£39,680,932	£22,315,227	£5,836,939	£12,746,511	£33,405,338	£41,138,064	£30,602,317	£37,869,888	£43,026,198
20% affordable housing (70:30)	£82,725,481	£46,536,530	£32,519,706	£16,401,236	£2,410,059	£48,173,335	£33,633,693	£12,128,034	£1,566,672	£16,391,255	£43,741,498	£50,669,477	£46,407,035	£50,669,477	£54,807,035
30% affordable housing (70:30)	£70,462,915	£39,980,905	£26,652,133	£11,194,305	£2,094,867	£41,352,576	£27,524,206	£11,404,141	£2,834,249	£20,386,834	£39,377,173	£48,344,912	£36,986,502	£43,489,067	£48,887,871
40% affordable housing (70:30)	£62,186,613	£33,318,160	£20,712,483	£5,961,374	£9,616,165	£34,531,819	£21,407,491	£5,933,983	£7,425,338	£24,208,995	£42,363,001	£48,948,325	£40,185,586	£46,298,656	£51,989,707
50% affordable housing (70:30)	£53,870,311	£26,668,175	£14,768,565	£7,723,380	£11,194,770	£27,657,783	£16,232,507	£432,096	£12,266,110	£28,027,155	£45,340,008	£51,551,739	£43,330,688	£48,068,245	£53,849,542
60% affordable housing (70:30)	£45,602,280	£19,946,076	£8,824,647	£4,570,088	£15,773										

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 5

No Units	450
Site Area	2.75 Ha

VBC as % of floorspace 75%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£100,776,342	£65,265,064	£49,816,035	£32,433,708	£16,890,017	£67,285,627	£51,326,785	£33,313,256	£17,127,963	-£3,327,373	-£24,820,808	-£32,936,058	-£21,821,611	-£29,471,687	-£35,846,750
10% affordable housing (70:30)	£96,617,471	£61,951,765	£46,868,167	£29,777,165	£14,630,841	£63,862,736	£46,256,350	£30,596,135	£14,733,179	£5,287,425	-£26,363,373	-£34,287,371	-£23,462,264	-£30,921,089	-£37,136,775
20% affordable housing (70:30)	£92,458,659	£58,617,138	£43,891,063	£27,120,623	£12,362,665	£60,439,846	£43,185,015	£27,819,013	£12,338,395	£7,247,112	-£27,006,039	-£35,638,685	-£25,100,917	-£32,370,490	-£38,428,800
30% affordable housing (70:30)	£88,299,728	£55,282,511	£40,909,864	£24,464,080	£10,094,489	£57,016,954	£42,115,481	£25,063,740	£9,943,611	£9,206,800	-£29,448,504	-£36,989,998	-£26,743,571	-£33,819,891	-£39,716,824
40% affordable housing (70:30)	£84,140,857	£51,947,883	£37,928,663	£21,807,536	£7,813,437	£53,584,688	£39,045,047	£22,280,589	£7,531,412	-£11,166,487	-£30,991,070	-£38,341,312	-£28,384,224	-£35,269,292	-£41,006,849
50% affordable housing (70:30)	£79,978,277	£48,613,256	£34,947,464	£19,150,994	£5,512,166	£50,127,495	£36,944,107	£19,497,438	£5,101,462	-£13,126,175	-£32,533,635	-£39,692,625	-£30,024,878	-£36,718,694	-£42,296,874
60% affordable housing (70:30)	£75,783,846	£45,278,629	£31,966,254	£16,494,451	£3,210,895	£46,970,301	£33,838,337	£16,714,287	£2,871,512	-£15,068,862	-£34,076,201	-£41,043,939	-£31,865,531	-£38,169,094	-£45,586,899
70% affordable housing (70:30)	£71,589,415	£41,911,370	£28,946,511	£13,837,907	£909,623	£43,213,107	£29,732,565	£12,931,135	£241,562	-£17,045,548	-£36,618,766	-£42,395,254	-£33,306,184	-£39,817,496	-£44,876,923
80% affordable housing (70:30)	£67,394,884	£38,538,464	£25,926,474	£11,181,365	-£1,414,408	£39,755,914	£26,626,795	£11,147,984	-£2,224,180	-£19,005,236	-£37,161,332	-£43,746,567	-£34,946,837	-£41,066,897	-£46,166,948
90% affordable housing (70:30)	£63,200,552	£35,165,558	£22,906,437	£8,534,822	-£3,753,317	£36,279,737	£23,496,987	£8,364,833	-£4,693,672	-£20,964,923	-£38,703,897	-£45,097,861	-£36,587,490	-£42,516,299	-£47,456,973
100% affordable housing (70:30)	£59,006,121	£31,792,652	£19,896,400	£5,833,908	-£8,092,226	£32,782,260	£20,350,342	£2,542,623	-£16,645,610	-£22,924,611	-£40,246,463	-£46,440,194	-£38,228,143	-£43,965,700	-£48,746,998

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£136,350,445	£163,981,723	£172,510,721	£194,893,076	£210,170,770	£104,132,011	£176,900,003	£191,013,531	£210,580,922	£200,654,291	£162,367,367	£200,262,244	£182,367,367	£188,388,399	£195,784,413
10% affordable housing (70:30)	£130,709,313	£165,375,021	£180,458,620	£197,549,621	£212,695,946	£163,464,050	£179,070,624	£196,760,652	£212,593,607	£232,614,211	£253,690,160	£261,614,158	£250,789,051	£258,247,875	£264,463,561
20% affordable housing (70:30)	£124,868,187	£168,709,649	£183,435,723	£200,206,164	£212,864,121	£146,284,121	£182,140,871	£210,507,774	£212,388,392	£234,573,899	£255,232,725	£262,965,471	£252,429,704	£259,697,277	£265,753,586
30% affordable housing (70:30)	£119,037,059	£172,044,275	£186,416,923	£202,862,707	£217,292,297	£170,309,832	£185,211,306	£202,263,046	£217,383,175	£236,533,986	£256,775,290	£264,916,785	£254,070,387	£261,148,677	£267,043,610
40% affordable housing (70:30)	£113,185,930	£175,376,903	£189,308,123	£205,519,260	£219,613,949	£173,742,099	£188,261,470	£205,046,197	£218,656,374	£238,493,274	£258,317,656	£265,668,098	£256,711,010	£262,298,074	£268,333,655
50% affordable housing (70:30)	£107,348,509	£178,713,530	£192,370,923	£208,175,792	£221,814,620	£177,199,292	£191,382,670	£207,829,348	£222,225,324	£240,452,961	£260,019,412	£257,351,664	£264,045,480	£269,629,620	£275,630,610
60% affordable housing (70:30)	£101,542,941	£182,048,157	£195,360,522	£210,832,338	£224,115,891	£180,658,486	£194,488,450	£210,612,439	£224,855,274	£242,412,648	£261,402,987	£268,370,725	£268,992,317	£265,494,881	£270,913,685
70% affordable housing (70:30)	£95,737,372	£185,415,416	£198,380,276	£213,488,879	£226,417,163	£184,113,689	£197,594,221	£213,395,651	£227,985,224	£244,837,335	£262,945,522	£269,722,040	£260,632,900	£266,944,282	£273,203,769
80% affordable housing (70:30)	£89,931,803	£188,788,023	£201,400,813	£220,454,421	£228,441,194	£187,870,672	£200,899,992	£216,178,802	£230,599,992	£246,335,022	£264,488,118	£271,073,354	£262,733,684	£268,833,684	£275,493,244
90% affordable housing (70:30)	£84,126,234	£192,161,228	£204,420,350	£221,801,965	£231,000,103	£191,047,020	£203,829,800	£219,961,953	£232,020,658	£248,291,210	£266,030,683	£272,424,667	£263,914,276	£269,843,085	£274,783,759
100% affordable housing (70:30)	£78,320,665	£195,534,134	£207,440,385	£221,492,878	£231,619,012	£194,544,549	£208,976,444	£221,784,164	£234,490,281	£250,951,397	£267,573,249	£273,775,867	£265,554,929	£271,292,486	£276,073,784

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£76,129,811	£111,836,089	£127,085,118	£144,467,446	£160,002,736	£109,618,526	£125,274,388	£143,597,897	£159,779,190	£180,228,890	£201,721,961	£209,897,211	£198,722,764	£206,372,840	£212,747,993
10% affordable housing (70:30)	£71,849,082	£114,949,389	£130,932,086	£147,123,987	£162,270,312	£113,038,417	£128,644,803	£146,350,616	£162,167,974	£182,189,576	£203,843,526	£211,188,524	£200,363,417	£207,922,242	£213,617,638
20% affordable housing (70:30)	£64,442,554	£118,284,013	£133,010,090	£149,780,530	£164,538,468	£116,461,307	£131,715,238	£149,082,141	£164,562,758	£184,148,265	£204,807,092	£212,539,838	£202,004,070	£209,271,643	£215,327,953
30% affordable housing (70:30)	£58,601,425	£121,616,842	£135,991,289	£152,437,073	£168,806,864	£119,884,199	£134,785,672	£151,837,413	£168,357,542	£186,107,953	£206,349,657	£212,801,151	£203,644,724	£210,721,044	£216,617,977
40% affordable housing (70:30)	£52,760,296	£124,953,270	£138,972,490	£155,093,617	£169,087,716	£122,136,465	£137,896,106	£154,620,584	£169,389,741	£188,067,640	£207,892,223	£215,242,465	£205,285,377	£212,170,445	£217,908,002
50% affordable housing (70:30)	£46,922,876	£128,297,897	£141,953,899	£157,750,159	£171,388,987	£126,723,658	£140,967,046	£157,403,715	£171,709,691	£190,027,326	£209,434,788	£216,893,778	£206,926,613	£213,919,847	£219,198,027
60% affordable housing (70:30)	£41,117,307	£131,622,524	£144,934,889	£160,406,702	£173,680,258	£130,230,852	£144,062,816	£161,186,866	£174,229,641	£191,987,015	£210,977,354	£217,945,082	£208,566,684	£215,069,247	£220,485,052
70% affordable housing (70:30)	£35,311,739	£134,959,793	£147,954,842	£163,953,246	£175,991,530	£133,689,046	£147,188,588	£162,370,018	£176,659,591	£193,646,701	£212,619,919	£219,299,407	£210,207,337	£216,518,640	£221,778,075
80% affordable housing (70:30)	£29,509,169	£138,302,699	£150,974,879	£169,710,788	£181,315,961	£137,146,239	£150,274,995	£169,753,189	£181,293,333	£198,908,398	£214,862,485	£220,847,720	£211,487,980	£217,968,055	£223,088,101
90% affordable housing (70:30)	£23,700,601	£141,656,595	£153,994,716	£168,376,331	£180,654,027	£140,621,416	£153,604,188	£168,536,320	£181,598,025	£197,866,076	£215,605,050	£221,999,054	£213,488,643	£219,417,452	£224,358,126
100% affordable housing (70:30)	£17,895,032	£145,106,501	£157,014,753	£171,067,243	£182,993,391	£144,118,893	£156,650,811	£171,355,830	£184,064,711	£199,825,761	£217,147,616	£223,350,347	£215,129,236	£220,868,853	£225,648,151

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£18,993,988	£15,617,290	£13,066,318	£8,448,645	£63,983,337	-£13,596,726	-£29,505,569	-£47,869,098	-£63,794,391	-£84,210,091	£108,703,162	£113,819,412	£102,703,965	£110,354,041	£116,729,104
10% affordable housing (70:30)	£15,726,117	£18,390,589	£24,014,187	£31,109,189	£91,251,513	£17,019,618	£32,626,004	£50,916,219	£66,149,174	£86,169,779	£107,245,727	£115,169,725	£104,344,618	£111,803,442	£118,010,129
20% affordable housing (70:30)	£11,578,249	£22,865,216	£36,991,290	£53,611,731	£68,419,689	£20,442,508	£36,698,438	£53,033,241	£68,543,869	£88,129,466	£108,788,293	£116,521,039	£105,985,271	£113,252,844	£119,309,164
30% affordable housing (70:30)	£7,417,574	£25,599,543	£39,972,490	£56,418,274	£70,787,664	£23,865,399									

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£84,458,711	£48,947,433	£33,498,404	£16,116,077	£881,386	£50,367,996	£35,009,154	£16,995,625	£10,132	-£19,645,368	£41,138,439	£49,253,689	£38,139,242	£45,789,318	£52,164,381
10% affordable housing (70:30)	£80,239,640	£45,634,124	£30,950,536	£13,459,534	£1,686,790	£47,549,105	£31,938,719	£14,249,504	£1,584,452	£21,605,056	£42,681,084	£50,805,002	£39,779,886	£47,238,720	£53,454,486
20% affordable housing (70:30)	£76,140,968	£42,290,207	£27,573,432	£10,802,952	£3,955,266	£44,122,215	£28,865,284	£11,501,385	£3,979,236	£23,564,743	£44,223,570	£51,956,316	£41,429,548	£46,688,121	£54,744,431
30% affordable housing (70:30)	£71,982,097	£38,964,880	£24,582,232	£8,146,444	£6,223,142	£40,699,323	£26,797,850	£8,746,100	£6,374,000	£25,524,431	£45,786,136	£53,307,622	£43,061,202	£50,137,622	£56,034,455
40% affordable housing (70:30)	£67,823,226	£35,630,252	£21,611,032	£5,489,905	£9,504,104	£37,267,057	£22,727,416	£5,062,958	£9,798,219	£27,484,118	£47,308,701	£54,658,943	£44,701,855	£51,886,923	£57,324,480
50% affordable housing (70:30)	£63,660,646	£32,293,633	£18,253,363	£2,833,365	£13,805,465	£33,809,864	£19,626,476	£3,179,807	£13,699,869	£29,443,808	£48,881,286	£58,042,500	£49,242,500	£55,038,295	£59,614,505
60% affordable housing (70:30)	£59,496,215	£28,960,998	£15,648,633	£1,776,820	£18,106,736	£30,352,670	£16,520,706	£1,936,656	£15,646,119	£31,403,493	£50,393,832	£57,961,570	£47,883,162	£54,485,725	£59,904,530
70% affordable housing (70:30)	£55,271,784	£25,593,739	£12,628,880	£2,479,724	£18,408,008	£26,895,476	£13,414,934	£2,386,436	£16,076,069	£33,383,179	£51,836,379	£58,712,885	£49,623,815	£55,935,127	£61,194,554
80% affordable housing (70:30)	£51,077,263	£22,220,853	£9,608,843	£5,136,265	£17,732,039	£23,438,262	£10,309,164	£5,189,647	£18,541,811	£35,322,867	£53,478,983	£60,084,198	£51,284,468	£57,284,528	£62,494,570
90% affordable housing (70:30)	£46,862,821	£18,947,827	£6,588,895	£7,292,899	£20,703,849	£19,962,196	£7,179,386	£7,922,798	£21,015,003	£37,282,554	£55,021,528	£61,415,512	£52,895,121	£58,633,939	£63,744,694
100% affordable housing (70:30)	£42,688,420	£15,475,021	£3,568,769	£10,483,723	£22,099,857	£16,464,629	£4,032,711	£10,775,008	£23,481,195	£39,242,242	£56,564,094	£62,766,825	£54,545,774	£60,283,331	£65,064,629

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£86,775,627	£54,264,349	£38,815,320	£21,432,953	£5,899,302	£56,284,912	£40,326,070	£22,312,541	£6,127,246	£14,328,452	£35,821,523	£43,936,773	£32,822,326	£40,472,402	£46,847,468
10% affordable housing (70:30)	£82,616,756	£50,951,050	£36,367,452	£18,776,450	£3,630,126	£53,862,021	£37,285,655	£19,865,420	£3,732,464	£16,288,140	£37,364,088	£45,285,086	£34,462,979	£41,921,804	£48,137,480
20% affordable housing (70:30)	£78,457,884	£47,616,423	£32,830,348	£16,119,908	£1,361,550	£50,439,131	£35,357,660	£16,818,298	£1,817,247	£18,247,827	£38,906,654	£46,639,400	£36,103,632	£43,311,205	£49,427,515
30% affordable housing (70:30)	£74,299,013	£44,281,796	£29,909,149	£13,463,365	£-906,226	£46,016,239	£31,114,766	£14,063,025	£-1,057,104	£20,207,515	£40,449,210	£47,990,713	£37,744,286	£44,820,606	£50,717,539
40% affordable housing (70:30)	£70,140,142	£40,947,168	£26,927,948	£10,806,821	£3,187,278	£42,583,973	£28,044,332	£11,279,874	£3,469,303	£22,167,202	£41,991,785	£49,342,027	£39,384,939	£46,270,007	£52,007,584
50% affordable housing (70:30)	£65,981,262	£37,612,541	£23,946,749	£8,150,279	£2,460,540	£39,129,785	£24,943,392	£8,466,723	£5,899,283	£24,126,890	£43,534,266	£50,093,340	£41,026,583	£47,719,409	£53,297,569
60% affordable housing (70:30)	£61,821,391	£34,277,914	£20,965,540	£5,493,736	£-778,820	£36,969,586	£21,873,622	£5,713,572	£-8,329,203	£26,086,577	£45,076,916	£52,044,654	£42,666,246	£49,168,899	£54,587,614
70% affordable housing (70:30)	£57,662,700	£30,910,655	£17,945,796	£2,837,192	£10,091,092	£32,212,392	£18,731,850	£2,930,420	£10,759,153	£28,046,263	£46,819,481	£53,935,969	£44,308,899	£50,818,211	£55,877,638
80% affordable housing (70:30)	£53,503,269	£27,587,749	£14,925,759	£1,680,869	£12,415,123	£28,759,195	£15,626,960	£1,717,269	£-13,224,985	£30,005,951	£46,162,887	£54,747,292	£45,947,552	£52,067,612	£57,167,683
90% affordable housing (70:30)	£49,343,837	£24,184,843	£11,905,722	£2,475,893	£15,849,627	£24,498,272	£10,498,272	£2,626,636	£-14,768,587	£31,965,638	£48,704,812	£56,088,286	£47,286,782	£53,517,014	£58,457,688
100% affordable housing (70:30)	£45,184,406	£20,791,037	£8,885,685	£5,166,807	£-17,092,941	£21,781,545	£9,349,627	£-5,458,092	£-18,164,279	£33,925,326	£51,247,178	£57,449,909	£49,228,558	£54,966,415	£60,747,713

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,153

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£71,653,415	£36,142,138	£20,693,109	£3,310,762	£-12,223,970	£38,162,701	£22,203,859	£4,190,249	£-11,994,363	£32,450,664	£33,943,734	£42,958,984	£30,944,538	£36,594,813	£44,869,676
10% affordable housing (70:30)	£67,494,545	£32,829,839	£17,745,240	£964,239	£-14,082,085	£34,739,810	£19,133,424	£1,443,709	£-4,368,747	£34,410,351	£35,496,299	£43,410,298	£32,586,191	£38,044,015	£46,259,701
20% affordable housing (70:30)	£63,335,673	£29,494,212	£14,768,137	£-2,002,303	£-16,002,303	£31,162,909	£16,062,989	£-1,303,914	£-16,784,531	£36,370,038	£37,026,865	£44,761,611	£34,225,844	£41,493,416	£47,549,726
30% affordable housing (70:30)	£59,176,801	£26,159,585	£11,798,938	£-4,858,847	£-19,028,437	£27,884,028	£12,992,554	£-4,059,186	£-10,179,315	£38,329,728	£38,571,430	£46,112,925	£35,886,497	£42,942,817	£48,839,750
40% affordable housing (70:30)	£55,017,831	£22,824,857	£8,805,737	£-7,315,380	£-21,369,489	£24,461,728	£9,922,121	£-5,842,337	£-21,591,514	£40,988,413	£39,113,996	£47,464,238	£37,507,150	£44,392,218	£50,129,775
50% affordable housing (70:30)	£50,858,351	£19,490,330	£5,824,537	£-9,971,856	£-23,610,760	£21,004,665	£6,921,181	£-9,625,488	£-24,021,464	£42,249,101	£31,656,561	£38,815,552	£35,147,694	£38,841,620	£47,419,800
60% affordable housing (70:30)	£46,699,920	£16,155,703	£2,843,338	£-12,628,078	£-25,912,031	£17,547,375	£3,715,411	£-12,408,639	£-26,451,414	£44,208,788	£33,199,127	£30,166,865	£30,788,457	£37,291,021	£42,709,825
70% affordable housing (70:30)	£42,540,489	£12,798,444	£-1,176,416	£-15,285,019	£-28,213,303	£14,090,181	£609,639	£-15,191,791	£-28,881,364	£46,169,475	£34,741,692	£31,518,180	£32,429,110	£38,740,422	£43,999,849
80% affordable housing (70:30)	£38,372,057	£9,415,637	£-3,198,652	£-17,841,561	£-30,597,334	£10,932,988	£2,496,131	£-17,974,942	£-31,347,106	£48,128,152	£36,284,258	£32,869,453	£34,089,763	£39,189,824	£45,289,874
90% affordable housing (70:30)	£34,207,626	£6,042,632	£-8,216,489	£-20,598,104	£-32,876,243	£7,156,811	£-5,625,940	£-20,758,093	£-33,816,798	£50,087,850	£37,826,823	£34,220,807	£35,710,416	£41,639,225	£47,579,899
100% affordable housing (70:30)	£30,043,195	£2,669,726	£-23,269,526	£-23,289,018	£-35,215,152	£3,659,333	£-7,773,584	£-32,880,304	£-36,286,490	£52,047,537	£39,369,939	£37,572,120	£37,301,069	£43,088,628	£47,889,924

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£85,177,729	£50,688,482	£34,217,423	£20,355,088	£11,300,804	£61,887,018	£46,228,173	£27,114,843	£11,329,381	£28,926,361	£39,413,870	£47,422,294	£35,010,299	£41,446,382	£48,388,381
10% affordable housing (70:30)	£81,018,859	£47,353,153	£31,269,554	£24,179,553	£10,032,299	£58,284,124	£42,657,738	£24,967,522	£13,154,567	£10,886,037	£31,961,985	£39,885,984	£29,600,877	£36,519,701	£42,738,387
20% affordable housing (70:30)	£76,859,987	£44,018,526	£28,292,421	£21,522,011	£6,764,053	£54,841,234	£39,520,400	£6,739,783	£12,845,724	£33,504,551	£41,237,297	£40,701,530	£37,969,102	£44,025,412	£49,425,412
30% affordable housing (70:30)	£72,701,115	£40,683,899	£25,311,252	£18,965,467	£4,495,877	£51,418,342	£36,516,698	£19,465,129	£4,344,959	£41,805,412	£35,047,116	£42,588,611	£32,342,183	£39,419,503	£45,315,436
40% affordable housing (70:30)	£68,542,245	£37,349,271	£22,330,051	£16,208,924	£2,214,825	£47,989,075	£33,446,435	£16,881,977	£1,993,890	£40,765,099	£36,589,692	£43,993,324	£33,992,838	£40,867,804	£46,656,461
50% affordable housing (70:30)	£64,379,665	£34,014,644	£20,348,851	£13,552,382	£-886,446	£44,528,882	£30,346,495	£13,988,626	£-409,150	£41,724,787	£38,132,247	£45,291,238	£35,623,490	£42,317,306	£47,895,486
60% affordable housing (70:30)	£60,218,234														

**LB SOUTHWARK
VACANT BUILDING TESTING**

Site typology 6

No Units	650
Site Area	5.08 Ha

VBC as % of floorspace 0%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£136,291,628	£86,857,334	£63,778,069	£38,834,587	£16,382,088	£92,268,730	£69,497,487	£44,466,353	£21,986,768	£7,705,911	£39,458,265	£50,904,126	£33,579,107	£44,880,792	£54,298,863
10% affordable housing (70:30)	£113,307,617	£67,306,378	£47,636,338	£24,264,885	£3,646,637	£73,306,730	£52,486,317	£29,235,463	£5,603,540	£18,880,172	£47,884,170	£58,199,861	£42,616,957	£52,788,473	£61,264,737
20% affordable housing (70:30)	£90,173,325	£46,939,657	£30,886,351	£13,265,840	£34,147,622	£55,293,644	£33,720,395	£15,130,354	£29,454,432	£36,310,074	£35,695,997	£51,654,806	£30,636,154	£39,230,611	
30% affordable housing (70:30)	£66,813,749	£30,202,805	£14,093,344	£5,862,151	£27,437,956	£34,726,822	£17,824,589	£2,202,311	£19,018,407	£40,328,694	£64,735,979	£72,791,334	£60,692,656	£68,603,836	£75,196,485
40% affordable housing (70:30)	£43,048,190	£11,071,212	£-3,212,276	£-21,302,240	£-35,510,073	£14,989,621	£-128,071	£-18,458,326	£-32,906,451	£-51,202,954	£-73,161,884	£-80,087,070	£-69,730,505	£-76,511,516	£-82,162,359
50% affordable housing (70:30)	£18,920,349	£-8,746,119	£-20,897,067	£-36,742,328	£-48,582,120	£-5,623,733	£-18,588,788	£-34,714,342	£-46,794,494	£-62,077,215	£-81,587,788	£-87,382,805	£-78,768,355	£-84,419,197	£-89,128,232
60% affordable housing (70:30)	£-8,211,329	£-28,814,700	£-58,591,858	£-82,192,419	£-91,694,306	£-29,406,246	£-27,049,590	£-50,970,398	£-60,882,538	£-72,951,476	£-90,018,693	£-94,678,942	£-87,308,204	£-92,326,876	£-96,984,107
70% affordable housing (70:30)	£-31,928,753	£-68,881,281	£-96,146,650	£-127,622,506	£-147,286,744	£-55,510,224	£-67,226,374	£-74,570,581	£-82,825,736	£-98,439,597	£-101,974,278	£-96,844,054	£-100,234,659	£-103,059,981	
80% affordable housing (70:30)	£-57,646,176	£-98,947,862	£-137,791,441	£-183,062,596	£-207,798,540	£-68,179,256	£-73,970,943	£-83,482,388	£-88,458,625	£-94,699,997	£-106,865,502	£-109,270,013	£-105,881,903	£-108,142,241	£-110,025,854
90% affordable housing (70:30)	£-83,363,600	£-130,014,443	£-191,436,232	£-258,502,685	£-300,670,656	£-100,670,656	£-109,053,764	£-122,433,681	£-129,738,404	£-132,346,887	£-135,574,257	£-115,291,406	£-116,965,750	£-114,918,753	£-116,049,922
100% affordable housing (70:30)	£-109,081,024	£-199,081,024	£-313,942,773	£-413,942,773	£-413,942,773	£-210,938,271	£-210,938,271	£-210,938,271	£-210,938,271	£-210,938,271	£-210,938,271	£-210,938,271	£-210,938,271	£-210,938,271	£-210,938,271

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£243,042,944	£159,043,023	£116,256,804	£69,189,282	£30,185,631	£137,160,621	£103,332,312	£67,460,220	£33,943,802	£12,740,854	£63,382,312	£79,088,380	£52,318,880	£67,460,220	£81,743,536
10% affordable housing (70:30)	£206,626,356	£126,248,195	£87,542,546	£49,687,688	£16,126,336	£107,448,256	£80,699,110	£41,131,033	£18,514,745	£6,716,743	£34,734,434	£42,511,509	£27,723,046	£34,199,310	£41,199,310
20% affordable housing (70:30)	£159,781,247	£90,398,010	£49,048,222	£21,038,558	£4,239,300	£73,641,029	£49,205,178	£24,064,337	£9,449,300	£2,444,300	£12,444,647	£15,589,370	£10,630,727	£13,188,184	£15,188,184
30% affordable housing (70:30)	£113,203,824	£59,731,769	£26,841,229	£10,796,724	£4,443,329	£49,320,751	£26,199,384	£12,213,884	£4,949,384	£1,443,266	£6,444,552	£7,949,275	£5,249,509	£6,249,509	£7,249,509
40% affordable housing (70:30)	£76,866,363	£40,863,301	£12,146,849	£-4,126,813	£-16,444,646	£-10,964,952	£-20,062,644	£-35,392,898	£-45,814,024	£-57,137,427	£-69,088,497	£-74,446,989	£-66,446,989	£-70,446,989	£-74,446,989
50% affordable housing (70:30)	£40,014,224	£14,628,692	£-4,091,642	£-18,796,301	£-28,576,323	£-10,458,306	£-14,628,692	£-20,062,644	£-26,446,915	£-33,811,788	£-40,232,361	£-44,671,378	£-38,446,989	£-41,446,989	£-44,446,989
60% affordable housing (70:30)	£24,145,301	£-4,749,273	£-18,436,431	£-34,711,991	£-48,582,120	£-14,340,813	£-18,436,431	£-24,869,079	£-31,340,931	£-38,811,711	£-46,288,640	£-50,949,286	£-44,613,115	£-47,747,777	£-50,281,451
70% affordable housing (70:30)	£-4,863,326	£-18,815,854	£-34,801,223	£-48,582,120	£-57,077,911	£-14,340,813	£-18,436,431	£-24,869,079	£-31,340,931	£-38,811,711	£-46,288,640	£-50,949,286	£-44,613,115	£-47,747,777	£-50,281,451
80% affordable housing (70:30)	£-17,580,749	£-34,868,435	£-52,026,014	£-68,097,169	£-80,735,113	£-18,436,431	£-24,869,079	£-31,340,931	£-38,811,711	£-46,288,640	£-50,949,286	£-44,613,115	£-47,747,777	£-50,281,451	
90% affordable housing (70:30)	£-30,298,172	£-48,949,016	£-71,370,805	£-91,437,257	£-105,825,229	£-20,988,337	£-27,366,234	£-34,749,677	£-42,281,240	£-50,281,451	£-58,949,303	£-63,854,364	£-55,984,494	£-59,926,302	
100% affordable housing (70:30)	£-52,015,597	£-92,015,597	£-137,015,597	£-182,015,597	£-182,015,597	£-92,015,597	£-92,015,597	£-92,015,597	£-92,015,597	£-92,015,597	£-92,015,597	£-92,015,597	£-92,015,597	£-92,015,597	£-92,015,597

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£190,493,047	£120,927,341	£85,006,508	£49,950,088	£20,402,387	£124,515,945	£92,787,189	£57,318,322	£28,798,907	£9,490,586	£48,242,940	£61,988,801	£40,353,783	£51,985,468	£61,985,468
10% affordable housing (70:30)	£157,477,057	£97,276,257	£62,339,338	£32,537,790	£10,188,039	£73,438,036	£52,749,215	£27,549,215	£13,811,135	£4,844,848	£24,668,845	£31,984,537	£20,671,148	£26,671,148	£31,984,537
20% affordable housing (70:30)	£126,611,350	£77,846,110	£45,988,324	£21,388,159	£4,330,515	£52,727,637	£34,491,131	£17,055,260	£7,015,040	£1,936,230	£8,044,749	£10,280,273	£6,743,481	£8,280,829	£9,511,286
30% affordable housing (70:30)	£89,070,326	£46,581,870	£22,624,827	£-3,222,632	£-13,222,632	£-3,222,632	£-6,445,266	£-10,670,866	£-13,900,083	£-17,131,369	£-20,362,654	£-22,593,939	£-18,777,331	£-20,362,654	£-22,593,939
40% affordable housing (70:30)	£48,738,486	£15,713,463	£-4,999,981	£-18,086,015	£-27,248,748	£-11,615,054	£-15,713,463	£-21,888,024	£-28,071,625	£-34,255,226	£-40,438,826	£-44,671,745	£-38,518,150	£-40,438,826	£-44,671,745
50% affordable housing (70:30)	£20,864,526	£-5,552,794	£-18,761,742	£-28,527,034	£-37,686,865	£-12,308,436	£-16,438,436	£-22,569,079	£-28,749,677	£-34,931,276	£-41,113,871	£-45,346,939	£-38,518,150	£-41,113,871	£-45,346,939
60% affordable housing (70:30)	£-3,996,004	£-15,599,375	£-28,286,533	£-37,967,093	£-46,140,916	£-13,912,832	£-18,043,182	£-24,124,573	£-30,206,966	£-36,290,359	£-42,373,751	£-46,555,139	£-39,618,519	£-42,373,751	£-46,555,139
70% affordable housing (70:30)	£-13,713,428	£-27,685,956	£-45,931,325	£-63,407,182	£-79,511,088	£-24,073,424	£-32,124,300	£-40,173,049	£-48,222,940	£-56,272,831	£-64,322,722	£-72,372,613	£-60,422,613	£-64,322,722	£-72,372,613
80% affordable housing (70:30)	£-28,430,862	£-48,732,837	£-70,576,116	£-90,877,271	£-111,180,915	£-34,955,911	£-45,260,811	£-55,565,711	£-65,870,611	£-76,175,511	£-86,480,411	£-96,785,311	£-84,835,311	£-86,480,411	£-96,785,311
90% affordable housing (70:30)	£-41,149,276	£-68,949,116	£-96,749,016	£-124,549,016	£-152,349,016	£-45,838,436	£-60,143,336	£-74,448,236	£-88,753,136	£-103,058,036	£-117,362,936	£-131,667,836	£-119,472,836	£-124,549,016	£-131,667,836
100% affordable housing (70:30)	£-63,865,699	£-103,865,699	£-143,865,699	£-183,865,699	£-183,865,699	£-63,865,699	£-63,865,699	£-63,865,699	£-63,865,699	£-63,865,699	£-63,865,699	£-63,865,699	£-63,865,699	£-63,865,699	£-63,865,699

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,120,138	£63,554,432	£85,633,697	£110,577,179	£133,029,678	£57,143,036	£78,914,279	£104,945,413	£127,425,938	£157,117,677	£188,870,031	£200,315,892	£182,990,874	£194,292,558	£203,710,630
10% affordable housing (70:30)	£36,104,149	£91,985,388	£102,026,429	£125,164,891	£145,785,130	£76,105,027	£98,925,449	£129,176,203	£159,896,226	£187,991,638	£219,296,198	£230,811,629	£192,028,723	£202,200,239	£210,676,500
20% affordable housing (70:30)	£59,236,441	£110,473,204	£118,565,415	£140,019,250	£158,777,608	£85,264,264	£114,118,222	£135,652,371	£164,542,111	£178,868,199	£205,721,840	£214,807,363	£201,066,572	£210,107,920	£217,642,377
30% affordable housing (70:30)	£82,368,517	£121,208,961	£125,316,422	£145,273,917	£171,849,722										

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£106,148,514	£56,714,220	£33,634,955	£8,691,473	£13,761,026	£62,125,616	£39,354,372	£14,323,238	£8,157,347	£37,849,026	£69,601,380	£81,047,240	£63,722,222	£76,023,907	£88,441,978
10% affordable housing (70:30)	£83,163,263	£17,263,263	£1,242,223	£5,996,229	£26,496,478	£43,163,624	£22,341,222	£9,607,662	£21,533,575	£48,723,287	£78,002,286	£88,342,976	£72,760,071	£82,981,589	£91,407,855
20% affordable housing (70:30)	£69,030,211	£16,735,488	£1,743,257	£2,746,598	£39,506,188	£34,004,388	£5,150,426	£6,273,479	£35,597,547	£66,453,189	£95,538,712	£61,797,620	£86,538,726	£98,373,725	
30% affordable housing (70:30)	£36,670,342	£59,660	£16,049,770	£36,005,266	£52,581,071	£4,583,707	£12,316,525	£32,345,425	£49,161,522	£70,471,808	£94,879,004	£102,934,440	£90,835,770	£98,746,950	
40% affordable housing (70:30)	£19,075,075	£33,355,391	£51,445,355	£65,653,188	£15,173,494	£15,173,494	£93,601,441	£63,049,566	£81,346,068	£103,304,999	£110,230,184	£99,873,620	£106,654,631	£112,305,474	
50% affordable housing (70:30)	£1,222,765	£38,911,233	£66,985,443	£78,725,304	£35,665,848	£48,731,903	£84,857,457	£78,658,567	£92,320,330	£111,703,903	£117,505,930	£108,911,470	£114,962,912	£119,271,347	
60% affordable housing (70:30)	£36,354,443	£59,957,815	£68,644,973	£82,325,633	£91,797,421	£56,549,355	£67,192,621	£81,113,473	£90,825,683	£103,094,691	£120,156,808	£124,821,657	£117,949,319	£122,469,993	
70% affordable housing (70:30)	£62,071,867	£78,024,396	£88,289,765	£97,765,621	£104,888,538	£77,431,863	£88,653,339	£97,369,488	£104,713,685	£113,988,851	£128,582,712	£132,117,392	£126,987,189	£130,377,674	
80% affordable housing (70:30)	£87,789,291	£99,090,877	£103,934,658	£113,205,211	£117,941,346	£98,314,370	£104,118,087	£113,825,603	£118,801,729	£143,943,112	£137,008,617	£139,413,128	£136,028,018	£138,285,365	
90% affordable housing (70:30)	£113,566,714	£118,167,668	£121,529,347	£128,646,799	£131,013,771	£119,196,876	£122,574,755	£129,881,819	£135,717,372	£146,434,321	£146,708,865	£146,069,866	£146,069,866	£147,134,943	
100% affordable housing (70:30)	£139,224,139	£139,224,139	£139,224,139	£144,088,888	£144,088,888	£140,079,386	£140,079,386	£146,137,534	£146,137,534	£146,991,633	£163,806,425	£164,004,600	£154,100,717	£154,100,717	

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£115,970,308	£56,536,014	£43,456,749	£18,513,266	£3,939,232	£71,947,410	£49,176,166	£24,145,032	£1,664,447	£38,027,232	£59,779,586	£71,225,447	£53,900,428	£65,202,113	£74,620,184
10% affordable housing (70:30)	£92,986,286	£47,183,867	£27,084,017	£3,825,564	£16,674,664	£32,385,418	£22,161,986	£9,914,142	£11,711,781	£38,901,493	£66,205,491	£78,521,182	£62,938,277	£73,908,794	£81,588,056
20% affordable housing (70:30)	£69,952,005	£26,617,242	£10,565,030	£1,924,804	£29,687,160	£24,929,622	£1,972,223	£8,591,026	£25,451,685	£49,775,753	£76,831,395	£65,916,918	£71,976,126	£81,071,475	
30% affordable housing (70:30)	£46,492,428	£9,881,484	£6,227,976	£26,183,472	£42,759,277	£14,405,601	£22,496,731	£22,523,631	£39,339,728	£60,650,014	£86,057,300	£83,112,655	£81,013,977	£88,925,156	
40% affordable housing (70:30)	£27,726,869	£19,259,109	£23,533,597	£41,623,561	£55,831,394	£5,351,700	£20,449,392	£38,779,647	£53,227,772	£71,529,274	£93,483,208	£100,408,390	£90,051,826	£96,832,807	
50% affordable housing (70:30)	£1,400,971	£20,069,440	£41,178,388	£57,633,640	£68,903,310	£25,845,054	£38,910,199	£55,055,663	£67,116,815	£82,388,636	£101,009,109	£107,704,126	£99,089,676	£105,440,553	
60% affordable housing (70:30)	£26,532,649	£49,136,021	£56,823,179	£72,593,758	£81,075,627	£46,727,561	£57,302,827	£71,291,679	£81,003,859	£93,272,797	£110,335,014	£114,999,863	£108,127,565	£112,648,199	
70% affordable housing (70:30)	£52,250,074	£69,202,602	£78,467,971	£87,943,827	£97,404,774	£67,610,069	£78,931,645	£87,547,694	£94,901,971	£104,147,057	£118,760,918	£122,296,598	£117,168,375	£120,555,880	
80% affordable housing (70:30)	£77,967,497	£86,268,163	£94,112,762	£103,335,917	£108,119,881	£88,492,972	£96,292,263	£103,803,709	£108,779,985	£115,921,318	£127,186,923	£129,591,334	£126,203,224	£128,463,562	
90% affordable housing (70:30)	£103,684,804	£108,684,804	£111,527,668	£113,824,036	£111,901,977	£109,376,362	£112,762,362	£119,607,888	£122,762,362	£129,688,578	£135,614,727	£138,987,071	£136,214,074	£137,319,620	
100% affordable housing (70:30)	£129,402,345	£129,402,345	£129,402,345	£134,264,094	£134,264,094	£130,257,502	£132,313,699	£136,315,741	£136,315,741	£136,599,032	£166,769,839	£164,038,632	£144,278,923	£144,278,923	

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£92,493,641	£32,059,347	£9,961,082	£14,963,402	£3,715,899	£48,470,743	£15,095,699	£9,331,634	£3,812,219	£61,503,899	£93,296,292	£104,702,113	£87,307,098	£98,878,780	
10% affordable housing (70:30)	£59,598,630	£13,708,391	£9,412,650	£20,951,102	£50,151,261	£19,808,752	£11,311,671	£24,862,824	£45,194,447	£72,376,760	£101,682,187	£111,987,849	£96,414,944	£106,686,460	
20% affordable housing (70:30)	£36,375,338	£4,859,425	£2,911,636	£44,401,471	£63,163,827	£13,604,443	£40,068,592	£58,926,592	£68,252,420	£110,108,061	£110,280,685	£114,494,141	£122,028,598		
30% affordable housing (70:30)	£13,015,762	£23,595,182	£39,704,643	£59,660,139	£78,236,944	£19,071,165	£36,973,398	£56,000,298	£72,816,395	£94,126,881	£118,533,986	£126,589,321	£114,490,643	£122,401,823	
40% affordable housing (70:30)	£10,749,787	£42,726,775	£57,010,263	£75,100,227	£98,306,860	£38,628,366	£53,926,058	£72,258,314	£86,704,439	£105,900,841	£126,859,871	£133,885,957	£126,528,462	£130,309,934	
50% affordable housing (70:30)	£4,877,638	£62,546,108	£74,636,064	£90,640,916	£102,380,177	£59,321,720	£74,386,776	£88,612,493	£100,592,461	£115,876,402	£138,385,776	£141,180,793	£136,566,342	£142,926,220	
60% affordable housing (70:30)	£10,009,316	£92,612,687	£92,299,845	£105,980,405	£115,452,294	£80,204,228	£90,847,494	£104,768,345	£114,480,525	£126,749,463	£143,811,680	£148,476,529	£146,124,865	£149,892,094	
70% affordable housing (70:30)	£88,726,740	£102,679,288	£109,944,637	£121,420,494	£101,086,728	£108,398,212	£121,024,367	£128,369,588	£137,633,723	£152,237,584	£165,772,265	£160,642,041	£154,032,546	£156,857,988	
80% affordable housing (70:30)	£111,444,164	£127,145,849	£127,589,028	£138,869,583	£141,586,527	£121,869,243	£127,768,628	£137,269,378	£142,296,612	£148,467,985	£160,663,460	£163,983,001	£159,679,891	£161,940,228	
90% affordable housing (70:30)	£137,161,587	£142,812,430	£145,234,219	£162,300,672	£154,668,644	£142,851,751	£146,229,648	£163,536,391	£166,144,655	£169,274,252	£169,089,393	£170,363,377	£168,717,741	£169,847,909	
100% affordable housing (70:30)	£162,879,011	£162,879,011	£162,879,011	£167,740,761	£167,740,761	£163,734,259	£164,690,365	£169,792,407	£170,032,699	£170,246,506	£177,515,298	£177,659,473	£177,755,590	£177,755,590	

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£128,991,885	£78,313,171	£51,453,986	£28,892,244	£81,826,567	£81,826,567	£58,159,383	£24,144,189	£11,643,694	£18,048,075	£49,890,429	£81,249,219	£83,921,271	£85,222,966	
10% affordable housing (70:30)	£106,965,453	£57,164,214	£37,043,174	£13,904,722	£6,695,527	£62,964,575	£42,144,155	£18,893,399	£1,738,624	£28,922,336	£58,226,334	£68,542,025	£52,959,120	£63,130,637	
20% affordable housing (70:30)	£79,831,162	£38,596,399	£20,544,188	£9,465,647	£10,700,003	£43,805,339	£24,951,380	£3,397,231	£15,472,528	£39,796,596	£66,652,238	£75,837,761	£61,996,969	£71,038,316	
30% affordable housing (70:30)	£56,471,585	£19,860,641	£1,761,181	£16,204,155	£32,780,120	£24,384,658	£7,462,426	£12,544,474	£29,360,571	£50,670,857	£75,078,143	£83,133,498	£71,034,818	£78,345,999	
40% affordable housing (70:30)	£32,706,026	£129,048	£18,654,440	£31,644,404	£46,852,237	£47,627,487	£10,072,234	£28,800,490	£43,248,615	£61,545,117	£83,504,048	£90,429,233	£80,072,660	£86,863,680	
50% affordable housing (70:30)	£8,578,186	£19,000,282	£31,199,231	£40,084,452	£58,924,353	£15,865,897	£27,639,952	£38,056,506	£57,136,659	£72,419,379	£91,929,952	£97,724,969	£89,110,519	£94,761,361	
60% affordable housing (70:30)	£16,553,492	£39,156,864	£48,844,022	£62,524,582	£77,896,470	£36,748,404	£47,391,670	£61,312,522	£71,024,702	£83,293,640	£100,355,687	£105,020,706	£98,148,368	£102,669,042	
70% affordable housing (70:30)	£42,270,916	£59,223,445	£66,468,814	£77,964,676	£86,085,587	£57,630,912	£65,852,368	£77,868,531	£84,912,7						

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 6

No Units	650
Site Area	5.08 Ha

VBC as % of floorspace 25%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£136,291,628	£85,857,334	£63,778,068	£38,834,587	£16,382,088	-£7,946,203	£92,268,730	£69,497,487	£44,466,353	£21,985,768	-£7,705,911	£39,458,265	£50,004,126	£44,880,792	£54,288,863
10% affordable housing (70:30)	£119,047,425	£72,113,305	£51,481,289	£27,902,395	£5,847,082	-£16,117,138	£78,049,976	£56,734,108	£33,052,773	£11,953,419	-£15,876,846	£45,792,933	£56,391,166	£50,826,792	£59,538,908
20% affordable housing (70:30)	£101,748,303	£58,238,819	£39,136,824	£18,641,360	£2,860,290	-£24,288,072	£63,731,480	£43,861,634	£21,493,097	£1,754,435	-£24,047,780	£32,127,600	£41,878,207	£46,776,791	£54,776,152
30% affordable housing (70:30)	£84,531,183	£44,223,689	£26,683,930	£5,580,922	-£12,679,585	-£32,459,006	£49,265,847	£30,912,173	£9,746,973	-£8,649,091	-£32,218,714	£58,462,267	£67,385,248	£62,710,791	£70,017,797
40% affordable housing (70:30)	£66,758,495	£30,145,436	£14,034,294	£5,923,107	-£22,498,912	-£40,629,941	£34,700,210	£17,766,406	-£2,263,266	-£19,079,363	-£40,389,649	£64,796,934	£72,852,289	£68,664,791	£75,257,441
50% affordable housing (70:30)	£48,961,867	£15,840,982	£1,104,662	-£17,518,412	-£32,318,238	-£48,800,874	£19,983,656	£4,339,934	-£14,470,517	-£29,510,634	-£48,560,583	£71,131,601	£78,339,329	£74,610,791	£80,487,085
60% affordable housing (70:30)	£30,990,882	£1,174,530	-£12,128,104	-£23,113,719	-£42,137,564	-£56,371,809	£4,149,427	-£3,449,862	-£26,977,767	-£39,941,936	-£56,311,918	£77,466,269	£83,826,371	£86,558,790	£93,738,729
70% affordable housing (70:30)	£14,644,666	-£13,871,435	-£25,374,937	-£40,709,023	-£46,124,743	-£61,956,891	-£1,851,032	-£23,310,640	-£38,885,018	-£50,373,177	-£64,902,452	£83,800,936	£89,313,412	£86,502,789	£90,976,373
80% affordable housing (70:30)	-£6,333,299	-£28,936,610	-£38,623,769	-£52,304,329	-£61,776,277	-£73,313,677	-£26,528,151	-£37,171,417	-£51,092,269	-£60,804,449	-£73,073,386	£90,135,603	£94,800,452	£92,448,789	£96,216,018
90% affordable housing (70:30)	-£25,636,546	-£44,001,785	-£51,872,602	-£63,899,634	-£71,595,544	-£81,484,612	-£42,205,271	-£51,032,194	-£63,299,518	-£71,235,720	-£81,244,321	£96,470,271	£100,287,493	£98,394,788	£101,455,862
100% affordable housing (70:30)	-£44,939,853	-£59,066,959	-£65,121,433	-£75,844,940	-£81,774,470	-£89,655,546	-£57,882,390	-£64,892,972	-£81,666,991	-£89,415,255	-£102,804,337	£105,774,534	£104,340,788	£106,956,306	

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,662,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£284,642,344	£254,071,234	£258,198,531	£311,088,988	£302,582,486	-£427,880,770	£227,692,634	£230,007,800	£270,493,230	£237,340,800	-£107,843,041	£218,392,000	£270,869,689	£484,813,361	£714,588,438
10% affordable housing (70:30)	£300,687,148	£347,621,268	£368,453,284	£392,032,173	£413,087,400	-£436,051,711	£341,884,597	£363,200,465	£386,681,800	£407,981,154	-£45,811,419	£465,727,506	£476,325,739	£470,761,395	£479,473,086
20% affordable housing (70:30)	£318,186,270	£367,697,653	£380,737,749	£404,093,213	£424,794,832	-£444,222,845	£356,203,093	£376,072,948	£398,441,476	£418,180,088	-£443,882,353	£472,062,173	£481,812,760	£476,707,364	£484,712,724
30% affordable housing (70:30)	£335,603,390	£375,710,875	£393,250,980	£414,353,651	£432,814,158	-£452,399,578	£370,689,726	£390,022,400	£410,187,600	£428,382,664	-£452,153,287	£478,396,539	£487,299,821	£483,653,383	£489,962,762
40% affordable housing (70:30)	£353,170,070	£398,769,137	£408,930,279	£425,857,690	£442,430,486	-£461,569,513	£385,246,363	£402,168,137	£422,197,639	£430,013,336	-£460,324,222	£484,711,507	£492,786,862	£488,598,840	£495,102,074
50% affordable housing (70:30)	£370,972,705	£404,093,591	£418,829,911	£437,452,985	£452,252,811	-£468,735,447	£400,050,915	£414,658,438	£440,405,000	£449,445,207	-£468,495,156	£491,066,174	£498,273,902	£494,545,383	£500,431,668
60% affordable housing (70:30)	£388,943,631	£418,760,043	£432,050,677	£449,048,291	£462,072,137	-£476,308,382	£415,186,146	£429,384,435	£448,612,340	£459,876,479	-£476,666,091	£497,400,842	£503,760,943	£500,491,383	£505,877,302
70% affordable housing (70:30)	£407,270,107	£433,838,038	£446,309,510	£460,643,698	£471,891,484	-£485,077,516	£430,765,605	£443,245,213	£458,819,930	£470,307,750	-£484,837,025	£503,735,598	£509,247,885	£506,437,362	£510,910,846
80% affordable housing (70:30)	£425,871,832	£449,871,183	£455,858,342	£474,428,902	£481,710,790	-£492,480,902	£445,464,724	£467,105,900	£487,029,842	£497,080,622	-£493,007,859	£510,070,786	£514,785,023	£516,160,591	
90% affordable housing (70:30)	£445,671,101	£463,936,588	£471,807,174	£483,834,207	£491,530,116	-£497,491,185	£462,139,844	£479,966,767	£493,234,091	£491,170,293	-£501,178,894	£516,404,843	£520,222,066	£518,329,361	£521,390,235
100% affordable housing (70:30)	£464,874,428	£479,001,652	£485,056,008	£495,420,513	£501,349,443	-£509,590,140	£477,816,963	£484,827,545	£495,441,342	£501,601,884	-£509,349,828	£522,738,510	£526,709,107	£524,275,361	£526,639,879

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£190,493,047	£240,927,341	£293,006,698	£287,950,088	£310,402,587	-£334,730,878	£234,515,945	£257,287,189	£292,318,322	£304,798,907	-£334,490,958	£386,242,340	£377,888,801	£371,685,469	£381,083,539
10% affordable housing (70:30)	£201,747,251	£254,171,701	£278,303,386	£298,882,261	£319,937,593	-£342,801,813	£248,745,700	£270,650,587	£303,711,902	£313,831,267	-£342,681,521	£372,577,608	£383,175,841	£377,611,467	£386,323,183
20% affordable housing (70:30)	£225,036,373	£268,548,056	£287,647,851	£309,493,713	£329,644,934	-£351,072,747	£263,053,195	£282,923,051	£305,291,578	£305,030,191	-£350,832,455	£378,012,275	£388,662,882	£383,557,466	£391,562,827
30% affordable housing (70:30)	£242,453,492	£282,560,977	£300,101,082	£321,203,753	£339,464,281	-£359,243,881	£285,872,502	£307,037,703	£335,432,767	£335,432,767	-£350,003,389	£385,246,342	£394,149,924	£389,503,466	£396,802,472
40% affordable housing (70:30)	£269,026,180	£298,638,239	£312,750,381	£332,707,782	£349,283,587	-£367,414,616	£302,114,485	£309,018,489	£329,070,941	£348,868,038	-£367,174,324	£391,581,610	£390,836,865	£398,440,486	£402,042,716
50% affordable housing (70:30)	£277,822,808	£310,943,694	£325,680,014	£344,303,088	£359,102,913	-£375,885,250	£306,801,017	£322,444,741	£341,259,120	£356,265,310	-£375,345,258	£397,818,277	£405,124,035	£401,386,466	£407,281,769
60% affordable housing (70:30)	£295,793,793	£325,610,146	£338,910,779	£355,888,393	£368,322,240	-£383,756,486	£322,068,485	£336,234,537	£353,462,443	£366,758,443	-£383,518,163	£404,250,944	£410,611,048	£407,341,485	£412,521,404
70% affordable housing (70:30)	£314,120,209	£340,656,111	£352,159,612	£367,493,899	£378,741,566	-£391,927,410	£337,635,707	£350,095,315	£368,669,693	£377,187,883	-£391,687,127	£410,586,611	£416,098,087	£413,287,485	£417,761,048
80% affordable housing (70:30)	£333,117,815	£355,721,285	£365,408,444	£379,089,004	£388,590,883	-£400,088,253	£353,312,827	£363,986,092	£377,878,944	£387,989,124	-£399,858,061	£418,300,278	£421,388,127	£419,233,844	£423,000,693
90% affordable housing (70:30)	£352,421,221	£370,786,400	£378,657,217	£390,684,019	£408,289,219	-£408,989,046	£377,816,899	£388,984,194	£398,020,586	£408,028,996	-£408,028,996	£423,254,546	£427,072,168	£425,179,464	£428,627,784
100% affordable housing (70:30)	£371,724,528	£385,851,635	£391,906,109	£402,279,615	£408,193,545	-£416,440,222	£384,667,056	£391,677,647	£402,291,444	£408,451,656	-£416,159,930	£428,589,613	£432,580,200	£431,125,463	£433,479,981

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,120,138	£63,554,432	£85,633,692	£110,877,179	£133,029,678	-£157,357,969	£79,914,279	£114,945,413	£127,425,988	£157,117,677	£188,870,031	£200,315,892	£194,292,558	£203,710,630	
10% affordable housing (70:30)	£3,364,332	£77,298,481	£97,930,477	£121,939,371	£142,964,884	-£185,528,904	£71,981,799	£92,677,659	£116,388,993	£137,489,347	£165,288,812	£195,294,689	£205,802,832	£200,238,558	£208,950,274
20% affordable housing (70:30)	£47,663,464	£91,175,147	£110,274,942	£132,570,406	£152,272,025	-£173,689,638	£85,680,296	£105,550,142	£127,818,660	£147,667,262	£173,459,546	£201,533,366	£211,289,973	£206,184,567	£214,159,918
30% affordable housing (70:30)	£65,080,583	£105,188,058	£122,728,173	£143,830,844	£162,091,352	-£181,870									

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£5,933,684														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£106,148,514	£55,714,220	£33,634,956	£8,691,473	£13,761,028	£38,089,317	£62,125,616	£39,354,372	£14,233,238	£8,157,347	£37,840,026	£69,601,380	£81,047,240	£75,023,907	£84,441,978
10% affordable housing (70:30)	£98,246,316	£41,970,180	£21,338,175	£2,240,720	£23,296,032	£46,360,252	£47,908,861	£28,599,890	£2,899,889	£18,188,966	£46,010,861	£76,938,086	£86,534,281	£80,980,336	£80,881,822
20% affordable housing (70:30)	£71,605,186	£28,935,936	£8,983,710	£-13,301,795	£-53,003,374	£-54,431,186	£33,388,355	£13,718,510	£8,050,019	£28,388,630	£54,180,895	£52,470,714	£56,021,422	£56,915,506	£54,961,266
30% affordable housing (70:30)	£54,188,066	£14,080,583	£-3,459,522	£-24,562,193	£-42,822,700	£-62,602,120	£19,122,732	£769,050	£-20,396,142	£-38,791,206	£-62,361,824	£-88,605,381	£-97,508,363	£-92,861,906	£-100,160,911
40% affordable housing (70:30)	£36,615,361	£2,321	£-16,108,821	£-36,066,291	£-52,642,026	£-70,773,065	£-4,527,095	£-12,376,708	£-32,406,381	£-49,222,477	£-70,532,764	£-94,940,049	£-102,995,404	£-98,807,906	£-105,400,555
50% affordable housing (70:30)	£18,818,753	£-14,802,133	£-28,038,453	£-47,661,927	£-62,461,353	£-18,343,989	£10,259,455	£-25,031,180	£-59,653,749	£-73,703,698	£-101,274,716	£-108,456,444	£-104,763,905	£-110,640,199	
60% affordable housing (70:30)	£947,768	£-28,968,585	£-42,269,219	£-59,256,832	£-72,280,679	£-87,114,824	£-25,394,688	£-39,592,977	£-66,820,882	£-70,085,020	£-88,874,633	£-107,609,384	£-113,969,488	£-110,699,905	£-115,879,843
70% affordable housing (70:30)	£17,478,648	£-44,014,550	£-55,818,052	£-70,882,138	£-82,100,006	£-95,285,886	£-80,994,146	£-53,453,755	£-29,028,133	£-80,516,292	£-95,945,667	£-113,044,051	£-119,456,526	£-116,645,304	£-121,119,488
80% affordable housing (70:30)	£36,476,354	£-59,070,724	£-88,765,883	£-102,447,444	£-91,919,332	£-103,466,792	£-56,671,265	£-37,314,532	£-81,238,383	£-90,847,993	£-103,216,500	£-120,278,217	£-128,943,666	£-122,591,904	£-126,589,133
90% affordable housing (70:30)	£55,773,661	£-74,144,360	£-98,019,716	£-104,042,749	£-101,738,698	£-111,627,727	£-72,348,385	£-41,175,308	£-93,442,633	£-101,376,835	£-111,387,435	£-128,613,365	£-130,439,698	£-128,637,803	£-131,598,777
100% affordable housing (70:30)	£75,082,968	£-89,210,074	£-95,264,548	£-105,638,055	£-111,557,985	£-119,788,961	£-88,025,505	£-69,036,087	£-105,649,884	£-111,810,105	£-119,558,369	£-132,948,062	£-135,917,649	£-134,483,903	£-136,838,421

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£4,000,260														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£115,970,308	£65,536,014	£43,456,740	£18,513,266	£3,939,232	£28,267,524	£71,947,410	£49,176,166	£24,145,032	£1,664,447	£28,027,232	£59,779,586	£71,226,447	£65,202,113	£74,620,184
10% affordable housing (70:30)	£98,726,104	£51,791,984	£31,159,989	£7,581,074	£13,474,238	£36,438,468	£57,728,855	£36,412,787	£12,731,453	£8,367,892	£36,188,167	£66,114,254	£76,312,467	£71,168,112	£79,869,828
20% affordable housing (70:30)	£81,426,982	£37,915,259	£18,815,503	£-3,479,961	£-23,181,580	£-44,509,320	£43,410,155	£23,546,504	£1,171,776	£-18,566,836	£-44,369,011	£-72,448,521	£-82,198,528	£-77,004,112	£-85,009,472
30% affordable housing (70:30)	£64,009,862	£23,802,377	£8,362,272	£-14,740,399	£-33,000,906	£-52,760,326	£28,944,526	£10,590,852	£-10,574,348	£-28,969,412	£-52,640,035	£-78,783,587	£-87,686,569	£-83,040,111	£-90,339,717
40% affordable housing (70:30)	£46,437,174	£9,824,115	£-8,287,027	£-26,244,427	£-42,820,233	£-60,951,261	£14,348,589	£-12,954,314	£-22,584,587	£-39,400,683	£-60,710,970	£-85,116,255	£-89,975,610	£-88,986,112	£-95,578,761
50% affordable housing (70:30)	£28,840,547	£-4,880,539	£-19,210,659	£-37,659,733	£-52,639,550	£-69,122,105	£-4,07,683	£-15,081,386	£-34,791,838	£-60,831,965	£-88,881,004	£-107,450,222	£-108,660,560	£-104,932,111	£-104,818,458
60% affordable housing (70:30)	£10,669,562	£-19,146,791	£-32,447,425	£-49,435,039	£-62,458,885	£-77,239,130	£-15,572,894	£-29,771,183	£-46,990,085	£-60,263,226	£-77,092,835	£-97,787,590	£-104,147,691	£-100,878,111	£-106,958,050
70% affordable housing (70:30)	£7,656,854	£-34,192,756	£-45,696,258	£-61,030,344	£-72,279,212	£-85,484,064	£-61,172,362	£-43,631,961	£-29,206,339	£-60,694,498	£-85,223,773	£-104,122,257	£-109,634,732	£-106,824,110	£-111,297,694
80% affordable housing (70:30)	£26,654,560	£-49,251,930	£-58,945,090	£-72,626,589	£-69,897,538	£-83,654,988	£-46,849,472	£-27,492,738	£-61,413,588	£-81,125,769	£-93,994,707	£-110,456,284	£-115,121,773	£-112,770,110	£-116,537,335
90% affordable housing (70:30)	£45,357,867	£-64,323,106	£-74,139,842	£-84,200,965	£-91,016,864	£-102,159,821	£-64,209,821	£-47,338,818	£-63,820,839	£-81,577,841	£-101,669,842	£-116,915,591	£-120,608,814	£-119,716,109	£-121,778,983
100% affordable housing (70:30)	£65,261,174	£-79,388,280	£-88,442,754	£-95,816,261	£-101,738,191	£-109,076,867	£-76,203,711	£-58,214,293	£-85,828,090	£-101,988,311	£-109,738,575	£-123,126,258	£-126,095,855	£-124,662,109	£-127,016,627

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£10,590,155														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£82,493,641	£32,059,347	£19,860,052	£-14,363,400	£-37,415,899	£-61,744,190	£36,470,743	£15,699,499	£-9,331,634	£-31,812,219	£-61,503,899	£-93,236,252	£-104,702,113	£-98,678,780	£-108,968,951
10% affordable housing (70:30)	£69,246,437	£18,315,316	£2,316,696	£-25,895,935	£-46,950,905	£-69,915,125	£24,251,985	£2,936,121	£-20,745,214	£-41,844,589	£-69,674,833	£-99,559,920	£-110,189,153	£-104,624,779	£-113,336,495
20% affordable housing (70:30)	£49,967,315	£4,438,632	£-14,661,162	£-36,956,628	£-56,658,246	£-78,086,059	£9,333,493	£-9,936,363	£-32,304,890	£-52,043,503	£-77,845,767	£-106,925,587	£-115,676,194	£-110,570,732	£-118,376,351
30% affordable housing (70:30)	£30,533,196	£-9,574,290	£-27,114,394	£-48,217,065	£-66,477,573	£-86,296,393	£4,532,141	£-22,885,814	£-44,051,015	£-62,446,079	£-88,016,701	£-112,280,254	£-121,163,236	£-116,516,778	£-123,815,784
40% affordable housing (70:30)	£17,960,505	£-23,652,551	£-39,763,693	£-59,721,094	£-76,296,899	£-94,427,828	£-19,127,777	£-36,031,581	£-56,961,253	£-73,877,380	£-94,187,636	£-118,594,822	£-126,850,277	£-122,462,778	£-129,655,428
50% affordable housing (70:30)	£4,836,120	£-37,851,067	£-52,893,326	£-71,316,400	£-86,116,225	£-102,588,862	£-33,914,329	£-49,488,053	£-68,268,504	£-83,908,662	£-102,858,570	£-124,903,589	£-132,137,817	£-128,408,778	£-134,256,074
60% affordable housing (70:30)	£22,807,105	£-52,623,458	£-65,924,091	£-82,911,705	£-95,935,552	£-110,789,797	£-49,049,560	£-63,247,849	£-80,478,755	£-93,739,893	£-110,529,505	£-131,264,256	£-137,624,358	£-134,354,777	£-139,534,716
70% affordable housing (70:30)	£41,133,521	£-67,669,423	£-79,172,924	£-94,507,011	£-105,794,878	£-118,940,731	£-64,649,019	£-77,108,627	£-92,683,005	£-104,171,165	£-118,700,439	£-137,598,223	£-143,111,389	£-140,300,777	£-144,774,360
80% affordable housing (70:30)	£60,131,227	£-86,734,697	£-99,421,756	£-108,102,018	£-115,574,295	£-127,111,665	£-80,386,158	£-90,909,404	£-104,899,256	£-118,602,436	£-136,817,373	£-143,933,508	£-148,598,438	£-146,248,776	£-150,014,058
90% affordable housing (70:30)	£76,434,534	£-97,799,732	£-105,670,589	£-117,697,622	£-125,363,531	£-136,282,600	£-96,003,025	£-104,830,381	£-117,097,506	£-125,033,708	£-135,042,308	£-150,268,258	£-154,085,480	£-152,192,776	£-155,263,243
100% affordable housing (70:30)	£95,737,840	£-112,864,647	£-118,919,421	£-129,292,927	£-135,212,857	£-143,463,534	£-111,680,378	£-118,690,959	£-129,304,755	£-135,464,978	£-143,213,242	£-156,602,925	£-159,572,521	£-158,138,775	£-160,493,239

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£2,035,859														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£125,941,485	£75,418,319	£53,435,398	£28,822,844	£18,399,925	£18,288,969	£31,629,367	£18,183,365	£4,124,189	£11,651,694	£19,948,075	£49,800,429	£61,246,289	£55,222,286	£61,021,027
10% affordable housing (70:30)	£108,705,131	£61,771,141	£41,139,126	£17,560,231	£3,495,081	£26,469,301	£67,707,812	£46,391,944	£22,710,610	£1,611,255	£26,219,010	£56,135,097	£66,733,390	£61,168,955	£69,880,671
20% affordable housing (70:30)	£91,406,129	£47,894,456	£28,794,661	£6,499,106	£-13,202,423	£-34,630,225	£33,989,316	£13,510,933	£-8,587,679	£-34,389,944	£-62,469,763	£-77,220,871	£-67,114,955	£-75,120,315	
30% affordable housing (70:30)	£73,989,019	£33,881,534	£16,341,429	£-4,761,242	£-23,021,749	£-42,891,169	£38,923,682	£20,570,010	£-9,595,191	£-18,990,255	£-42,580,878	£-68,804,430	£-77,707,412	£-73,090,954	£-80,359,960
40% affordable housing (70:30)	£56,416,392	£19,803,272	£3,899,139	£-18,265,270	£-32,841,075	£-50,972,104	£24,339,046	£7,4							

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 6

No Units	650
Site Area	5.08 Ha

VBC as % of floorspace	50%
------------------------	-----

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£136,291,628	£85,857,334	£63,778,069	£38,834,587	£16,382,088	£92,268,730	£69,497,487	£44,466,363	£21,885,768	£7,705,911	£39,458,265	£50,904,126	£33,679,107	£44,880,792	£54,286,863
10% affordable housing (70:30)	£124,787,232	£76,679,775	£55,577,241	£31,528,540	£10,918,221	£82,733,214	£60,970,799	£36,867,071	£15,303,297	£13,173,520	£43,701,695	£54,582,471	£38,126,510	£48,865,110	£57,812,278
20% affordable housing (70:30)	£113,253,515	£67,450,473	£47,328,727	£24,188,770	£3,586,662	£73,251,485	£52,429,705	£29,178,093	£8,844,490	£16,641,128	£47,945,125	£58,280,817	£42,677,912	£52,840,428	£61,325,892
30% affordable housing (70:30)	£101,693,651	£58,180,713	£39,080,212	£16,783,177	£2,921,214	£63,675,574	£43,905,013	£21,434,914	£1,694,511	£24,108,735	£52,188,555	£61,939,162	£47,227,314	£56,833,747	£64,839,107
40% affordable housing (70:30)	£90,064,019	£48,825,339	£30,771,611	£9,278,416	£9,487,750	£54,035,690	£35,180,321	£13,611,293	£5,252,275	£29,576,343	£56,431,985	£65,617,508	£51,776,716	£60,818,065	£68,352,621
50% affordable housing (70:30)	£78,386,691	£39,452,222	£22,393,403	£1,675,060	£16,054,287	£44,306,282	£26,460,880	£5,680,405	£12,226,774	£36,043,951	£60,675,415	£68,226,854	£56,326,119	£64,802,363	£71,865,936
60% affordable housing (70:30)	£66,847,886	£30,039,895	£13,916,192	£9,045,017	£22,820,823	£34,558,897	£17,589,041	£2,385,177	£19,201,274	£40,511,980	£64,918,945	£72,974,199	£60,875,322	£68,785,701	£75,379,352
70% affordable housing (70:30)	£54,789,756	£20,502,544	£5,309,932	£13,795,539	£29,187,359	£24,711,688	£8,717,951	£10,543,663	£6,175,773	£46,979,188	£66,625,246	£65,424,924	£72,771,019	£78,892,766	
80% affordable housing (70:30)	£42,821,744	£10,835,010	£3,456,097	£21,546,062	£35,753,895	£14,736,890	£371,891	£18,702,148	£33,150,272	£51,446,775	£73,405,705	£80,330,891	£69,974,327	£76,755,337	£82,406,181
90% affordable housing (70:30)	£30,816,773	£984,806	£12,308,970	£29,286,983	£42,320,430	£4,585,504	£9,532,728	£28,863,634	£40,124,772	£56,914,383	£77,649,134	£84,009,237	£74,523,729	£80,739,656	£85,919,585
100% affordable housing (70:30)	£18,629,458	£9,052,895	£21,161,843	£37,047,106	£48,886,966	£5,828,509	£18,893,565	£35,019,118	£47,099,271	£62,381,992	£81,892,565	£87,687,582	£79,073,131	£84,723,974	£89,433,010

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£293,642,344	£254,071,234	£185,385,535	£101,993,988	£43,282,485	£237,665,945	£193,627,078	£125,940,950	£53,282,897	£17,840,949	£109,282,631	£170,338,699	£120,512,680	£141,813,333	£174,528,433
10% affordable housing (70:30)	£265,147,341	£164,254,798	£104,357,532	£58,406,035	£10,619,352	£137,141,360	£98,958,754	£58,067,502	£14,641,276	£433,108,093	£463,636,268	£474,517,044	£458,063,058	£468,709,683	£477,746,651
20% affordable housing (70:30)	£236,681,038	£132,484,100	£72,605,646	£35,745,871	£1,617,911	£116,347,911	£76,580,867	£39,756,480	£11,390,083	£438,575,701	£467,879,898	£478,195,390	£462,612,485	£472,784,001	£481,260,265
30% affordable housing (70:30)	£181,240,922	£81,753,890	£40,834,381	£10,151,396	£422,858,787	£358,129,580	£198,499,593	£37,240,062	£444,043,308	£472,123,128	£481,973,735	£467,161,887	£476,788,319	£484,773,680	
40% affordable housing (70:30)	£139,810,544	£37,110,924	£18,916,982	£4,016,658	£429,422,263	£465,989,633	£384,745,292	£408,323,280	£425,196,848	£440,510,935	£474,366,558	£465,527,081	£471,711,293	£480,762,639	
50% affordable housing (70:30)	£134,547,892	£30,482,351	£30,741,170	£14,256,513	£35,988,859	£375,628,291	£383,473,693	£414,254,168	£432,161,347	£454,978,524	£480,601,967	£489,230,426	£476,260,692	£484,736,956	
60% affordable housing (70:30)	£135,288,585	£389,933,877	£408,018,381	£425,979,989	£442,555,395	£385,377,586	£402,284,532	£422,319,750	£439,135,846	£480,446,133	£484,853,418	£482,908,772	£480,810,095	£488,721,274	£495,313,924
70% affordable housing (70:30)	£185,144,817	£209,432,029	£141,624,640	£433,730,511	£448,173,832	£385,222,905	£411,126,622	£430,478,235	£448,110,348	£485,913,740	£489,988,948	£496,587,119	£485,359,407	£482,705,582	£489,827,339
80% affordable housing (70:30)	£57,711,232	£40,080,563	£42,630,689	£441,480,834	£455,858,468	£405,107,683	£420,306,464	£463,084,845	£471,381,248	£463,340,278	£500,285,464	£489,308,890	£486,680,810	£502,240,763	
90% affordable housing (70:30)	£389,115,800	£418,936,667	£432,243,543	£449,231,156	£462,255,003	£415,366,062	£420,567,301	£446,795,207	£460,050,345	£476,848,956	£497,583,707	£503,943,810	£494,458,302	£500,674,229	£505,854,168
100% affordable housing (70:30)	£401,305,137	£428,987,468	£441,096,418	£456,981,673	£468,821,639	£425,763,082	£438,828,138	£454,953,681	£467,083,844	£482,316,585	£501,827,198	£507,622,155	£499,007,709	£504,688,547	£509,367,582

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£190,493,047	£240,927,341	£293,006,696	£287,950,088	£310,402,587	£234,515,945	£257,287,188	£282,319,322	£340,798,907	£340,490,588	£366,292,940	£377,688,801	£380,963,793	£371,685,468	£381,983,539
10% affordable housing (70:30)	£201,997,443	£230,107,443	£271,120,434	£295,255,158	£218,786,484	£243,981,462	£265,813,877	£289,817,605	£311,481,279	£339,968,156	£370,486,370	£381,367,147	£384,913,185	£374,508,935	£384,528,935
20% affordable housing (70:30)	£213,531,160	£259,334,203	£279,455,949	£302,595,973	£283,198,014	£253,533,190	£274,354,070	£297,606,583	£319,240,188	£345,426,803	£374,729,801	£385,045,492	£389,462,587	£379,634,104	£388,110,368
30% affordable housing (70:30)	£225,091,025	£268,603,062	£287,704,463	£320,001,499	£329,705,890	£283,109,102	£282,979,662	£305,349,761	£325,090,165	£350,893,411	£378,973,231	£388,723,838	£374,011,990	£383,618,422	£391,823,782
40% affordable housing (70:30)	£226,720,658	£277,898,336	£296,013,085	£317,906,299	£336,274,426	£322,748,985	£301,804,354	£319,173,382	£332,066,951	£358,361,019	£383,216,680	£392,492,183	£378,981,392	£387,692,740	£395,137,197
50% affordable housing (70:30)	£246,387,984	£297,332,453	£294,381,273	£325,108,815	£342,838,962	£292,478,393	£300,323,785	£321,104,271	£339,011,450	£361,626,626	£387,469,030	£396,080,529	£383,110,724	£391,587,168	£398,689,611
60% affordable housing (70:30)	£260,136,688	£312,868,483	£332,829,892	£334,405,458	£349,405,458	£292,227,886	£340,134,634	£339,169,852	£345,985,949	£387,296,522	£391,703,521	£399,758,874	£387,660,197	£395,571,376	£402,164,027
70% affordable housing (70:30)	£271,994,020	£306,292,131	£321,474,743	£340,580,214	£359,972,034	£302,073,027	£318,066,724	£337,328,338	£352,960,448	£372,783,843	£395,840,950	£403,437,221	£392,209,600	£399,595,834	£405,877,441
80% affordable housing (70:30)	£293,962,382	£313,948,988	£330,242,712	£348,330,737	£362,538,570	£312,407,285	£327,156,567	£345,886,923	£359,938,947	£378,231,451	£400,199,398	£407,115,587	£396,759,020	£400,500,810	£409,193,858
90% affordable housing (70:30)	£305,965,903	£325,790,069	£339,093,646	£356,681,268	£369,105,105	£322,216,072	£336,417,404	£353,605,009	£368,909,447	£383,699,089	£404,433,810	£410,793,912	£401,308,404	£407,524,332	£412,704,270
100% affordable housing (70:30)	£308,165,230	£335,837,570	£347,946,518	£363,831,781	£375,671,641	£332,613,180	£345,678,240	£361,803,794	£373,883,946	£389,166,687	£408,677,240	£414,472,258	£405,857,806	£411,508,650	£416,217,685

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,120,138	£63,554,432	£85,633,697	£110,877,179	£133,020,678	£57,143,026	£79,914,279	£104,945,413	£127,428,998	£187,117,677	£188,870,031	£200,315,892	£192,900,874	£194,292,558	£203,710,630
10% affordable housing (70:30)	£24,624,534	£72,721,991	£93,834,925	£117,983,227	£139,393,546	£61,618,363	£88,440,968	£112,540,696	£134,108,470	£182,585,286	£193,113,461	£203,994,238	£187,540,276	£198,276,877	£207,224,004
20% affordable housing (70:30)	£36,159,251	£91,981,294	£102,083,040	£125,223,064	£149,825,105	£76,180,281	£98,982,060	£127,233,673	£140,867,277	£188,862,494	£197,356,892	£207,672,583	£192,089,878	£202,261,195	£210,737,459
30% affordable housing (70:30)	£47,718,116	£91,231,053	£110,331,554	£132,628,580	£162,332,981	£85,396,198	£105,606,753	£127,976,852	£147,717,258						

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£136,291,628	£85,857,334	£63,778,059	£38,834,587	£16,382,088	£92,268,730	£69,497,487	£44,466,353	£21,985,768	-£7,705,911	-£39,458,265	-£50,904,126	-£33,979,107	-£44,880,792	-£54,298,963
10% affordable housing (70:30)	£16,789,232	£76,876,775	£55,877,241	£31,528,540	£10,518,221	£82,733,214	£60,700,795	£36,987,071	£15,303,297	-£13,173,520	-£43,701,695	-£54,582,471	-£38,128,510	-£48,865,110	-£57,812,278
20% affordable housing (70:30)	£113,253,615	£47,459,672	£47,459,672	£24,188,192	£3,886,862	£73,251,485	£52,429,706	£23,178,693	£3,544,890	-£18,641,128	-£47,945,125	-£57,977,912	-£41,325,892	-£56,849,468	-£61,325,692
30% affordable housing (70:30)	£101,693,651	£58,180,713	£39,080,212	£16,783,177	-£2,921,214	£63,676,574	£43,805,013	£21,434,914	£1,694,511	-£24,108,735	-£52,188,555	-£61,939,162	-£47,227,314	-£56,833,747	-£64,839,107
40% affordable housing (70:30)	£90,064,019	£48,825,339	£30,771,611	£9,276,416	£9,487,750	£54,035,690	£35,180,321	£13,611,203	£5,252,275	-£29,576,343	-£56,431,885	-£65,617,508	-£51,776,716	-£60,818,065	-£68,352,521
50% affordable housing (70:30)	£78,395,691	£39,452,222	£22,422,403	£1,678,066	£16,054,267	£44,206,222	£26,460,885	£9,690,465	£12,161,774	-£35,043,951	-£69,256,415	-£80,256,119	-£64,002,383	-£71,605,928	-£78,892,928
60% affordable housing (70:30)	£66,647,988	£30,030,895	£13,918,192	-£8,045,017	-£22,620,823	£34,556,987	£17,850,041	-£2,385,177	-£19,201,274	-£40,511,580	-£64,918,845	-£72,974,199	-£60,875,522	-£68,758,701	-£75,379,362
70% affordable housing (70:30)	£54,789,756	£20,550,544	£5,309,932	-£15,785,539	-£29,187,359	£24,711,668	£8,717,951	-£10,543,663	-£26,175,773	-£45,979,168	-£69,162,275	-£76,652,546	-£65,424,924	-£72,771,019	-£78,892,768
80% affordable housing (70:30)	£42,821,744	£10,636,010	-£3,456,097	-£41,346,062	-£36,753,895	£14,736,890	-£371,891	-£18,702,148	-£33,150,272	-£51,446,775	-£73,405,705	-£89,330,891	-£69,974,327	-£76,758,327	-£82,406,181
90% affordable housing (70:30)	£29,518,775	£984,698	-£12,308,970	-£29,296,983	-£42,320,430	£4,568,544	-£9,632,728	-£29,860,634	-£40,124,772	-£58,914,383	-£77,649,134	-£94,009,237	-£74,623,728	-£80,739,696	-£86,919,385
100% affordable housing (70:30)	£18,629,438	-£9,052,895	-£21,161,843	-£37,047,106	-£48,886,966	-£8,828,509	-£36,019,118	-£47,099,271	-£62,381,992	-£81,892,565	-£97,687,582	-£119,073,131	-£84,723,974	-£89,433,010	

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£115,970,308	£65,536,014	£43,456,749	£18,513,266	£3,939,232	£71,947,410	£48,176,166	£24,145,032	£1,664,447	-£28,027,232	-£59,779,586	-£77,225,447	-£53,900,428	-£65,202,113	-£74,620,184
10% affordable housing (70:30)	£104,465,312	£56,358,454	£36,255,920	£11,207,219	-£10,303,099	£62,471,893	£40,949,478	£16,545,750	£5,018,024	-£33,494,841	-£64,023,016	-£74,933,782	-£56,449,831	-£69,186,431	-£78,133,999
20% affordable housing (70:30)	£92,932,194	£47,129,152	£27,007,406	£3,897,381	-£16,734,659	£52,930,164	£32,108,385	£8,856,772	-£11,776,831	-£38,962,448	-£68,266,446	-£78,582,138	-£62,999,233	-£73,170,749	-£81,647,013
30% affordable housing (70:30)	£81,372,330	£37,859,362	£18,758,891	-£3,538,144	-£23,242,536	£43,394,253	£23,483,693	£1,113,593	-£18,626,810	-£44,430,056	-£72,509,876	-£82,260,483	-£67,155,067	-£75,160,428	-£83,160,428
40% affordable housing (70:30)	£69,742,699	£28,504,018	£10,450,290	-£11,042,905	-£29,809,071	£33,714,369	£14,859,000	-£5,710,028	-£25,573,596	-£49,897,664	-£76,735,906	-£85,938,939	-£72,098,037	-£81,139,385	-£88,673,942
50% affordable housing (70:30)	£58,085,370	£19,139,901	£2,072,083	-£18,643,261	-£36,376,607	£23,981,961	£8,199,660	-£16,640,916	-£32,548,095	-£56,365,722	-£80,988,725	-£99,611,714	-£78,647,440	-£85,123,704	-£92,187,267
60% affordable housing (70:30)	£46,326,667	£9,709,375	-£6,405,128	-£26,368,337	-£42,942,143	£14,235,686	£2,671,280	-£22,706,498	-£30,522,594	-£60,832,881	-£85,240,166	-£93,295,520	-£81,196,843	-£88,108,022	-£95,700,672
70% affordable housing (70:30)	£34,468,436	£181,223	-£15,011,388	-£34,116,860	-£49,508,670	£4,390,348	-£11,603,369	-£30,864,983	-£46,497,093	-£68,300,488	-£98,483,596	-£126,973,686	-£95,746,245	-£99,092,340	-£107,214,807
80% affordable housing (70:30)	£22,500,423	-£9,486,311	-£23,777,417	-£41,987,382	-£56,075,215	-£9,984,431	-£20,693,212	-£39,023,469	-£53,471,593	-£77,768,996	-£93,727,025	-£108,652,212	-£89,256,647	-£97,016,658	-£102,727,501
90% affordable housing (70:30)	£10,907,452	-£13,326,714	-£32,830,291	-£49,617,944	-£67,817,831	-£15,727,817	-£29,364,949	-£47,181,854	-£60,446,053	-£77,235,704	-£97,070,455	-£114,320,566	-£84,645,959	-£91,040,917	-£98,240,916
100% affordable housing (70:30)	£1,691,885	-£29,374,216	-£41,483,164	-£57,388,426	-£69,208,287	-£26,140,439	-£39,214,886	-£56,340,499	-£67,420,592	-£82,703,313	-£102,213,866	-£128,008,003	-£99,394,452	-£105,045,295	-£109,754,531

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£92,493,641	£32,059,347	£9,980,982	-£14,363,400	-£37,415,999	£38,470,743	£15,699,497	£3,331,634	£31,812,219	-£31,503,899	-£93,296,252	-£104,762,113	-£87,377,095	-£98,678,780	-£108,096,851
10% affordable housing (70:30)	£70,985,245	£22,981,786	£1,779,264	-£22,269,445	-£43,779,756	£28,995,226	£7,172,811	-£18,930,917	-£38,494,891	-£68,971,507	-£97,499,852	-£108,380,469	-£91,326,497	-£102,663,098	-£111,810,265
20% affordable housing (70:30)	£59,455,528	£13,652,485	-£6,469,261	-£29,609,285	-£50,211,326	£19,453,498	-£1,368,282	-£24,619,895	-£45,253,498	-£72,439,115	-£101,743,113	-£112,058,804	-£96,476,859	-£106,647,416	-£115,123,680
30% affordable housing (70:30)	£47,895,663	£4,382,725	-£14,717,775	-£37,014,811	-£56,719,202	£9,877,586	-£9,992,974	-£32,363,074	-£52,103,477	-£77,906,723	-£105,988,543	-£116,737,150	-£101,025,302	-£110,631,734	-£118,837,094
40% affordable housing (70:30)	£36,286,032	£4,972,649	-£23,026,377	-£44,519,571	-£63,285,738	£297,702	-£18,817,695	-£40,186,694	-£59,050,263	-£83,374,381	-£110,228,072	-£118,415,496	-£105,974,708	-£114,616,852	-£122,150,596
50% affordable housing (70:30)	£24,686,704	£14,345,765	£31,404,585	-£52,119,927	-£69,852,274	-£9,401,706	-£27,337,107	-£48,117,583	-£66,324,762	-£88,841,038	-£114,473,402	-£123,093,841	-£110,124,106	-£116,863,923	-£124,683,923
60% affordable housing (70:30)	£12,850,000	£23,767,292	-£39,881,735	-£59,843,004	-£76,418,810	-£19,241,000	-£36,147,946	-£58,183,164	-£72,999,261	-£94,309,547	-£118,716,833	-£126,772,187	-£114,673,509	-£122,584,688	-£129,177,339
70% affordable housing (70:30)	£911,768	£33,295,443	£49,488,055	-£7,593,526	-£89,889,346	-£29,086,319	-£45,080,036	-£64,341,650	-£79,973,760	-£99,777,155	-£122,960,262	-£130,450,533	-£119,222,812	-£126,569,006	-£132,690,753
80% affordable housing (70:30)	£10,970,244	£24,962,078	£57,254,084	-£75,344,989	-£99,651,882	-£38,081,097	-£54,169,879	-£72,600,196	-£88,248,259	-£108,244,763	-£127,933,692	-£134,138,678	-£123,772,314	-£130,555,326	-£138,204,168
90% affordable housing (70:30)	£22,979,215	£52,803,381	£66,106,958	-£83,094,570	-£96,116,417	-£49,229,484	-£63,430,146	-£80,658,621	-£93,922,759	-£110,12,371	-£131,447,122	-£137,807,224	-£128,321,716	-£134,537,644	-£139,717,682
100% affordable housing (70:30)	£35,168,551	£62,850,882	£74,959,833	-£90,845,093	-£102,894,953	-£72,691,559	-£88,817,106	-£107,897,259	-£118,179,979	-£135,690,552	-£141,485,570	-£132,871,118	-£138,521,962	-£143,230,997	

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£128,941,485	£78,118,171	£53,335,398	£28,822,824	£6,939,925	£91,899,925	£69,159,323	£34,124,189	£11,543,904	-£18,048,075	-£49,880,429	-£61,248,289	-£43,821,271	-£55,222,886	-£64,641,927
10% affordable housing (70:30)	£111,434,069	£66,337,611	£45,235,977	£21,186,376	£323,942	£72,451,050	£50,628,635	£26,524,907	£4,961,133	-£23,515,684	-£54,043,859	-£64,924,635	-£48,074,673	-£59,207,274	-£68,154,442
20% affordable housing (70:30)	£102,911,361	£57,106,309	£36,986,563	£16,846,539	£6,755,502	£62,909,321	£42,087,542	£18,835,929	£1,797,674	-£28,983,291	-£58,287,289	-£68,602,981	-£53,020,076	-£63,191,592	-£71,687,856
30% affordable housing (70:30)	£91,351,487	£47,638,549	£28,738,048	£6,441,073	£13,263,378	£53,333,410	£33,462,862	£11,092,750	£9,647,653	-£34,409,899	-£62,530,719	-£72,291,336	-£57,569,478	-£67,175,910	-£75,181,271
40% affordable housing (70:30)	£79,721,856	£38,685,176	£20,629,447	-£1,063,748	-£19,829,914	£43,693,626	£24,838,157	£3,269,130	-£15,594,439	-£39,193,507	-£68,774,149	-£76,369,672	-£62,115,880	-£71,160,298	-£78,694,685
50% affordable housing (70:30)	£68,044,527	£29,110,959	£12,051,239	-£8,664,104	-£26,396,450	£33,964,118	£16,118,717	-£4,661,759	-£22,968,938	-£45,386,115	-£71,017,578	-£79,638,017	-£66,668,282	-£75,144,542	-£82,208,100
60%															

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 6

No Units	650
Site Area	5.08 Ha

VBC as % of floorspace 75%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£136,291,628	£86,867,334	£63,778,069	£36,834,687	£16,382,088	£92,268,730	£69,497,487	£44,466,353	£21,985,768	-£7,705,911	£39,458,265	£50,904,126	£33,579,107	£44,880,792	£54,298,863
10% affordable housing (70:30)	£130,527,039	£81,240,928	£59,670,535	£35,154,684	£13,170,630	£87,514,081	£65,207,489	£40,638,406	£18,624,687	-£10,470,193	£41,610,458	£52,773,776	£35,884,296	£46,903,429	£56,096,048
20% affordable housing (70:30)	£124,753,129	£76,624,521	£56,530,659	£31,471,170	£9,950,111	£82,737,960	£60,914,933	£36,810,459	£15,244,246	-£13,234,474	£43,762,650	£54,643,427	£38,180,465	£48,936,066	£57,871,233
30% affordable housing (70:30)	£118,939,216	£72,001,492	£51,368,066	£27,787,655	£6,727,134	£77,939,468	£56,622,296	£32,936,033	£11,835,317	-£15,998,577	£45,914,843	£56,513,077	£40,430,643	£50,948,703	£59,660,418
40% affordable housing (70:30)	£113,145,309	£67,338,659	£47,215,503	£24,072,337	£3,466,713	£73,140,977	£52,316,483	£29,063,353	£8,426,389	-£18,763,039	£48,067,306	£58,382,728	£42,799,823	£52,971,339	£61,447,603
50% affordable housing (70:30)	£107,351,899	£62,675,827	£43,062,841	£20,340,483	£206,291	£68,942,486	£47,975,851	£26,186,512	£4,975,707	-£21,527,320	£50,219,229	£60,252,378	£45,105,001	£54,893,976	£63,234,788
60% affordable housing (70:30)	£101,529,932	£58,012,894	£38,910,378	£16,698,929	-£3,104,089	£63,507,855	£43,635,179	£21,260,395	£1,514,587	-£24,291,892	£52,301,421	£62,122,029	£47,410,181	£57,016,913	£66,021,973
70% affordable housing (70:30)	£96,687,549	£53,713,757	£34,744,889	£12,827,166	-£8,417,825	£58,659,959	£39,244,527	£17,334,220	£-1,978,369	-£27,055,883	£54,523,614	£63,991,679	£49,715,359	£59,039,250	£66,809,158
80% affordable housing (70:30)	£98,845,407	£48,598,893	£30,542,132	£9,042,214	-£9,731,571	£53,812,065	£34,953,876	£13,755,092	£-5,496,006	-£29,820,165	£56,675,807	£65,861,330	£52,020,538	£61,061,886	£68,596,343
90% affordable housing (70:30)	£94,003,285	£43,884,029	£28,339,374	£5,221,075	-£13,045,317	£48,746,178	£30,567,954	£9,392,670	£-9,013,824	-£32,884,447	£58,827,999	£67,730,980	£54,325,717	£63,084,523	£70,383,528
100% affordable housing (70:30)	£78,110,422	£39,169,165	£22,102,490	£1,378,187	-£16,300,225	£26,174,030	£15,930,533	£-12,531,551	£-35,348,728	£-60,980,192	£69,800,192	£89,600,831	£56,630,866	£65,107,160	£72,170,713

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£334,932,864	£234,977,239	£166,156,504	£81,098,386	£36,623,485	£259,628,824	£197,469,230	£127,940,905	£67,463,691	£-107,643,694	£203,382,899	£270,633,699	£163,821,892	£204,814,283	£244,224,224
10% affordable housing (70:30)	£299,407,534	£198,693,645	£146,264,038	£84,779,889	£40,676,943	£232,400,492	£154,727,084	£97,296,187	£40,309,888	£-430,404,768	£461,545,031	£472,709,349	£454,818,859	£466,838,002	£478,020,621
20% affordable housing (70:30)	£265,201,444	£164,310,052	£124,413,944	£68,483,403	£29,793,402	£187,198,613	£139,019,680	£83,124,113	£24,040,620	£-433,169,447	£463,697,223	£474,578,000	£458,124,038	£468,860,639	£477,807,806
30% affordable housing (70:30)	£230,995,554	£147,953,091	£109,598,507	£59,146,918	£14,310,439	£141,995,105	£93,312,277	£58,996,540	£10,099,256	£-435,933,339	£465,949,416	£476,447,650	£463,429,216	£470,883,275	£479,594,991
40% affordable housing (70:30)	£188,469,264	£122,505,914	£82,710,070	£39,862,236	£-140,467,809	£96,733,556	£67,615,000	£30,917,220	£-11,548,188	£-439,691,611	£468,001,609	£476,317,401	£462,744,366	£472,905,912	£481,362,176
50% affordable housing (70:30)	£152,583,174	£97,258,746	£57,871,622	£39,504,089	£-419,728,281	£61,552,087	£41,958,742	£-394,748,061	£-1,978,369	£-441,461,893	£470,153,802	£480,186,951	£465,039,574	£474,928,549	£483,169,361
60% affordable housing (70:30)	£131,404,881	£81,921,579	£41,024,195	£40,329,944	£-423,038,653	£56,428,718	£37,299,384	£-399,674,207	£418,419,388	£-444,228,175	£472,395,394	£482,056,602	£467,344,733	£476,951,198	£484,956,546
70% affordable housing (70:30)	£124,247,023	£80,520,815	£38,189,894	£40,107,407	£-465,366,598	£61,274,614	£30,840,348	£-400,803,352	£421,912,942	£-448,991,456	£474,458,187	£485,928,252	£468,649,932	£478,973,823	£486,743,571
80% affordable housing (70:30)	£130,089,168	£81,435,890	£39,492,441	£40,856,359	£-420,860,144	£66,122,506	£38,940,097	£-406,559,481	£465,659,481	£-440,744,528	£476,610,378	£485,795,303	£471,955,111	£480,968,459	£488,530,616
90% affordable housing (70:30)	£135,931,308	£87,050,544	£43,935,595	£44,713,498	£-432,599,840	£71,008,395	£38,969,616	£-410,541,903	£428,948,327	£-452,519,019	£478,762,572	£487,665,533	£474,260,289	£483,019,016	£490,318,101
100% affordable housing (70:30)	£141,824,151	£90,785,408	£49,832,083	£48,956,385	£-436,299,839	£75,971,347	£39,660,843	£-414,354,041	£432,466,123	£-460,383,301	£480,914,765	£489,595,204	£476,565,489	£488,041,723	£492,105,286

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£190,493,047	£240,927,541	£263,006,605	£287,959,088	£310,402,587	£234,515,945	£257,287,189	£282,218,322	£304,798,907	£334,490,588	£368,242,340	£377,688,801	£369,383,783	£371,865,488	£387,083,539
10% affordable housing (70:30)	£168,457,636	£205,943,747	£227,114,140	£221,629,991	£213,614,045	£229,270,594	£231,517,186	£236,146,269	£238,169,989	£237,254,888	£268,395,133	£279,558,451	£262,689,363	£272,888,104	£282,670,242
20% affordable housing (70:30)	£160,051,546	£200,160,164	£211,284,046	£208,315,005	£193,825,504	£244,046,716	£256,869,782	£289,974,216	£311,540,429	£340,019,150	£370,547,326	£381,428,102	£364,974,141	£375,710,741	£384,657,909
30% affordable housing (70:30)	£127,845,457	£254,783,183	£275,416,809	£298,997,020	£320,057,541	£248,845,207	£270,162,380	£293,846,643	£314,349,365	£342,783,432	£372,689,518	£383,297,752	£367,279,319	£377,733,378	£386,445,094
40% affordable housing (70:30)	£113,859,387	£249,448,918	£279,589,112	£300,719,338	£323,317,962	£253,843,698	£274,488,193	£297,712,322	£318,358,298	£345,607,714	£374,851,712	£385,167,403	£369,584,498	£379,756,015	£388,232,278
50% affordable housing (70:30)	£92,433,277	£264,105,849	£283,721,735	£306,444,192	£326,578,294	£258,442,190	£276,808,845	£291,598,163	£321,808,865	£348,311,396	£377,033,904	£387,037,053	£371,889,617	£381,778,651	£390,014,464
60% affordable housing (70:30)	£225,254,984	£268,771,681	£287,874,296	£310,176,047	£329,888,755	£263,276,821	£283,149,406	£295,524,310	£325,270,088	£351,076,277	£379,156,097	£388,906,704	£374,194,856	£383,801,288	£391,806,649
70% affordable housing (70:30)	£231,087,118	£273,470,919	£292,039,787	£319,957,509	£333,202,501	£268,124,716	£287,490,148	£299,450,455	£328,763,045	£353,840,559	£381,308,289	£390,776,354	£378,500,034	£385,823,929	£393,593,834
80% affordable housing (70:30)	£236,939,268	£278,135,783	£296,247,644	£317,746,462	£336,516,247	£272,972,611	£291,930,803	£303,940,583	£332,260,291	£358,619,640	£383,640,482	£392,846,005	£378,385,214	£387,948,562	£398,381,019
90% affordable housing (70:30)	£242,781,410	£282,900,646	£301,563,600	£327,563,600	£339,829,960	£277,858,497	£297,856,722	£317,992,006	£346,958,499	£379,969,122	£385,612,675	£394,515,655	£381,110,392	£389,969,199	£397,168,204
100% affordable housing (70:30)	£248,674,254	£287,815,511	£304,682,186	£325,406,458	£343,145,738	£282,761,450	£300,610,645	£321,404,142	£339,316,226	£362,133,401	£387,764,867	£396,385,306	£383,415,571	£391,981,835	£398,953,389

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,120,138	£63,554,432	£85,633,697	£110,577,179	£133,029,678	£57,143,036	£79,914,279	£104,845,413	£127,425,988	£157,117,677	£188,870,031	£200,315,892	£182,990,874	£184,292,558	£203,710,630
10% affordable housing (70:30)	£18,884,727	£68,170,838	£89,741,231	£114,257,082	£136,241,136	£61,897,685	£84,204,277	£108,773,360	£130,787,079	£159,891,959	£191,022,223	£202,185,542	£185,296,052	£186,315,195	£205,497,915
20% affordable housing (70:30)	£24,678,637	£72,867,805	£93,801,137	£117,940,596	£139,462,695	£66,673,807	£88,498,873	£112,601,307	£134,167,620	£162,846,241	£193,174,416	£204,055,153	£187,601,231	£188,337,832	£207,285,000
30% affordable housing (70:30)	£30,472,544	£77,410,274	£98,043,700	£121,624,111	£142,684										

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£106,148,514	£56,714,220	£33,634,955	£8,691,473	£13,761,026	£62,125,616	£39,354,372	£14,323,238	£8,157,347	£37,840,026	£69,601,380	£81,047,240	£63,722,222	£75,023,307	£84,441,978
10% affordable housing (70:30)	£107,083,324	£57,087,814	£33,527,620	£8,511,570	£16,972,485	£57,370,965	£38,084,375	£10,496,292	£11,518,427	£40,613,307	£74,783,592	£82,915,880	£66,027,401	£77,046,244	£86,229,163
20% affordable housing (70:30)	£95,320,414	£46,351,494	£25,377,514	£1,326,956	£20,185,944	£22,594,945	£20,771,776	£8,867,245	£14,898,869	£43,377,559	£59,356,765	£84,785,541	£68,352,960	£76,069,160	£86,016,348
30% affordable housing (70:30)	£88,796,104	£41,868,377	£21,224,961	£2,355,459	£22,615,981	£47,796,353	£26,474,181	£2,794,918	£18,307,788	£46,141,872	£76,057,958	£86,656,191	£70,637,958	£81,091,817	£89,803,533
40% affordable housing (70:30)	£85,002,194	£47,195,545	£17,072,389	£5,070,778	£26,675,401	£42,997,863	£22,173,368	£1,079,761	£21,716,726	£48,906,153	£78,210,151	£88,526,842	£72,842,938	£83,114,454	£91,599,718
50% affordable housing (70:30)	£77,238,294	£47,232,712	£17,619,626	£9,902,631	£29,936,623	£36,199,371	£17,832,716	£4,966,603	£25,407,007	£51,670,435	£89,362,434	£95,248,116	£85,317,001	£93,537,900	£100,000,000
60% affordable housing (70:30)	£71,386,577	£27,889,870	£8,787,263	£13,634,486	£32,447,140	£33,364,740	£13,492,064	£8,882,749	£28,628,528	£54,434,716	£82,614,536	£92,265,143	£77,553,256	£87,159,728	£95,165,088
70% affordable housing (70:30)	£65,544,435	£23,170,643	£4,601,774	£21,915,949	£36,580,940	£28,516,844	£9,151,413	£12,808,894	£32,121,484	£57,188,998	£84,668,729	£94,134,793	£79,858,474	£89,182,364	£96,952,273
80% affordable housing (70:30)	£59,702,293	£18,455,278	£2,891,011	£21,100,901	£39,874,698	£23,988,950	£4,811,761	£16,769,023	£36,639,211	£59,963,280	£86,818,921	£96,004,444	£82,183,653	£91,205,001	£98,739,458
90% affordable housing (70:30)	£53,960,150	£13,740,815	£1,603,741	£24,922,040	£43,188,432	£18,783,065	£4,844,836	£20,750,445	£42,638,598	£82,727,651	£98,971,114	£97,074,004	£84,468,691	£93,227,638	£100,536,643
100% affordable housing (70:30)	£47,967,307	£9,026,090	£8,040,625	£28,764,927	£46,602,177	£13,980,111	£3,966,085	£24,762,582	£42,674,665	£65,491,843	£91,123,306	£89,743,745	£86,774,011	£95,250,275	£102,313,828

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£115,970,308	£65,536,014	£43,456,749	£18,513,266	£9,939,232	£71,947,410	£49,176,166	£24,145,032	£1,664,447	£28,027,232	£59,778,596	£71,226,447	£53,900,428	£65,202,113	£74,620,181
10% affordable housing (70:30)	£110,225,718	£60,919,607	£39,349,214	£14,833,364	£7,150,691	£67,192,765	£44,985,188	£20,317,085	£1,698,633	£30,791,514	£61,931,778	£73,095,007	£56,205,607	£67,224,750	£76,407,263
20% affordable housing (70:30)	£104,411,908	£56,303,200	£36,199,308	£11,149,850	£10,362,150	£62,416,639	£40,593,572	£16,489,139	£5,077,075	£33,555,795	£64,083,571	£74,964,748	£58,510,786	£69,247,387	£78,194,554
30% affordable housing (70:30)	£98,610,171	£51,680,171	£31,046,748	£7,466,335	£13,594,187	£57,618,147	£36,300,975	£12,616,712	£8,486,004	£36,320,078	£66,236,164	£76,834,398	£60,816,964	£71,270,023	£79,881,739
40% affordable housing (70:30)	£92,823,988	£47,077,239	£26,894,183	£3,751,016	£16,854,608	£52,819,657	£31,995,162	£8,742,032	£11,894,332	£39,094,359	£58,388,357	£76,704,049	£53,121,144	£63,292,680	£71,769,924
50% affordable housing (70:30)	£87,030,078	£42,354,658	£22,741,620	£19,163	£20,115,029	£48,023,165	£27,651,510	£4,865,191	£15,345,613	£41,849,841	£60,640,560	£80,673,699	£58,426,327	£76,315,207	£84,556,100
60% affordable housing (70:30)	£81,208,371	£37,691,673	£16,589,057	£3,712,662	£22,425,400	£43,186,534	£23,313,858	£9,030,405	£18,806,734	£44,612,923	£72,692,742	£82,443,360	£67,731,501	£77,337,934	£85,343,294
70% affordable housing (70:30)	£76,388,229	£32,992,437	£14,423,668	£7,494,155	£26,739,146	£38,338,638	£18,973,307	£2,387,100	£22,299,690	£47,377,204	£74,844,935	£84,313,000	£70,036,680	£79,360,570	£87,130,479
80% affordable housing (70:30)	£69,524,086	£28,277,572	£10,250,811	£11,275,107	£30,652,892	£33,480,744	£14,632,355	£6,346,229	£25,817,417	£50,141,486	£76,997,127	£86,182,651	£72,341,889	£81,383,207	£89,017,684
90% affordable housing (70:30)	£63,681,984	£23,682,308	£6,018,853	£15,100,246	£33,366,638	£29,804,807	£10,246,633	£10,028,651	£29,335,145	£52,305,767	£78,149,200	£88,025,301	£74,647,037	£83,405,844	£91,704,749
100% affordable housing (70:30)	£57,789,101	£18,847,844	£1,781,189	£18,943,133	£36,680,337	£23,701,905	£5,852,700	£14,400,788	£32,852,871	£55,670,049	£81,301,513	£89,921,952	£76,952,217	£86,428,481	£92,402,034

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£92,493,641	£32,099,247	£9,980,082	£14,963,400	£7,475,899	£38,470,742	£15,099,499	£9,331,634	£31,812,219	£61,503,899	£93,246,252	£104,702,113	£87,377,093	£96,678,789	£108,086,381
10% affordable housing (70:30)	£76,729,652	£27,442,841	£9,872,548	£18,843,303	£4,602,367	£33,716,094	£11,409,562	£13,159,981	£26,173,300	£84,268,190	£96,408,445	£105,571,763	£89,692,273	£97,701,416	£109,841,036
20% affordable housing (70:30)	£70,935,142	£22,836,520	£1,722,642	£22,326,817	£43,838,816	£28,939,972	£7,118,906	£8,987,528	£38,553,741	£67,032,462	£97,560,638	£108,441,414	£91,997,455	£102,724,053	£111,671,221
30% affordable housing (70:30)	£66,141,231	£18,203,505	£2,429,921	£26,010,332	£47,070,853	£24,141,481	£2,824,308	£20,895,955	£41,962,670	£69,796,744	£99,712,630	£110,311,064	£94,292,631	£104,746,690	£113,458,406
40% affordable housing (70:30)	£60,347,321	£13,540,672	£6,552,484	£29,729,650	£50,351,274	£14,542,969	£1,481,595	£24,734,634	£46,371,580	£72,961,026	£101,865,024	£112,180,715	£86,597,610	£106,769,627	£115,245,591
50% affordable housing (70:30)	£55,553,411	£9,877,839	£10,136,047	£33,467,504	£53,581,696	£14,544,498	£5,822,157	£26,811,475	£46,822,280	£65,325,498	£100,017,416	£114,050,365	£88,806,989	£108,791,863	£111,052,776
60% affordable housing (70:30)	£47,731,704	£4,215,007	£14,887,610	£37,189,359	£56,902,067	£9,709,867	£10,162,808	£22,537,622	£22,283,400	£78,089,589	£106,169,409	£121,008,016	£101,208,168	£110,814,600	£118,819,981
70% affordable housing (70:30)	£41,889,562	£4,844,230	£19,053,099	£40,970,821	£60,215,813	£4,861,972	£14,503,460	£36,463,767	£55,776,357	£80,893,871	£108,321,601	£117,789,696	£103,513,346	£112,837,237	£120,607,146
80% affordable housing (70:30)	£36,047,620	£5,189,005	£23,265,856	£44,755,774	£63,529,659	£14,037	£19,844,112	£40,422,895	£59,294,063	£85,618,155	£110,473,794	£119,669,317	£105,818,508	£114,869,874	£122,386,301
90% affordable housing (70:30)	£30,205,278	£9,913,958	£27,468,614	£48,576,912	£66,843,304	£4,871,809	£23,230,034	£44,405,318	£62,811,811	£86,382,434	£112,625,987	£121,528,967	£108,123,704	£116,982,511	£124,181,516
100% affordable housing (70:30)	£24,312,434	£14,628,823	£31,695,498	£52,419,800	£67,107,650	£9,774,762	£27,623,957	£48,417,455	£68,329,538	£98,146,716	£114,778,179	£123,388,618	£110,428,883	£118,905,147	£125,968,701

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£75,840,865	£25,511,111	£25,435,908	£28,492,428	£8,033,925	£1,928,969	£1,843,383	£1,243,189	£1,843,894	£19,940,075	£49,800,499	£61,246,289	£43,921,271	£55,222,956	£64,641,027
10% affordable housing (70:30)	£70,184,675	£20,898,765	£49,328,371	£24,812,521	£2,828,466	£7,177,917	£54,865,306	£20,296,243	£9,262,524	£20,812,356	£51,952,621	£63,115,939	£46,226,540	£57,245,593	£66,428,212
20% affordable housing (70:30)	£14,390,965	£66,282,357	£46,178,465	£21,129,007	£282,993	£72,395,796	£26,468,296	£4,902,083	£22,676,638	£54,104,814	£64,865,590	£48,531,629	£59,268,229	£68,215,397	
30% affordable housing (70:30)	£108,287,055	£91,659,328	£41,025,302	£17,445,492	£3,615,330	£67,597,304	£46,280,132	£22,995,669	£1,493,153	£26,340,921	£56,257,007	£66,855,240	£50,836,807	£61,290,866	£70,002,580
40% affordable housing (70:30)	£102,803,145	£86,986,486	£36,873,540	£13,739,173	£6,875,460	£92,798,814	£41,971,319	£19,721,198	£1,916,775	£29,105,202	£58,409,200	£68,724,891	£53,141,987	£63,313,503	£74,789,767
50% affordable housing (70:30)	£97,099,236	£52,333,663	£32,730,777	£9,998,320	£10,135,872	£58,000,322	£33,633,687	£14,844,348	£6,366,456	£31,969,484	£60,561,393	£70,594,541	£55,447,165	£65,336,140	£73,576,952
60% affordable housing (70:30)	£91,187,6														

**LB SOUTHWARK
VACANT BUILDING TESTING**

Site typology 2

No Units	35
Site Area	0.47 Ha

VBC as % of floorspace 0%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,301,412	£10,049,120	£8,856,281	£7,106,570	£5,743,706	£9,607,888	£8,032,625	£6,335,128	£4,823,475	£2,987,526	£1,129,716	£346,376	£1,315,102	£821,034	£42,645
10% affordable housing (70:30)	£11,786,096	£9,861,033	£7,606,577	£6,186,250	£4,959,671	£8,378,044	£6,942,166	£5,373,050	£3,997,874	£2,335,191	£886,387	£129,631	£738,356	£113,696	£-113,509
20% affordable housing (70:30)	£10,274,780	£7,672,947	£5,575,875	£3,255,930	£1,735,637	£7,148,200	£5,851,706	£4,110,973	£3,171,894	£1,632,855	£43,060	£-311,304	£161,809	£-400,062	£-870,361
30% affordable housing (70:30)	£8,761,464	£6,484,860	£5,509,172	£4,345,609	£3,391,603	£5,918,357	£4,761,247	£3,448,896	£2,345,103	£991,505	£-608,451	£-1,092,976	£-421,926	£-915,718	£-1,327,213
40% affordable housing (70:30)	£7,248,148	£5,248,773	£4,460,470	£3,425,288	£2,571,411	£4,688,513	£3,700,787	£2,486,819	£1,504,158	£295,435	£-1,060,666	£-1,574,649	£-1,008,104	£-1,431,355	£-1,784,064
50% affordable housing (70:30)	£5,734,832	£4,108,687	£3,411,767	£2,461,931	£1,734,814	£3,458,670	£2,580,327	£1,498,409	£623,004	£-407,187	£-1,612,880	£-2,056,322	£-1,894,282	£-1,946,362	£-2,240,916
60% affordable housing (70:30)	£4,221,516	£2,905,429	£2,310,513	£1,479,899	£988,215	£2,238,971	£1,451,723	£747,232	£-292,372	£-1,114,641	£-2,165,095	£-2,537,995	£-2,189,461	£-2,462,628	£-2,897,767
70% affordable housing (70:30)	£2,678,789	£1,637,689	£1,191,503	£747,889	£611,817	£914,675	£686,156	£563,311	£-115,938	£-1,822,096	£-2,717,309	£-3,019,688	£-2,766,638	£-2,978,265	£-3,154,620
80% affordable housing (70:30)	£1,064,015	£369,949	£72,492	£-492,052	£-787,856	£-404,125	£-889,729	£-1,606,679	£-2,053,503	£-2,529,550	£-3,269,524	£-3,501,341	£-3,362,817	£-3,493,902	£-3,611,471
90% affordable housing (70:30)	£-359,766	£-912,475	£-1,063,636	£-1,490,135	£-1,637,936	£-1,737,883	£-1,737,883	£-2,072,327	£-2,650,047	£-2,949,069	£-3,237,004	£-3,821,739	£-3,383,013	£-3,938,996	£-4,009,537
100% affordable housing (70:30)	£-2,200,948	£-2,200,948	£-2,200,948	£-2,488,218	£-2,488,218	£-3,071,642	£-3,254,925	£-3,693,414	£-3,844,635	£-3,944,458	£-4,373,954	£-4,464,686	£-4,525,174	£-4,525,174	£-4,525,174

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£30,186,093	£21,745,647	£18,308,329	£11,745,647	£9,343,026	£20,344,026	£17,021,267	£13,211,267	£9,343,026	£5,684,888	£2,133,111	£611,880	£2,133,111	£1,611,880	£82,664,286
10% affordable housing (70:30)	£27,064,118	£20,991,181	£17,245,637	£12,665,064	£10,592,544	£18,474,171	£15,610,499	£11,474,171	£8,454,530	£4,517,024	£1,265,627	£-38,981,845	£-38,113,858	£-38,581,619	£-39,265,724
20% affordable housing (70:30)	£22,577,435	£17,179,268	£12,294,340	£8,586,285	£4,676,578	£13,704,014	£10,630,508	£7,441,242	£5,690,321	£3,169,339	£-38,809,155	£-39,463,516	£-39,690,605	£-39,252,297	£-39,722,578
30% affordable housing (70:30)	£19,090,730	£12,267,354	£8,343,042	£5,506,606	£3,400,611	£10,933,658	£8,090,958	£5,403,318	£3,606,112	£1,860,710	£-39,369,685	£-39,945,791	£-39,274,140	£-39,767,933	£-40,179,427
40% affordable housing (70:30)	£15,048,047	£10,565,441	£7,307,645	£4,529,926	£2,960,903	£8,163,701	£5,181,427	£3,405,306	£2,349,086	£1,556,779	£-39,912,586	£-40,428,864	£-39,869,518	£-40,263,569	£-40,636,276
50% affordable housing (70:30)	£13,117,382	£10,443,528	£8,440,447	£6,390,283	£4,117,041	£6,393,545	£4,621,887	£3,353,305	£2,229,210	£1,299,402	£-40,465,095	£-40,908,537	£-40,446,496	£-40,799,206	£-41,043,130
60% affordable housing (70:30)	£10,630,699	£7,946,796	£5,541,701	£3,712,305	£2,352,999	£4,625,243	£3,400,491	£2,379,933	£1,114,586	£-39,965,856	£-41,017,310	£-41,390,210	£-41,032,675	£-41,314,942	£-41,649,882
70% affordable housing (70:30)	£8,173,425	£5,714,526	£3,680,712	£2,354,327	£1,507,540	£3,584,089	£2,405,526	£1,610,132	£-40,674,311	£-41,569,534	£-41,871,862	£-41,618,853	£-41,830,479	£-42,006,534	
80% affordable housing (70:30)	£5,765,189	£3,482,268	£2,179,722	£1,344,056	£833,970	£2,535,339	£1,741,943	£1,055,893	£-40,805,718	£-41,971,765	£-42,117,238	£-42,205,032	£-42,346,116	£-42,463,886	
90% affordable housing (70:30)	£3,411,980	£1,764,689	£915,850	£-40,342,349	£-40,590,088	£-40,924,541	£-41,502,261	£-41,801,284	£-42,089,218	£-42,673,953	£-42,835,227	£-42,791,211	£-42,861,752	£-42,920,537	
100% affordable housing (70:30)	£-41,053,163	£-41,053,163	£-41,053,163	£-41,340,432	£-41,340,432	£-41,923,807	£-42,107,140	£-42,145,629	£-42,696,849	£-42,796,672	£-43,268,168	£-43,316,900	£-43,377,389	£-43,377,389	

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£18,932,804	£12,184,896	£10,576,734	£9,217,445	£8,490,310	£20,626,127	£17,201,390	£13,398,888	£9,510,540	£7,246,489	£2,104,298	£-39,881,639	£-39,918,914	£-39,912,981	£-40,191,371
10% affordable housing (70:30)	£16,445,919	£12,472,862	£10,472,438	£8,247,765	£6,743,345	£18,857,075	£15,271,846	£11,271,846	£7,826,331	£2,698,825	£-39,641,628	£-39,363,646	£-39,495,656	£-39,120,320	£-39,455,525
20% affordable housing (70:30)	£14,859,235	£12,561,069	£10,676,140	£8,068,086	£6,058,376	£16,085,815	£12,921,849	£9,282,043	£7,062,122	£2,581,160	£-39,100,556	£-39,845,310	£-39,072,406	£-39,634,098	£-39,104,376
30% affordable housing (70:30)	£12,472,551	£9,349,155	£7,248,843	£5,888,406	£4,842,412	£12,316,658	£9,247,788	£6,785,119	£5,287,912	£2,242,511	£-39,742,468	£-41,328,992	£-39,655,941	£-39,149,733	£-39,561,228
40% affordable housing (70:30)	£10,385,867	£7,437,242	£5,779,546	£4,808,727	£3,662,604	£9,545,502	£6,853,228	£4,747,197	£3,229,887	£1,938,580	£-39,294,681	£-41,808,665	£-39,242,119	£-39,685,370	£-39,018,079
50% affordable housing (70:30)	£8,490,183	£5,425,328	£3,922,248	£2,772,084	£2,009,202	£6,775,345	£4,753,688	£3,285,106	£2,011,011	£1,041,203	£-39,846,895	£-42,290,327	£-39,429,297	£-39,181,007	£-39,474,931
60% affordable housing (70:30)	£7,012,499	£4,738,587	£3,253,502	£2,754,108	£2,007,044	£5,282,200	£3,761,884	£2,498,387	£1,348,657	£-39,389,110	£-42,772,010	£-42,414,478	£-42,696,643	£-42,331,762	
70% affordable housing (70:30)	£5,555,226	£3,936,326	£2,942,513	£2,139,129	£1,572,398	£4,319,341	£3,045,800	£2,079,737	£1,391,993	£-39,056,111	£-42,951,325	£-43,253,083	£-43,000,654	£-43,212,280	£-43,389,635
80% affordable housing (70:30)	£3,170,000	£2,084,086	£1,311,593	£828,077	£510,671	£3,038,140	£2,123,744	£1,340,939	£-39,712,519	£-42,763,965	£-43,530,540	£-43,735,395	£-43,598,832	£-43,727,917	£-43,845,488
90% affordable housing (70:30)	£1,765,781	£1,146,490	£741,297	£514,150	£317,951	£1,971,899	£1,306,342	£824,062	£-39,584,062	£-43,471,019	£-43,855,754	£-43,471,019	£-43,471,019	£-43,455,555	£-43,402,358
100% affordable housing (70:30)	£-43,434,963	£-43,434,963	£-43,434,963	£-43,722,233	£-43,722,233	£-43,305,658	£-43,498,940	£-43,927,420	£-44,076,650	£-44,178,473	£-44,607,959	£-44,698,701	£-44,759,190	£-44,759,190	

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£-522,118	£-774,410	£-1,168,248	£-1,716,960	£-2,074,824	£-4,215,641	£-5,790,904	£-7,488,402	£-9,000,055	£-10,836,004	£-12,693,814	£-14,477,153	£-12,508,428	£-13,202,496	£-13,780,885
10% affordable housing (70:30)	£-2,035,433	£-4,962,496	£-7,916,952	£-10,877,279	£-13,853,889	£-15,445,486	£-16,887,354	£-18,450,479	£-20,025,945	£-21,468,399	£-23,227,142	£-24,983,160	£-23,095,174	£-24,709,824	£-24,237,039
20% affordable housing (70:30)	£-3,549,750	£-6,150,583	£-8,266,686	£-10,857,600	£-13,647,893	£-16,676,329	£-19,171,823	£-21,412,557	£-23,051,636	£-24,140,674	£-25,780,470	£-26,444,633	£-24,651,520	£-26,223,612	£-24,693,891
30% affordable housing (70:30)	£-5,062,065	£-7,338,670	£-9,314,357	£-11,977,921	£-14,433,642	£-17,305,173	£-20,062,283	£-22,634,633	£-24,717,427	£-26,122,025	£-28,131,881	£-28,916,506	£-26,245,455	£-28,139,248	£-26,150,742
40% affordable housing (70:30)	£-6,578,382	£-8,526,756	£-10,383,080	£-13,398,241	£-15,152,129	£-18,192,742	£-21,136,711	£-23,319,371	£-25,128,094	£-26,484,198	£-28,884,198	£-29,398,179	£-26,831,633	£-28,524,885	£-26,607,594
50% affordable housing (70:30)	£-8,085,697	£-9,714,843	£-11,411,763	£-14,381,899	£-16,08										

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£10,512,580	£7,260,288	£5,866,450	£4,317,738	£2,954,874	£6,819,057	£5,243,794	£3,546,236	£2,134,643	£1,984,694	£1,659,115	£2,442,455	£1,473,730	£2,167,798	£2,746,187
10% affordable housing (70:30)	£9,599,265	£6,072,202	£4,817,746	£3,397,419	£2,170,830	£5,889,212	£4,153,334	£2,844,219	£1,208,853	£493,841	£2,202,444	£2,918,462	£2,950,475	£2,675,136	£3,202,341
20% affordable housing (70:30)	£7,486,946	£4,884,115	£3,759,043	£2,417,098	£1,386,805	£4,359,869	£3,062,875	£1,924,141	£883,962	£1,105,676	£2,745,772	£3,400,136	£3,400,136	£3,188,314	£3,859,152
30% affordable housing (70:30)	£5,872,633	£3,696,028	£2,720,341	£1,566,777	£802,722	£3,129,523	£1,972,415	£1,060,065	£-442,720	£-1,797,327	£3,297,282	£3,881,808	£3,210,577	£3,704,550	£4,116,044
40% affordable housing (70:30)	£4,459,316	£2,507,942	£1,671,638	£836,457	£217,471	£1,899,682	£981,956	£392,013	£-1,284,673	£-2,493,396	£3,849,498	£4,363,481	£3,796,935	£4,220,187	£4,672,896
50% affordable housing (70:30)	£1,210,855	£-352,855	£-838,900	£-1,054,013	£-1,669,839	£-208,955	£-1,299,322	£-2,457,827	£-3,186,019	£-4,401,712	£4,845,154	£4,383,113	£4,735,823	£5,029,747	£5,389,152
60% affordable housing (70:30)	£1,423,684	£118,597	£-478,318	£-1,308,922	£-1,890,616	£-561,860	£-1,337,108	£-2,316,500	£-3,051,203	£-3,903,473	£4,953,927	£5,326,827	£4,969,292	£5,251,459	£5,486,599
70% affordable housing (70:30)	£-1,151,143	£-1,597,329	£-2,290,844	£-2,920,944	£-3,272,214	£-1,874,157	£-2,500,676	£-3,352,142	£-3,946,769	£-4,610,928	£5,506,141	£5,808,499	£5,555,477	£5,767,096	£5,943,451
80% affordable housing (70:30)	£-1,724,816	£-2,418,863	£-3,216,340	£-3,993,893	£-4,576,467	£-3,192,965	£-4,678,560	£-5,395,810	£-6,842,332	£-8,318,382	£8,158,356	£8,290,172	£8,141,649	£8,292,733	£8,400,303
90% affordable housing (70:30)	£-2,348,537	£-3,201,366	£-4,282,467	£-5,476,968	£-6,426,768	£-4,526,715	£-6,861,158	£-8,439,673	£-10,235,836	£-12,610,670	£12,727,828	£12,727,828	£12,622,828	£12,798,869	£13,057,154
100% affordable housing (70:30)	£-4,989,780	£-6,989,780	£-9,277,049	£-12,277,049	£-15,870,479	£-18,404,974	£-23,443,757	£-28,482,246	£-35,633,466	£-45,733,289	£7,162,768	£7,253,517	£7,314,006	£7,314,006	£7,314,006

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,421,290	£8,168,997	£6,775,159	£5,226,448	£3,863,583	£7,727,766	£6,152,503	£4,455,005	£2,943,353	£1,107,404	£750,408	£1,533,746	£565,021	£1,259,088	£1,837,478
10% affordable housing (70:30)	£9,907,974	£6,980,911	£5,726,485	£4,386,128	£3,079,549	£6,897,222	£5,062,044	£3,662,828	£2,117,562	£495,088	£1,293,736	£2,009,763	£1,141,766	£1,766,427	£2,293,832
20% affordable housing (70:30)	£8,394,858	£5,792,824	£4,677,753	£3,388,567	£2,295,516	£5,268,076	£3,971,554	£2,530,850	£1,291,771	£1,097,267	£1,837,063	£2,491,426	£1,718,513	£2,280,204	£2,750,483
30% affordable housing (70:30)	£6,881,342	£4,604,738	£3,629,050	£2,465,487	£1,511,481	£4,038,236	£2,881,126	£1,568,774	£465,981	£-888,618	£2,388,573	£2,973,099	£2,302,048	£2,796,840	£3,207,335
40% affordable housing (70:30)	£5,368,026	£3,416,651	£2,580,347	£1,545,186	£691,289	£2,898,281	£1,790,665	£806,696	£-1,584,687	£-2,840,788	£3,454,772	£2,889,226	£2,889,226	£3,311,477	£3,684,186
50% affordable housing (70:30)	£3,854,710	£2,228,565	£1,531,645	£881,809	£-146,309	£1,678,649	£700,205	£381,213	£-1,257,118	£-2,287,310	£3,493,002	£3,336,444	£3,474,404	£3,827,114	£4,121,038
60% affordable housing (70:30)	£2,341,304	£1,025,306	£430,391	£-400,213	£-981,907	£346,849	£-1428,395	£-1,407,791	£-2,142,434	£-2,994,764	£4,045,217	£4,418,117	£4,060,583	£4,342,750	£4,577,885
70% affordable housing (70:30)	£798,667	£-242,433	£-888,620	£-1,382,235	£-1,818,505	£-965,448	£-1,591,967	£-2,443,433	£-3,038,060	£-3,702,218	£4,997,432	£4,899,790	£4,646,761	£4,898,387	£5,034,742
80% affordable housing (70:30)	£-616,107	£-1,510,173	£-2,601,630	£-3,272,174	£-4,067,778	£-2,284,247	£-4,269,681	£-5,486,801	£-6,933,626	£-8,469,672	£5,444,647	£5,381,463	£5,232,338	£5,374,024	£5,481,593
90% affordable housing (70:30)	£-1,439,868	£-2,749,267	£-4,339,868	£-5,749,267	£-7,439,868	£-4,949,267	£-8,249,868	£-10,249,868	£-12,749,868	£-15,749,868	£10,249,868	£10,249,868	£10,249,868	£10,249,868	£10,249,868
100% affordable housing (70:30)	£-4,081,070	£-6,081,070	£-8,081,070	£-10,081,070	£-12,081,070	£-14,081,070	£-16,081,070	£-18,081,070	£-20,081,070	£-22,081,070	£22,081,070	£22,081,070	£22,081,070	£22,081,070	£22,081,070

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£8,324,039	£5,071,747	£3,877,908	£2,729,197	£1,648,557	£4,630,515	£3,055,252	£1,937,755	£1,153,899	£1,980,847	£3,847,657	£4,630,096	£3,862,271	£4,386,339	£4,934,728
10% affordable housing (70:30)	£6,810,723	£4,893,660	£3,826,205	£2,728,077	£1,717,702	£3,490,671	£2,184,793	£1,396,677	£793,679	£979,898	£2,842,182	£4,309,996	£5,107,004	£4,963,677	£5,390,862
20% affordable housing (70:30)	£5,297,407	£3,698,574	£2,988,557	£2,081,736	£1,280,516	£2,587,449	£1,656,400	£1,005,479	£529,514	£-294,517	£4,934,313	£5,588,676	£4,815,763	£5,377,455	£5,847,734
30% affordable housing (70:30)	£3,784,991	£1,507,487	£831,799	£-631,784	£-1,588,770	£940,984	£-216,126	£-1,528,477	£-2,631,270	£-3,985,868	£5,485,824	£6,070,349	£5,399,299	£5,893,091	£6,304,585
40% affordable housing (70:30)	£2,270,775	£158,401	£-516,903	£-1,552,085	£-2,605,962	£288,859	£-1,306,585	£-2,490,354	£-3,473,214	£-4,681,838	£6,038,039	£6,552,022	£5,985,477	£6,408,728	£6,781,437
50% affordable housing (70:30)	£757,463	£-968,865	£-1,565,646	£-2,515,442	£-3,242,559	£-1,618,703	£-2,801,046	£-3,478,464	£-4,354,360	£-5,384,560	£6,690,252	£7,033,698	£6,571,856	£6,904,368	£7,176,488
60% affordable housing (70:30)	£-755,857	£-2,071,944	£-2,666,859	£-3,497,464	£-4,078,158	£-2,750,402	£-4,505,041	£-5,239,745	£-6,002,014	£-7,142,468	£7,515,368	£7,157,834	£7,440,001	£7,675,140	£7,811,899
70% affordable housing (70:30)	£-2,298,594	£-3,339,684	£-4,378,870	£-5,479,485	£-6,491,756	£-4,062,998	£-6,689,217	£-8,540,684	£-10,515,310	£-12,799,469	£7,694,682	£7,997,041	£7,744,012	£7,956,638	£8,131,899
80% affordable housing (70:30)	£-3,813,357	£-5,631,424	£-7,924,881	£-10,469,425	£-13,765,028	£-8,381,497	£-12,861,102	£-16,988,052	£-21,099,618	£-25,506,903	£25,246,897	£24,718,714	£24,390,198	£24,471,274	£24,888,844
90% affordable housing (70:30)	£-5,537,138	£-8,889,847	£-12,400,009	£-16,467,508	£-21,661,509	£-12,049,689	£-22,627,420	£-29,426,442	£-37,626,442	£-47,214,377	£47,999,111	£48,960,386	£48,916,360	£48,986,910	£49,045,696
100% affordable housing (70:30)	£-7,178,321	£-10,778,321	£-14,378,321	£-18,465,930	£-23,465,550	£-18,049,013	£-22,229,298	£-28,670,787	£-36,822,008	£-46,921,831	£49,351,326	£49,442,058	£49,502,547	£49,502,547	£49,502,547

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,548,588	£8,999,286	£7,098,421	£5,189,116	£3,788,185	£8,881,011	£7,075,172	£5,386,822	£3,896,922	£2,002,812	£1,112,482	£2,838,477	£2,838,477	£2,838,477	£3,114,299
10% affordable housing (70:30)	£10,831,243	£7,904,179	£6,849,724	£5,229,396	£4,002,817	£7,421,190	£5,985,512	£4,416,196	£3,040,851	£1,378,337	£370,466	£1,086,464	£-218,498	£-843,158	£-1,370,363
20% affordable housing (70:30)	£9,317,926	£6,716,093	£5,601,021	£4,309,076	£3,218,783	£6,191,347	£4,894,853	£3,454,119	£2,215,040	£726,002	£-913,794	£-1,568,157	£-795,244	£-1,356,936	£-1,827,215
30% affordable housing (70:30)	£7,804,611	£5,528,006	£4,552,318	£3,288,755	£2,434,749	£4,961,303	£3,804,393	£2,492,042	£1,389,249	£34,651	£-1,465,305	£-2,049,820	£-1,378,779	£-1,872,572	£-2,284,066
40% affordable housing (70:30)	£6,291,294	£4,339,020	£3,503,616	£2,469,434	£1,614,557	£3,731,660	£2,713,934	£1,529,865	£847,395	£661,419	£-2,017,520	£-2,531,603	£-1,864,958	£-2,388,299	£-2,740,918
50% affordable housing (70:30)	£4,777,979	£3,151,833	£2,454,913	£1,505,077	£777,960	£2,501,816	£1,623,473	£542,055	£-333,849	£-1,364,041	£-2,566,734	£-3,013,176	£-2,551,136	£-2,903,846	£-3,197,769
60% affordable housing (70:30)	£3,264,662	£1,948,575	£1,353,660	£525,056	£-258,638	£1,270,117	£944,869	£484,522	£-1,219,225	£-2,071,495	£3,121,949	£3,494,849	£3,137,315	£3,419,482	£3,654,621
70% affordable housing (70:30)	£1,721,936	£680,835	£234,645	£-469,966	£-895,237	£-642,119	£-668,898	£-1,520,165							

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	35
Site Area	0.47 Ha

VBC as % of floorspace 25%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,445.412	£10,049.120	£8,655.281	£7,106.570	£5,743.706	£9,607.888	£8,032.625	£6,335.128	£4,823.475	£2,987.526	£1,129.716	£346.376	£1,315.102	£621.034	£42.645
10% affordable housing (70:30)	£12,164.847	£9,156.476	£7,867.175	£6,144.752	£5,154.101	£9,683.927	£7,213.202	£5,611.991	£4,202.553	£2,496.696	£720.536	£-10.925	£890.858	£298.846	£-301.009
20% affordable housing (70:30)	£11,028.290	£8,263.833	£7,079.070	£5,723.333	£4,604.477	£7,750.965	£5,393.779	£4,899.855	£3,691.632	£2,005.866	£311.355	£-373.891	£446.614	£-145.688	£-345.359
30% affordable housing (70:30)	£9,891.715	£7,371.190	£6,290.963	£5,031.114	£3,974.893	£6,836.004	£5,574.356	£4,165.718	£2,960.710	£1,508.504	£-99.426	£-736.858	£12.370	£-534.127	£-989.790
40% affordable housing (70:30)	£8,755.150	£6,478.546	£5,502.858	£4,339.295	£3,285.289	£5,912.043	£4,754.932	£3,442.581	£2,339.789	£898.767	£-15.298	£-1,099.825	£-428.773	£-922.567	£-1,334.060
50% affordable housing (70:30)	£7,618.584	£5,585.902	£4,714.752	£3,647.476	£2,772.138	£4,988.801	£3,935.509	£2,718.445	£1,716.025	£461.030	£-931.172	£-1,462.791	£-870.119	£-1,311.006	£-1,678.411
60% affordable housing (70:30)	£6,482.019	£4,893.298	£3,928.947	£2,942.835	£2,143.066	£4,084.121	£3,116.986	£1,996.308	£1,093.176	£-393.732	£-1,347.045	£-1,829.757	£-1,311.465	£-1,899.445	£-2,022.781
70% affordable housing (70:30)	£5,345.453	£3,800.615	£3,137.981	£2,204.635	£1,513.873	£3,140.159	£2,296.862	£1,230.474	£390.925	£-596.034	£-1,762.917	£-2,188.724	£-1,752.810	£-2,087.885	£-2,367.112
80% affordable housing (70:30)	£4,208.888	£2,891.953	£2,297.039	£1,466.334	£984.740	£2,213.496	£1,438.247	£458.857	£-276.068	£-1,128.337	£-2,178.790	£-2,551.691	£-2,194.156	£-2,476.324	£-2,711.463
90% affordable housing (70:30)	£3,067.322	£1,939.464	£1,456.096	£728.234	£255.607	£1,227.589	£563.888	£-317.877	£-949.454	£-1,660.640	£-2,594.664	£-2,914.657	£-2,635.302	£-2,864.763	£-3,055.814
100% affordable housing (70:30)	£1,854.559	£896.975	£615.133	£110.130	£-379.635	£241.683	£-315.550	£-1,102.115	£-1,822.841	£-2,192.944	£-3,010.536	£-3,277.624	£-3,076.848	£-3,253.203	£-3,400.165

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,550.801	£20,180.038	£17,181.695	£13,181.695	£10,181.695	£20,243.228	£16,810.228	£12,817.228	£9,203.728	£5,390.228	£2,023.728	£587.113	£2,023.728	£1,587.113	£-669.813
10% affordable housing (70:30)	£22,667.368	£19,695.738	£16,985.040	£13,437.463	£11,098.114	£19,188.288	£15,639.012	£13,240.224	£9,640.661	£5,356.516	£-138.113	£-863.839	£-137.971	£-361.369	£-153.223
20% affordable housing (70:30)	£21,823.934	£18,588.381	£16,173.145	£13,129.282	£10,877.717	£18,092.249	£14,458.435	£13,063.360	£9,320.583	£4,846.348	£-338.540	£-926.106	£-38,405.601	£-39,907.902	£-49,497.574
30% affordable housing (70:30)	£20,969.498	£17,481.025	£15,061.251	£12,891.101	£10,677.322	£16,016.210	£13,277.858	£10,686.496	£6,891.504	£-337.443	£-951.640	£-1,588.073	£-38,839.844	£-39,386.341	£-49,941.924
40% affordable housing (70:30)	£19,072.064	£15,372.669	£13,349.536	£10,512.500	£8,496.926	£14,960.123	£12,497.263	£10,401.633	£6,612.424	£-1,767.447	£-3,307.513	£-3,950.398	£-39,260.368	£-39,774.781	£-49,186.274
50% affordable housing (70:30)	£17,173.630	£13,265.312	£11,137.463	£8,520.730	£6,080.076	£13,854.133	£11,382.169	£8,713.190	£5,391.884	£-1,393.387	£-4,013.005	£-5,722.333	£-40,163.200	£-40,530.625	£-49,520.625
60% affordable housing (70:30)	£15,274.196	£11,158.956	£9,029.568	£6,909.379	£4,709.208	£12,748.004	£10,276.129	£7,855.306	£3,799.740	£-3,391.937	£-4,919.259	£-6,077.972	£-40,163.678	£-40,531.659	£-49,874.976
70% affordable housing (70:30)	£13,374.762	£9,051.600	£7,174.233	£5,047.580	£3,338.342	£11,639.342	£9,167.065	£6,772.065	£3,621.740	£-4,448.249	£-6,043.132	£-6,043.132	£-40,840.089	£-41,219.327	£-49,940.089
80% affordable housing (70:30)	£11,475.327	£7,365.282	£5,855.176	£3,957.780	£2,467.474	£10,528.118	£8,051.367	£5,660.368	£3,458.252	£-5,389.550	£-6,951.005	£-6,951.005	£-41,005.361	£-41,368.577	£-49,940.089
90% affordable housing (70:30)	£9,574.892	£5,861.751	£4,356.118	£2,863.288	£1,576.607	£9,417.692	£6,940.941	£4,549.941	£2,247.241	£-6,270.555	£-7,861.555	£-7,861.555	£-41,167.671	£-41,530.887	£-49,940.089
100% affordable housing (70:30)	£7,674.457	£4,167.320	£2,661.691	£1,372.792	£-21.212	£8,307.267	£5,830.490	£3,429.490	£1,036.241	£-7,151.555	£-8,742.555	£-8,742.555	£-41,292.838	£-41,655.054	£-49,940.089

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£16,932.604	£12,019.896	£10,226.734	£8,202.745	£6,490.310	£20,626.127	£17,201.390	£13,898.888	£9,510.540	£5,246.489	£-950.299	£-897.639	£-2,918.914	£-2,918.981	£-3,911.371
10% affordable housing (70:30)	£15,089.160	£11,077.530	£9,226.840	£7,319.645	£5,709.914	£18,560.089	£15,000.813	£11,622.024	£7,213.412	£-2,737.919	£-4,913.489	£-5,244.940	£-3,953.157	£-4,913.489	£-5,911.024
20% affordable housing (70:30)	£14,205.735	£10,170.182	£8,324.546	£6,424.512	£4,969.518	£17,244.050	£13,840.238	£10,465.160	£6,852.383	£-2,828.149	£-5,022.660	£-5,022.660	£-3,957.907	£-4,913.489	£-5,911.024
30% affordable housing (70:30)	£13,322.300	£9,416.826	£7,514.052	£5,702.301	£4,259.123	£16,098.258	£12,688.297	£9,273.305	£5,237.305	£-3,380.441	£-5,022.660	£-5,022.660	£-3,957.907	£-4,913.489	£-5,911.024
40% affordable housing (70:30)	£12,438.865	£8,701.458	£6,891.157	£5,089.720	£3,548.726	£14,960.251	£11,797.083	£8,701.458	£4,248.226	£-4,248.226	£-5,022.660	£-5,022.660	£-3,957.907	£-4,913.489	£-5,911.024
50% affordable housing (70:30)	£11,554.431	£8,046.113	£6,231.263	£4,476.539	£2,837.877	£13,844.304	£10,957.507	£7,813.500	£3,131.990	£-5,022.660	£-5,022.660	£-5,022.660	£-3,957.907	£-4,913.489	£-5,911.024
60% affordable housing (70:30)	£10,669.986	£7,380.767	£5,661.157	£3,861.539	£2,126.981	£12,718.355	£9,888.507	£6,724.500	£2,024.989	£-5,022.660	£-5,022.660	£-5,022.660	£-3,957.907	£-4,913.489	£-5,911.024
70% affordable housing (70:30)	£9,785.541	£6,715.418	£5,041.263	£3,246.539	£1,416.086	£11,602.406	£8,773.507	£5,635.500	£913.989	£-5,022.660	£-5,022.660	£-5,022.660	£-3,957.907	£-4,913.489	£-5,911.024
80% affordable housing (70:30)	£8,901.096	£6,046.069	£4,421.369	£2,631.539	£71.186	£10,466.457	£7,564.507	£4,546.500	£0.000	£-5,022.660	£-5,022.660	£-5,022.660	£-3,957.907	£-4,913.489	£-5,911.024
90% affordable housing (70:30)	£8,016.651	£5,376.720	£3,801.470	£2,016.539	£-298.814	£9,320.508	£6,455.507	£3,457.500	£-913.989	£-5,022.660	£-5,022.660	£-5,022.660	£-3,957.907	£-4,913.489	£-5,911.024
100% affordable housing (70:30)	£7,132.206	£4,707.371	£3,191.571	£1,401.539	£-708.914	£8,174.559	£5,346.507	£2,368.500	£-1,824.989	£-5,022.660	£-5,022.660	£-5,022.660	£-3,957.907	£-4,913.489	£-5,911.024

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£-522.118	£-1,774.410	£-5,168.248	£-8,079.824	£-10,991.424	£-4,215.641	£-5,790.904	£-7,488.402	£-9,000.055	£-10,836.004	£-12,693.814	£-13,477.153	£-12,608.428	£-13,202.496	£-13,780.885
10% affordable housing (70:30)	£-1,658.683	£-4,667.054	£-8,955.355	£-13,408.778	£-18,869.429	£-5,139.603	£-6,810.927	£-8,511.539	£-9,920.976	£-11,326.854	£-13,102.994	£-13,834.454	£-12,942.672	£-13,584.684	£-14,124.639
20% affordable housing (70:30)	£-2,795.249	£-5,559.696	£-9,744.668	£-13,101.597	£-18,259.032	£-6,063.565	£-7,829.750	£-9,534.675	£-10,241.898	£-11,817.664	£-13,512.174	£-14,197.421	£-13,376.916	£-13,969.217	£-14,468.869
30% affordable housing (70:30)	£-3,931.814	£-6,452.340	£-10,632.141	£-14,782.416	£-19,848.637	£-6,987.526	£-8,840.714	£-10,657.812	£-11,962.819	£-13,215.025	£-15,022.955	£-15,660.388	£-13,811.160	£-14,375.656	£-14,813.239
40% affordable housing (70:30)	£-5,068.379	£-7,344.984	£-11,520.671	£-16,430.231	£-22,193.241	£-7,911.487	£-9,868.598	£-11,830.349	£-13,483.741	£-15,238.762	£-17,138.828	£-17,823.584	£-14,252.303	£-14,748.096	£-15,157.690
50% affordable housing (70:30)	£-6,204.945	£-8,237.627	£-12,408.778	£-17,176.054	£-22,105.391	£-8,835.448	£-10,888.021	£-12,9							

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£10,512,580	£7,260,298	£5,965,450	£4,317,738	£2,954,874	£6,819,057	£5,243,794	£3,546,296	£2,034,643	£1,988,694	£1,659,115	£2,442,455	£1,473,730	£2,167,798	£2,746,187
10% affordable housing (70:30)	£9,376,644	£6,367,644	£5,078,343	£3,625,260	£2,369,269	£5,995,095	£4,424,371	£2,823,159	£1,413,722	£2,292,135	£2,068,296	£2,799,756	£1,907,973	£2,549,986	£3,069,940
20% affordable housing (70:30)	£8,236,940	£5,475,902	£4,290,628	£2,854,101	£1,775,655	£5,071,354	£3,604,948	£2,100,023	£796,800	£1,752,955	£2,477,476	£3,152,743	£2,342,216	£2,939,519	£3,434,191
30% affordable housing (70:30)	£7,102,884	£4,582,356	£3,502,132	£2,242,282	£1,186,061	£4,047,173	£2,786,524	£1,376,866	£1,171,879	£1,280,327	£2,888,257	£3,525,690	£2,776,641	£3,322,955	£3,778,541
40% affordable housing (70:30)	£5,965,819	£3,689,714	£2,714,027	£1,550,463	£596,457	£3,123,211	£1,965,100	£853,750	£449,043	£1,804,064	£3,304,130	£3,889,656	£3,217,605	£3,711,398	£4,122,891
50% affordable housing (70:30)	£4,829,753	£2,797,071	£1,921,925	£869,644	£-116,693	£2,199,250	£1,146,077	£599,265	£-172,801	£2,370,004	£4,251,622	£4,099,631	£4,099,631	£4,099,631	£4,099,631
60% affordable housing (70:30)	£3,693,187	£1,904,427	£1,137,815	£154,004	£-645,825	£1,275,289	£37,254	£-792,523	£-1,735,357	£2,852,564	£4,135,876	£4,614,589	£4,100,296	£4,488,276	£4,811,593
70% affordable housing (70:30)	£2,556,621	£1,011,783	£349,150	£-884,197	£-1,274,959	£351,326	£-492,169	£-1,558,368	£-2,397,807	£3,384,866	£4,551,749	£4,977,556	£4,541,641	£4,876,716	£5,155,944
80% affordable housing (70:30)	£1,420,056	£103,741	£-849,793	£-1,322,387	£-1,904,091	£-576,335	£-1,950,584	£-2,329,975	£-3,064,899	£3,917,169	£4,967,622	£5,340,522	£4,982,387	£5,265,155	£5,590,295
90% affordable housing (70:30)	£279,491	£-949,965	£-1,332,735	£-2,060,968	£-2,533,224	£-1,561,242	£-2,224,943	£-3,106,708	£-3,748,826	£4,449,472	£5,383,495	£5,703,498	£5,424,533	£5,653,594	£5,844,645
100% affordable housing (70:30)	£-934,273	£-1,801,857	£-2,173,679	£-2,798,961	£-3,168,466	£-2,547,149	£-3,104,381	£-3,890,946	£-4,411,672	£4,981,774	£5,799,368	£6,066,455	£5,865,679	£6,042,034	£6,188,986

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,421,250	£8,168,997	£6,775,159	£5,226,448	£3,663,583	£7,727,766	£6,152,503	£4,455,005	£2,943,353	£1,107,404	£750,406	£1,533,746	£565,021	£1,259,088	£1,837,478
10% affordable housing (70:30)	£10,286,724	£7,276,354	£5,987,053	£4,534,630	£3,273,978	£6,803,354	£5,333,980	£3,721,969	£2,222,351	£816,574	£1,159,987	£1,891,047	£990,264	£1,641,277	£2,181,131
20% affordable housing (70:30)	£9,148,155	£6,383,711	£5,198,947	£3,842,811	£2,694,575	£5,879,843	£4,513,957	£3,008,735	£1,701,510	£1,254,744	£1,568,767	£2,254,014	£1,433,509	£2,025,810	£2,525,482
30% affordable housing (70:30)	£8,011,593	£5,491,067	£4,410,841	£3,150,992	£2,094,770	£4,955,862	£3,694,234	£2,285,596	£1,080,588	£-371,618	£1,979,548	£2,616,890	£1,867,752	£2,414,249	£2,869,831
40% affordable housing (70:30)	£6,875,028	£4,598,424	£3,522,736	£2,458,173	£1,305,167	£4,031,921	£2,874,810	£1,562,459	£493,607	£-995,355	£2,395,421	£2,979,947	£2,308,995	£2,802,689	£3,214,182
50% affordable housing (70:30)	£5,739,465	£3,739,783	£2,834,835	£1,787,354	£892,016	£3,107,959	£2,055,387	£939,323	£-164,007	£2,410,092	£2,811,294	£3,342,913	£2,750,241	£3,191,128	£3,565,533
60% affordable housing (70:30)	£4,601,897	£2,813,136	£2,046,524	£1,062,713	£-262,884	£2,183,969	£1,236,363	£116,186	£-826,648	£1,943,845	£3,227,167	£3,705,880	£3,191,587	£3,570,567	£3,902,841
70% affordable housing (70:30)	£3,465,331	£1,920,493	£1,257,859	£324,513	£-366,249	£1,260,037	£416,540	£-849,648	£-1,489,198	£2,476,156	£3,643,040	£4,068,846	£3,632,932	£3,968,007	£4,247,234
80% affordable housing (70:30)	£2,329,765	£1,011,831	£415,876	£-643,688	£-985,362	£333,371	£-441,975	£-1,421,266	£-2,156,190	£3,008,459	£4,059,512	£4,431,813	£4,074,276	£4,365,446	£4,591,585
90% affordable housing (70:30)	£1,187,206	£-803,244	£-624,026	£-1,151,888	£-1,624,516	£-852,433	£-1,316,234	£-2,000,000	£-2,748,286	£3,540,762	£4,474,796	£4,794,779	£4,515,624	£4,746,885	£4,938,356
100% affordable housing (70:30)	£-25,564	£-893,148	£-1,264,970	£-1,890,252	£-2,259,757	£-1,638,440	£-2,259,672	£-2,982,237	£-3,502,963	£4,890,659	£5,157,746	£4,956,970	£5,133,325	£5,280,287	

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,324,039	£5,971,747	£3,677,908	£2,129,197	£796,333	£4,630,515	£3,055,252	£1,367,795	£-153,898	£1,989,847	£3,847,657	£4,630,996	£3,662,271	£4,356,339	£4,936,728
10% affordable housing (70:30)	£7,187,474	£4,179,103	£2,889,802	£1,427,379	£178,728	£3,708,554	£2,226,829	£834,816	£-774,819	£2,490,677	£4,256,637	£4,998,297	£4,096,615	£4,726,527	£5,278,382
20% affordable housing (70:30)	£6,050,908	£3,586,460	£2,101,697	£745,560	£-412,876	£2,782,592	£1,416,406	£-888,518	£-2,971,507	£4,666,018	£5,351,264	£4,530,750	£5,123,060	£5,622,732	
30% affordable housing (70:30)	£4,914,342	£2,393,817	£1,313,591	£-53,741	£-1,002,480	£1,858,632	£596,983	£-811,655	£-2,016,662	£3,488,869	£5,076,799	£5,714,231	£4,965,003	£5,511,499	£5,967,082
40% affordable housing (70:30)	£3,777,777	£1,501,173	£-525,485	£-638,078	£-1,592,084	£934,670	£-222,441	£-1,534,792	£-2,837,594	£3,992,606	£5,492,671	£6,077,198	£5,406,146	£5,899,938	£6,311,433
50% affordable housing (70:30)	£2,641,211	£998,528	£-562,821	£-1,359,897	£-2,026,424	£10,705	£-1,041,864	£-2,257,028	£-3,481,948	£4,516,342	£5,908,545	£6,440,164	£5,847,092	£6,288,376	£6,658,194
60% affordable housing (70:30)	£1,504,646	£-284,114	£-1,050,726	£-2,034,538	£-2,834,367	£-813,252	£-1,661,287	£-2,981,065	£-3,923,998	£5,041,105	£6,324,418	£6,803,130	£6,288,638	£6,676,817	£7,000,134
70% affordable housing (70:30)	£368,090	£-1,176,758	£-1,839,382	£-2,772,738	£-3,463,500	£-1,837,214	£-2,680,710	£-3,746,899	£-4,586,448	£5,573,407	£6,740,290	£7,166,097	£6,730,183	£7,065,257	£7,344,485
80% affordable housing (70:30)	£-478,485	£-2,065,420	£-2,890,334	£-3,610,908	£-4,092,832	£-2,763,877	£-3,539,126	£-4,516,616	£-5,353,440	£5,105,710	£7,156,163	£7,529,064	£7,110,529	£7,453,697	£7,688,636
90% affordable housing (70:30)	£-1,910,051	£-3,037,909	£-3,521,277	£-4,249,139	£-4,721,766	£-3,749,783	£-4,413,485	£-5,296,250	£-6,026,220	£6,638,013	£7,572,037	£7,892,030	£7,612,675	£7,842,136	£8,033,187
100% affordable housing (70:30)	£-3,122,814	£-4,990,368	£-5,462,220	£-6,197,503	£-6,557,007	£-4,735,690	£-5,292,923	£-6,079,488	£-6,800,213	£7,170,313	£7,987,909	£8,254,998	£8,054,221	£8,230,576	£8,377,537

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,348,358	£9,398,427	£8,188,427	£6,183,716	£4,186,955	£8,851,511	£7,075,772	£5,374,214	£3,886,811	£2,030,412	£1,816,862	£2,030,412	£1,816,862	£2,030,412	£2,249,299
10% affordable housing (70:30)	£11,207,993	£8,199,622	£6,910,321	£5,457,598	£4,197,247	£7,727,073	£6,256,548	£4,855,137	£3,245,790	£1,539,842	£2,336,318	£-997,778	£-795,996	£-719,088	£-1,257,862
20% affordable housing (70:30)	£10,071,427	£7,306,980	£6,122,216	£4,786,079	£3,607,644	£6,803,111	£5,436,925	£4,024,778	£2,624,778	£1,049,012	£2,645,499	£-1,330,745	£-1,020,541	£-1,102,641	£-1,602,212
30% affordable housing (70:30)	£8,934,862	£6,414,336	£5,334,110	£4,074,290	£3,018,039	£5,879,151	£4,617,502	£3,208,964	£2,003,957	£551,650	£1,056,279	£1,693,712	£1,944,484	£1,490,980	£1,946,583
40% affordable housing (70:30)	£7,798,296	£5,521,892	£4,546,004	£3,382,441	£2,429,435	£4,955,189	£3,788,078	£2,495,727	£1,382,935	£-27,815	£1,472,152	£2,056,679	£1,385,627	£1,879,420	£2,290,914
50% affordable housing (70:30)	£6,661,730	£4,629,048	£3,757,898	£2,890,622	£1,815,285	£4,031,237	£2,978,855	£1,762,591	£759,171	£-495,823	£1,888,026	£2,419,644	£1,826,973	£2,267,859	£2,635,264
60% affordable housing (70:30)	£5,525,156	£3,736,405	£2,969,793	£1,965,981	£1,186,152	£3,107,267	£2,159,232	£1,039,454	£98,821	£-1,020,586	£2,303,899	£2,782,611	£2,268,319	£2,656,298	£2,979,615
70% affordable housing (70:30)	£4,389,599	£2,843,761	£2,181,127	£1,247,781	£-57,019	£2,183,335	£1,339,869	£-273,620	£-965,929	£1,552,888	£2,719,711	£3,145,578	£2,709,664	£3,044,738	£3,263,966
80% affordable housing (70:30)	£3,252,034	£1,835,095	£1,340,185	£696,951	£-172,1										

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	35
Site Area	0.47 Ha

VBC as % of floorspace	50%
------------------------	-----

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,301,412	£10,049,120	£8,655,281	£7,106,570	£5,743,706	£9,607,888	£8,032,625	£6,335,128	£4,823,475	£2,987,526	£1,129,716	£346,376	£1,315,102	£621,034	£42,645
10% affordable housing (70:30)	£12,541,597	£9,451,920	£8,127,772	£6,643,252	£5,348,531	£9,899,808	£7,484,239	£6,850,932	£4,407,423	£2,658,201	£884,683	£1,023,300	£363,996	£188,507	£188,507
20% affordable housing (70:30)	£11,781,781	£8,854,759	£7,800,263	£6,170,935	£4,953,367	£9,371,300	£6,936,882	£5,360,746	£3,931,370	£2,328,876	£570,650	£138,478	£71,618	£106,357	£420,357
30% affordable housing (70:30)	£11,021,966	£8,257,518	£7,072,756	£5,716,618	£4,558,183	£7,753,651	£6,387,465	£4,882,541	£3,575,318	£1,999,551	£304,617	£380,739	£439,876	£152,535	£652,207
40% affordable housing (70:30)	£10,262,152	£7,660,318	£6,545,247	£5,245,247	£4,163,009	£7,135,572	£5,259,077	£4,398,344	£3,159,265	£1,670,226	£29,584	£624,999	£148,135	£413,777	£884,057
50% affordable housing (70:30)	£9,502,336	£7,063,118	£6,017,738	£4,789,983	£3,767,834	£6,517,493	£4,520,690	£3,914,148	£2,743,212	£1,322,695	£249,463	£669,260	£145,965	£675,019	£1,115,906
60% affordable housing (70:30)	£8,742,521	£6,465,917	£5,490,229	£4,326,666	£3,372,981	£5,899,414	£4,242,304	£3,420,953	£2,327,160	£971,291	£529,894	£1,119,520	£342,469	£336,281	£1,347,756
70% affordable housing (70:30)	£7,982,706	£5,868,717	£4,863,721	£3,863,348	£2,966,129	£5,281,335	£4,193,177	£3,945,757	£1,911,107	£819,889	£808,526	£1,357,780	£78,982	£1,197,504	£1,579,606
80% affordable housing (70:30)	£7,222,891	£5,271,516	£4,435,212	£3,400,031	£2,544,461	£4,663,256	£3,645,530	£2,461,561	£1,477,209	£268,484	£1,088,057	£1,602,041	£1,035,495	£1,458,746	£1,811,456
90% affordable housing (70:30)	£6,463,076	£4,674,315	£3,907,703	£2,922,623	£2,122,783	£4,045,177	£3,097,142	£1,977,365	£1,033,262	£84,275	£1,367,888	£1,846,301	£1,332,008	£1,719,988	£2,043,305
100% affordable housing (70:30)	£5,703,261	£4,077,114	£3,380,196	£2,428,243	£1,701,125	£3,427,099	£2,468,756	£1,465,222	£598,316	£441,427	£1,647,119	£2,090,561	£1,628,521	£1,981,230	£2,275,155

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,550,801	£20,180,058	£17,186,845	£14,186,845	£11,186,845	£20,180,058	£16,844,226	£13,217,128	£9,820,028	£5,983,980	£2,172,629	£625,339	£2,231,113	£1,066,823	£66,823
10% affordable housing (70:30)	£22,110,617	£17,400,296	£15,724,442	£13,208,662	£10,692,882	£19,862,406	£15,367,976	£13,001,282	£8,444,752	£4,914,013	£3,977,952	£38,746,167	£37,626,664	£38,488,219	£30,400,721
20% affordable housing (70:30)	£20,070,433	£15,997,495	£13,251,951	£10,672,279	£8,898,858	£18,480,485	£13,916,363	£11,860,844	£8,523,339	£4,822,552	£38,272,565	£38,988,694	£38,120,597	£38,745,257	£30,272,571
30% affordable housing (70:30)	£17,830,248	£13,034,696	£11,779,458	£9,135,597	£7,934,294	£13,098,544	£10,464,749	£8,399,674	£5,676,897	£3,882,663	£38,547,598	£39,232,953	£38,412,338	£39,004,749	£30,504,421
40% affordable housing (70:30)	£16,390,063	£11,191,696	£9,806,368	£7,538,014	£6,659,246	£11,716,642	£9,313,134	£7,463,870	£4,800,940	£3,178,968	£38,627,631	£39,472,714	£38,004,860	£39,236,967	£30,726,271
50% affordable housing (70:30)	£15,349,879	£11,769,097	£10,234,477	£8,462,231	£7,584,380	£10,334,721	£8,561,524	£7,438,066	£4,610,002	£3,579,519	£39,101,677	£39,721,475	£39,988,170	£39,527,234	£30,968,120
60% affordable housing (70:30)	£14,109,693	£12,386,298	£13,361,985	£14,325,549	£15,479,554	£12,952,801	£14,109,911	£13,422,262	£8,525,055	£37,890,923	£39,381,209	£39,965,734	£39,294,683	£39,788,476	£40,199,970
70% affordable housing (70:30)	£13,869,508	£12,863,498	£13,889,493	£14,868,965	£15,868,965	£13,570,880	£14,659,298	£13,906,468	£8,941,107	£38,232,365	£39,660,740	£40,008,995	£39,591,198	£40,049,718	£40,431,620
80% affordable housing (70:30)	£13,620,324	£13,890,698	£14,470,002	£15,454,194	£16,438,386	£13,188,584	£14,702,006	£13,956,894	£8,375,006	£38,583,730	£39,940,711	£40,454,238	£39,897,709	£40,310,960	£40,663,870
90% affordable housing (70:30)	£13,389,139	£14,177,899	£14,944,511	£15,929,592	£16,912,687	£13,407,037	£14,874,849	£13,817,952	£8,336,640	£40,210,830	£40,668,515	£40,184,223	£40,572,202	£40,895,510	£41,247,899
100% affordable housing (70:30)	£13,148,953	£14,775,100	£15,472,019	£16,433,972	£17,411,089	£13,425,116	£14,933,459	£13,986,993	£8,262,888	£39,293,641	£40,489,334	£40,944,776	£40,480,735	£40,833,445	£41,127,989

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£16,932,604	£20,184,896	£21,678,734	£23,172,745	£24,666,756	£20,628,127	£22,201,399	£23,898,888	£25,410,540	£27,246,489	£29,104,299	£29,887,639	£28,918,914	£29,612,981	£30,191,371
10% affordable housing (70:30)	£17,692,416	£20,785,245	£22,185,245	£23,585,245	£24,985,245	£21,244,207	£22,749,777	£24,363,663	£25,977,549	£27,813,498	£29,679,447	£29,127,688	£29,821,929	£29,570,656	£29,812,522
20% affordable housing (70:30)	£18,452,234	£21,379,296	£22,633,752	£24,044,008	£25,454,264	£21,852,286	£23,262,542	£24,867,276	£26,242,645	£27,905,140	£29,654,365	£30,704,494	£29,502,398	£30,127,058	£30,654,372
30% affordable housing (70:30)	£19,212,049	£22,078,497	£23,161,260	£24,517,398	£25,873,536	£22,486,364	£23,846,502	£25,351,474	£26,858,697	£28,234,464	£29,920,399	£30,614,754	£29,794,139	£30,386,500	£30,886,222
40% affordable housing (70:30)	£19,971,864	£22,873,697	£23,698,789	£24,984,715	£26,270,641	£23,098,443	£24,394,838	£25,835,671	£27,074,750	£28,643,789	£30,204,432	£30,858,015	£30,085,881	£30,647,792	£31,118,072
50% affordable housing (70:30)	£20,731,679	£23,710,898	£24,216,277	£25,444,032	£26,671,787	£23,716,522	£24,943,325	£26,319,867	£27,400,893	£28,911,130	£30,463,478	£31,103,225	£30,375,971	£30,900,035	£31,349,921
60% affordable housing (70:30)	£21,491,494	£23,768,099	£24,743,788	£25,907,350	£27,071,912	£24,334,062	£25,491,714	£26,804,062	£27,906,858	£29,262,724	£30,763,010	£31,347,535	£30,676,484	£31,170,277	£31,581,771
70% affordable housing (70:30)	£22,251,309	£24,365,298	£25,271,294	£26,370,667	£27,469,040	£24,952,680	£26,040,008	£27,298,299	£28,322,808	£29,614,127	£31,042,641	£31,591,796	£30,972,997	£31,431,519	£31,813,821
80% affordable housing (70:30)	£23,011,125	£24,969,499	£25,798,903	£26,838,903	£27,878,903	£25,709,360	£26,588,495	£27,772,844	£28,758,807	£29,985,311	£31,322,072	£31,638,995	£31,269,510	£31,692,781	£32,045,471
90% affordable housing (70:30)	£23,770,939	£25,559,700	£26,326,312	£27,311,392	£28,296,472	£26,111,223	£26,988,358	£27,973,873	£28,958,953	£30,318,291	£31,801,603	£32,080,316	£31,586,024	£31,964,003	£32,277,320
100% affordable housing (70:30)	£24,530,754	£26,156,901	£26,853,820	£27,905,773	£28,957,726	£26,806,517	£27,685,260	£28,768,793	£29,644,669	£30,675,442	£31,881,135	£32,324,577	£31,862,536	£32,215,245	£32,599,700

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£522,118	£3,774,410	£5,168,248	£6,719,840	£8,079,824	£4,215,641	£5,790,904	£7,488,402	£9,000,055	£10,836,004	£12,693,814	£13,477,183	£12,808,428	£13,202,496	£13,780,885
10% affordable housing (70:30)	£1,281,933	£4,371,610	£5,695,757	£7,190,277	£8,474,998	£4,833,721	£6,339,291	£7,972,597	£9,416,107	£11,165,328	£12,968,847	£13,717,482	£12,800,169	£13,459,534	£14,012,036
20% affordable housing (70:30)	£2,041,748	£4,868,811	£6,223,266	£7,643,594	£8,870,173	£5,451,800	£6,887,676	£8,456,793	£9,852,159	£11,494,654	£13,243,880	£13,960,009	£13,091,912	£13,716,572	£14,243,888
30% affordable housing (70:30)	£2,801,563	£5,566,011	£6,750,774	£8,106,312	£9,265,346	£6,069,937	£7,436,065	£8,940,989	£10,248,212	£11,823,979	£13,518,913	£14,204,268	£13,383,633	£13,976,065	£14,475,736
40% affordable housing (70:30)	£3,561,378	£6,163,211	£7,278,283	£8,507,229	£9,660,521	£6,687,957	£7,984,452	£9,425,185	£10,864,264	£12,153,303	£13,793,946	£14,448,629	£13,675,395	£14,237,307	£14,707,588
50% affordable housing (70:30)	£4,321,194	£6,780,412	£7,805,792	£9,033,547	£10,058,699	£7,386,096	£8,532,839	£9,906,381	£11,089,317						

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,401,412	£10,049,120	£8,855,281	£7,106,570	£5,743,706	£9,607,888	£8,032,625	£6,335,128	£4,823,475	£2,987,526	£1,129,716	£346,376	£1,315,102	£621,034	£42,645
10% affordable housing (70:30)	£9,451,507	£8,854,710	£8,177,772	£6,543,252	£5,348,531	£8,980,898	£7,484,238	£5,950,932	£4,407,423	£2,658,201	£84,683	£106,247	£1,023,360	£363,998	£188,507
20% affordable housing (70:30)	£11,781,781	£9,854,710	£8,800,265	£6,170,535	£4,953,357	£8,371,330	£6,955,826	£5,466,736	£3,991,370	£2,325,876	£579,650	£136,470	£771,619	£106,357	£420,357
30% affordable housing (70:30)	£11,021,966	£8,257,518	£7,072,756	£5,216,618	£4,558,183	£7,753,651	£6,387,465	£4,882,541	£3,575,318	£1,999,551	£304,617	£-380,739	£436,876	£-152,535	£-652,207
40% affordable housing (70:30)	£10,262,152	£7,660,318	£6,445,247	£4,745,300	£4,163,009	£7,135,572	£5,830,077	£4,399,344	£3,159,265	£1,670,226	£29,584	£-624,999	£148,135	£-413,777	£-884,057
50% affordable housing (70:30)	£9,502,336	£7,063,115	£5,827,728	£4,189,983	£3,767,534	£6,517,453	£5,290,020	£3,914,140	£2,712,112	£1,322,695	£-249,463	£-969,260	£-675,019	£-1,115,306	£-1,515,936
60% affordable housing (70:30)	£8,742,521	£6,465,917	£5,490,229	£4,326,668	£3,972,861	£5,899,414	£4,742,304	£3,429,953	£2,327,160	£971,291	£-528,994	£-1,113,520	£-442,469	£-936,261	£-1,347,756
70% affordable housing (70:30)	£7,862,706	£5,868,717	£4,962,721	£3,863,348	£2,966,129	£5,281,335	£4,193,917	£2,945,757	£1,911,107	£619,888	£-808,526	£-1,357,780	£-278,982	£-1,197,504	£-1,579,606
80% affordable housing (70:30)	£7,222,891	£5,271,516	£4,435,212	£3,400,021	£2,544,461	£4,653,256	£3,645,530	£2,461,561	£1,477,209	£368,494	£-1,089,057	£-1,602,401	£-1,035,495	£-1,458,746	£-1,811,456
90% affordable housing (70:30)	£6,463,076	£4,674,315	£3,907,705	£2,922,653	£2,122,783	£4,045,177	£3,097,142	£1,977,365	£1,033,692	£-294,275	£-1,967,688	£-1,846,301	£-1,392,008	£-1,719,888	£-2,043,305
100% affordable housing (70:30)	£5,703,261	£4,077,114	£3,380,196	£2,428,243	£1,701,125	£3,427,099	£2,548,756	£1,465,222	£599,316	£-441,427	£-1,647,719	£-2,090,561	£-1,628,521	£-1,981,230	£-2,275,155

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,421,290	£8,168,997	£6,775,159	£5,226,448	£3,963,583	£7,727,766	£6,152,503	£4,455,005	£2,943,353	£1,107,404	£-750,406	£-1,533,746	£565,021	£-1,259,088	£-1,837,478
10% affordable housing (70:30)	£10,581,475	£7,371,795	£6,247,855	£4,783,130	£3,468,408	£7,109,686	£5,694,116	£4,070,810	£2,627,300	£778,078	£-1,025,438	£-1,774,075	£265,762	£-1,516,127	£-2,088,629
20% affordable housing (70:30)	£9,801,859	£6,974,597	£5,720,141	£4,293,813	£3,073,234	£6,491,567	£5,055,730	£3,468,614	£2,111,248	£448,753	£-1,300,472	£-2,016,601	£-1,148,505	£-1,773,165	£-2,300,479
30% affordable housing (70:30)	£9,141,844	£6,377,396	£5,192,633	£3,836,406	£2,678,061	£5,873,529	£4,507,343	£3,002,419	£1,695,196	£119,423	£-1,575,506	£-2,260,861	£-1,440,246	£-2,032,657	£-2,532,329
40% affordable housing (70:30)	£8,382,029	£5,780,196	£4,665,124	£3,373,178	£2,287,887	£5,255,450	£3,988,955	£2,518,222	£1,279,143	£-209,898	£-1,850,539	£-2,505,122	£-1,731,988	£-2,293,899	£-2,764,179
50% affordable housing (70:30)	£7,622,214	£5,182,995	£4,137,816	£2,909,861	£1,887,712	£4,637,331	£3,410,668	£2,034,026	£983,000	£-557,427	£-2,120,685	£-2,749,382	£-2,026,077	£-2,555,142	£-2,966,028
60% affordable housing (70:30)	£6,862,395	£4,585,795	£3,610,107	£2,446,543	£1,492,536	£4,019,291	£2,862,181	£1,549,831	£447,937	£-908,831	£-2,409,117	£-2,993,642	£-2,322,591	£-2,816,384	£-3,227,878
70% affordable housing (70:30)	£6,102,584	£3,988,595	£3,082,599	£1,983,226	£1,086,006	£3,401,213	£2,313,795	£1,065,634	£30,985	£-1,260,234	£-2,688,648	£-3,237,903	£-2,619,104	£-3,077,626	£-3,498,728
80% affordable housing (70:30)	£5,342,765	£3,381,394	£2,555,080	£1,519,989	£684,339	£2,783,134	£1,765,408	£581,439	£-89,814	£-1,611,638	£-2,988,719	£-3,462,163	£-2,915,617	£-3,336,868	£-3,691,578
90% affordable housing (70:30)	£4,582,954	£2,784,193	£2,027,881	£1,046,611	£-14,804	£2,167,046	£1,247,543	£-84,843	£-846,890	£-2,047,710	£-3,726,423	£-3,412,131	£-3,400,110	£-3,623,407	£-3,940,110
100% affordable housing (70:30)	£3,823,130	£2,186,992	£1,500,073	£548,121	£-178,097	£1,546,976	£688,633	£-414,900	£-1,290,806	£-2,321,549	£-3,527,242	£-3,970,684	£-3,508,643	£-3,861,352	£-4,155,277

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,324,039	£5,971,747	£3,977,908	£2,129,197	£796,233	£4,630,515	£3,055,252	£1,357,755	£-153,898	£-1,889,847	£-3,847,657	£-4,630,996	£-3,662,271	£-4,395,339	£-4,934,728
10% affordable housing (70:30)	£7,664,224	£4,474,547	£3,150,395	£1,665,860	£371,158	£4,012,435	£2,508,866	£973,950	£-589,950	£-2,310,172	£-4,122,690	£-4,871,326	£-3,854,013	£-4,613,377	£-5,165,880
20% affordable housing (70:30)	£6,804,408	£3,877,346	£2,622,891	£1,202,562	£-24,016	£3,394,357	£1,958,470	£-889,363	£-398,033	£-2,648,497	£-4,397,723	£-5,113,852	£-4,245,755	£-4,870,416	£-5,397,730
30% affordable housing (70:30)	£6,044,594	£3,280,145	£2,095,383	£739,245	£-419,190	£2,776,278	£1,410,092	£-894,832	£-1,402,055	£-2,977,822	£-4,672,756	£-5,358,112	£-4,537,497	£-5,129,908	£-5,629,580
40% affordable housing (70:30)	£5,284,779	£2,682,946	£1,567,874	£275,926	£-814,364	£2,159,199	£681,704	£-573,026	£-1,818,107	£-3,307,147	£-4,847,789	£-5,602,372	£-4,829,238	£-5,391,150	£-5,861,430
50% affordable housing (70:30)	£4,524,963	£2,085,745	£1,040,365	£-187,300	£-1,028,939	£1,540,121	£313,818	£-1,063,225	£-2,034,161	£-3,654,678	£-5,246,836	£-5,846,633	£-5,123,928	£-5,652,392	£-6,083,478
60% affordable housing (70:30)	£3,765,148	£1,488,544	£512,856	£-650,707	£-1,604,712	£922,041	£-235,069	£-1,547,420	£-2,650,213	£-4,008,082	£-5,506,367	£-6,090,883	£-5,419,834	£-5,913,634	£-6,325,129
70% affordable housing (70:30)	£3,005,333	£891,344	£-14,852	£-1,114,025	£-2,011,244	£300,962	£-783,456	£-2,031,616	£-3,066,266	£-4,357,485	£-5,785,988	£-6,335,153	£-5,716,355	£-6,174,876	£-6,586,979
80% affordable housing (70:30)	£2,245,518	£-894,143	£-542,161	£-1,577,342	£-2,432,812	£-314,117	£-1,331,843	£-2,515,812	£-3,500,164	£-5,709,889	£-6,865,430	£-6,879,414	£-6,012,867	£-6,436,119	£-6,788,629
90% affordable housing (70:30)	£1,485,703	£-903,058	£-1,069,669	£-2,054,750	£-2,854,680	£-932,195	£-1,880,230	£-3,000,008	£-3,944,111	£-5,061,648	£-6,344,961	£-6,823,674	£-6,309,391	£-6,697,361	£-7,020,678
100% affordable housing (70:30)	£725,886	£-900,258	£-1,597,177	£-2,549,130	£-3,276,248	£-1,550,274	£-2,428,617	£-3,512,151	£-4,388,057	£-5,418,800	£-6,624,492	£-7,067,934	£-6,605,894	£-6,958,603	£-7,252,528

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,348,588	£7,988,427	£6,183,716	£4,188,555	£2,851,034	£8,075,772	£6,374,216	£4,902,814	£3,402,821	£2,030,472	£112,865	£-910,477	£-265,248	£-335,200	£-911,209
10% affordable housing (70:30)	£11,584,743	£8,495,056	£7,170,915	£5,686,399	£4,391,677	£8,032,955	£6,527,385	£4,894,079	£3,450,589	£1,701,348	£-1,021,171	£-850,806	£56,506	£-592,858	£-1,145,361
20% affordable housing (70:30)	£10,824,927	£7,897,865	£6,643,410	£5,223,081	£3,996,503	£7,414,876	£5,978,998	£4,409,882	£3,034,516	£1,372,022	£-377,204	£-1,093,333	£-225,236	£-849,897	£-1,377,211
30% affordable housing (70:30)	£10,069,113	£7,300,694	£6,115,902	£4,759,764	£3,601,329	£6,796,747	£5,430,611	£3,925,687	£2,618,464	£1,042,697	£-952,237	£-1,337,593	£-516,978	£-1,109,389	£-1,609,061
40% affordable housing (70:30)	£9,305,298	£6,703,485	£5,598,393	£4,296,447	£3,206,155	£6,175,719	£4,882,224	£3,441,481	£2,202,112	£713,375	£-927,270	£-1,581,853	£-908,719	£-1,370,631	£-1,840,911
50% affordable housing (70:30)	£8,545,482	£6,106,264	£5,060,884	£3,833,139	£2,810,981	£5,560,640	£4,333,837	£2,957,294	£1,786,358	£965,842	£-1,206,317	£-1,102,809	£-1,631,873	£-2,072,760	
60% affordable housing (70:30)	£7,785,667	£5,509,063	£4,533,575	£3,369,812	£2,415,807	£4,942,560	£3,785,450	£2,473,099	£1,370,306	£14,438	£-1,485,848	£-2,070,373	£-1,399,323	£-1,893,115	£-2,304,610
70% affordable housing (70:30)	£7,029,853	£4,811,863	£4,059,867	£2,906,495	£1,929,275	£4,324,481	£3,237,963	£1,984,903	£954,254	£-336,865	£-1,765,919	£-2,314,634	£-1,685,836	£-2,154,357	£-2,586,460
80% affordable housing (70															

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	35
Site Area	0.47 Ha

VBC as % of floorspace 75%

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

	Zone 1					Zone 2					Zone 3					
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm	
0% affordable housing	£13,301,412	£10,049,120	£8,655,281	£7,106,570	£5,743,706	£9,607,888	£8,032,625	£6,325,128	£4,823,475	£2,987,526	£1,129,716	£2,987,526	£346,376	£1,315,102	£21,034	£42,645
10% affordable housing (70:30)	£9,747,363	£8,388,370	£6,971,754	£5,421,754	£4,062,861	£9,295,691	£7,755,275	£6,089,873	£4,612,292	£2,819,707	£988,831	£2,222,843	£1,165,862	£489,147	£-76,006	£-195,006
20% affordable housing (70:30)	£10,635,293	£9,448,305	£8,121,498	£6,576,938	£5,342,317	£9,983,494	£7,477,924	£5,844,817	£4,401,109	£2,651,886	£393,309	£1,016,622	£367,258	£-195,365	£-195,365	£-195,365
30% affordable housing (70:30)	£12,152,217	£9,143,848	£7,854,547	£6,402,123	£5,141,473	£8,671,297	£7,200,574	£5,599,363	£4,189,925	£2,484,067	£707,061	£-24,620	£967,382	£225,371	£-314,704	£-314,704
40% affordable housing (70:30)	£11,769,153	£8,842,091	£7,589,635	£6,167,307	£4,940,729	£8,359,120	£6,923,223	£5,354,108	£3,978,741	£2,316,247	£566,175	£-150,175	£718,143	£93,482	£-434,053	£-434,053
50% affordable housing (70:30)	£11,386,089	£8,540,353	£7,320,724	£5,922,491	£4,739,984	£8,046,908	£6,645,872	£5,108,652	£3,767,558	£2,148,428	£425,289	£-275,729	£568,803	£-38,034	£-653,401	£-653,401
60% affordable housing (70:30)	£11,003,023	£8,238,576	£7,053,812	£5,687,678	£4,539,240	£7,734,708	£6,368,622	£4,863,988	£3,556,375	£1,980,609	£294,404	£-340,283	£419,864	£-173,078	£-572,769	£-572,769
70% affordable housing (70:30)	£10,619,959	£7,936,818	£6,786,991	£5,462,860	£4,338,496	£7,422,512	£6,091,171	£4,618,342	£3,345,191	£1,812,789	£153,519	£-526,837	£270,424	£-307,124	£-792,099	£-792,099
80% affordable housing (70:30)	£10,236,894	£7,635,061	£6,519,989	£5,228,043	£4,137,751	£7,110,315	£5,813,821	£4,373,087	£3,134,008	£1,644,969	£2,634	£-652,391	£121,185	£-441,169	£-911,448	£-911,448
90% affordable housing (70:30)	£9,853,830	£7,333,303	£6,253,078	£4,963,227	£3,937,007	£6,786,118	£5,536,470	£4,127,833	£2,922,824	£1,468,078	£-140,512	£-777,945	£-28,514	£-575,213	£-1,030,797	£-1,030,797
100% affordable housing (70:30)	£9,470,765	£7,031,546	£5,986,167	£4,758,412	£3,736,263	£6,485,922	£5,259,119	£3,882,577	£2,711,641	£1,289,007	£-283,702	£-303,499	£-180,194	£-709,259	£-1,150,145	£-1,150,145

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£35,860,003	£33,803,091	£30,196,033	£21,745,646	£15,131,989	£30,244,238	£26,310,380	£20,817,087	£15,050,730	£9,364,688	£3,722,426	£3,722,426	£38,505,628	£38,505,628	£38,505,628
10% affordable housing (70:30)	£25,933,867	£29,104,852	£30,463,645	£31,080,460	£33,309,263	£29,556,523	£31,096,940	£32,762,341	£34,239,923	£36,032,508	£37,863,383	£38,629,372	£37,686,362	£38,363,068	£38,028,221
20% affordable housing (70:30)	£28,316,932	£29,406,810	£30,730,756	£32,215,278	£33,509,297	£29,888,729	£31,374,290	£33,007,597	£34,451,106	£36,200,328	£38,004,289	£38,752,906	£37,835,509	£38,494,956	£39,047,570
30% affordable housing (70:30)	£36,699,997	£29,708,367	£30,997,698	£32,450,092	£33,710,742	£30,180,917	£31,651,640	£33,252,852	£34,882,289	£36,588,148	£38,145,154	£38,876,833	£37,984,832	£38,626,844	£39,166,810
40% affordable housing (70:30)	£27,983,061	£30,010,124	£31,264,570	£32,684,907	£33,911,486	£30,493,113	£31,928,982	£33,498,106	£35,143,443	£36,835,967	£38,298,040	£39,002,389	£38,134,072	£38,748,732	£39,296,267
50% affordable housing (70:30)	£27,466,126	£30,311,881	£31,531,491	£32,918,723	£34,112,320	£30,805,310	£32,206,342	£33,743,362	£35,084,657	£36,703,785	£38,426,025	£39,127,943	£38,283,311	£38,891,248	£39,405,616
60% affordable housing (70:30)	£27,949,181	£30,613,638	£31,798,402	£33,154,539	£34,312,974	£31,117,507	£32,483,893	£33,988,617	£35,295,340	£36,871,608	£38,567,810	£39,253,498	£38,432,551	£39,025,293	£39,524,965
70% affordable housing (70:30)	£30,232,256	£30,945,386	£32,065,314	£33,389,358	£34,613,943	£31,429,703	£32,761,943	£34,233,873	£35,507,023	£37,088,476	£38,708,696	£39,307,051	£38,581,780	£39,164,314	£39,644,314
80% affordable housing (70:30)	£38,615,300	£31,217,183	£32,332,425	£33,624,171	£34,744,463	£31,741,900	£33,088,368	£34,473,127	£35,718,208	£37,207,245	£38,845,381	£39,504,006	£38,741,030	£39,303,863	£39,765,662
90% affordable housing (70:30)	£28,998,384	£31,518,911	£32,599,136	£33,858,987	£34,915,257	£32,054,098	£33,315,745	£34,724,382	£36,029,390	£37,384,136	£38,992,727	£39,630,159	£38,860,728	£39,427,428	£39,883,011
100% affordable housing (70:30)	£29,381,430	£31,820,888	£32,866,048	£34,093,803	£35,115,991	£32,366,202	£33,633,005	£34,969,838	£36,140,574	£37,583,207	£39,136,917	£39,785,714	£39,032,409	£39,581,473	£40,002,359

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£16,392,804	£20,189,898	£21,579,734	£23,127,445	£24,490,310	£20,626,127	£22,201,380	£23,898,888	£25,410,540	£27,246,489	£29,104,299	£29,887,639	£28,918,914	£29,812,981	£30,197,371
10% affordable housing (70:30)	£11,415,668	£20,466,653	£21,845,646	£23,362,281	£24,891,054	£20,939,224	£22,478,740	£24,144,142	£25,651,728	£27,414,309	£29,245,184	£30,011,173	£29,068,983	£29,744,869	£30,310,022
20% affordable housing (70:30)	£17,688,732	£20,788,410	£22,112,557	£23,697,077	£24,891,798	£21,250,521	£22,756,091	£24,389,388	£25,832,907	£27,582,129	£29,386,070	£30,134,706	£29,217,394	£29,876,767	£30,429,371
30% affordable housing (70:30)	£18,081,798	£21,090,167	£22,379,469	£23,831,893	£25,082,542	£21,562,718	£23,034,441	£24,534,653	£26,044,090	£27,749,948	£29,526,055	£30,258,636	£29,366,633	£30,008,645	£30,548,719
40% affordable housing (70:30)	£18,464,862	£21,391,924	£22,646,380	£24,066,708	£25,293,267	£21,874,814	£23,310,793	£24,879,007	£26,255,274	£27,917,788	£29,687,940	£30,384,190	£29,515,873	£30,140,533	£30,688,068
50% affordable housing (70:30)	£18,847,927	£21,693,882	£22,913,291	£24,301,524	£25,494,031	£22,187,111	£23,688,143	£25,128,153	£26,466,467	£28,085,887	£29,898,726	£30,603,744	£29,665,112	£30,273,049	£30,757,416
60% affordable housing (70:30)	£19,230,992	£21,995,439	£23,180,203	£24,538,340	£25,694,775	£22,499,308	£24,077,611	£25,570,418	£26,877,641	£28,253,408	£29,949,611	£30,635,298	£29,684,352	£30,294,094	£30,906,765
70% affordable housing (70:30)	£19,614,056	£22,297,197	£23,447,114	£24,771,155	£25,895,200	£22,811,503	£24,142,844	£25,615,679	£26,888,824	£28,421,228	£29,990,497	£30,760,852	£29,993,591	£30,541,139	£31,028,116
80% affordable housing (70:30)	£19,997,121	£22,599,951	£23,714,026	£25,095,972	£26,186,261	£23,123,700	£24,420,184	£25,869,928	£27,100,807	£28,989,048	£30,231,362	£30,895,408	£30,112,831	£30,615,184	£31,146,463
90% affordable housing (70:30)	£20,380,185	£22,900,712	£23,980,637	£25,240,788	£26,297,586	£23,457,946	£24,807,546	£26,106,163	£27,311,191	£28,765,937	£30,374,528	£31,011,960	£30,262,529	£30,609,228	£31,264,812
100% affordable housing (70:30)	£20,763,251	£23,202,460	£24,247,840	£25,475,604	£26,497,752	£23,748,093	£24,974,936	£26,351,438	£27,523,375	£28,949,005	£30,517,717	£31,137,515	£30,414,210	£30,943,274	£31,384,160

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£222,118	£-3,774,410	£-5,168,248	£-6,716,960	£-8,079,824	£-4,215,641	£-5,790,904	£-7,488,404	£-9,000,005	£-10,836,004	£-12,693,814	£-13,477,153	£-12,508,428	£-13,202,496	£-13,780,885
10% affordable housing (70:30)	£905,182	£-4,076,167	£-5,435,180	£-6,991,775	£-8,290,588	£-4,527,838	£-6,068,255	£-7,793,697	£-9,211,238	£-11,003,629	£-12,834,698	£-13,600,687	£-12,657,067	£-13,354,383	£-13,899,536
20% affordable housing (70:30)	£1,288,247	£-4,377,625	£-5,702,071	£-7,188,591	£-8,481,343	£-4,840,035	£-6,345,695	£-8,078,912	£-9,422,441	£-11,171,643	£-12,975,584	£-13,724,221	£-12,805,308	£-13,486,271	£-14,018,885
30% affordable housing (70:30)	£1,671,312	£-4,679,682	£-6,068,983	£-7,421,407	£-8,622,057	£-5,152,232	£-6,622,956	£-8,224,167	£-9,633,604	£-11,339,463	£-13,116,469	£-13,848,150	£-12,958,147	£-13,598,159	£-14,138,233
40% affordable housing (70:30)	£2,054,377	£-4,981,439	£-6,235,894	£-7,658,223	£-8,890,901	£-5,464,428	£-6,900,307	£-8,469,422	£-9,844,788	£-11,507,282	£-				

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£10,512,580	£7,260,288	£5,866,450	£4,317,738	£2,954,874	£6,819,057	£5,243,794	£3,546,296	£2,034,643	£198,694	£1,659,115	£2,442,445	£1,473,730	£2,187,798	£2,746,187
10% affordable housing (70:30)	£10,178,516	£6,593,531	£5,199,538	£4,062,323	£2,774,330	£5,506,860	£4,986,443	£3,301,042	£1,823,460	£78,875	£1,000,000	£2,565,969	£1,622,969	£2,290,685	£2,864,538
20% affordable housing (70:30)	£9,746,451	£5,656,773	£3,325,297	£3,946,107	£2,553,386	£5,194,463	£4,859,093	£3,065,796	£1,874,277	£1,396,945	£1,940,886	£2,589,523	£1,774,210	£2,431,573	£2,984,187
30% affordable housing (70:30)	£9,363,366	£5,355,016	£5,065,715	£3,613,291	£2,352,641	£5,882,466	£4,411,743	£2,810,351	£1,401,094	£304,765	£2,081,771	£2,813,452	£1,921,449	£2,563,461	£3,103,536
40% affordable housing (70:30)	£9,980,322	£6,053,259	£4,798,804	£3,278,475	£1,511,897	£5,570,270	£4,134,391	£2,665,276	£1,189,910	£472,584	£2,222,657	£2,939,006	£2,070,689	£2,695,349	£3,222,884
50% affordable housing (70:30)	£9,597,257	£5,751,592	£4,143,663	£3,143,663	£1,061,153	£5,259,073	£3,957,041	£2,520,021	£720,785	£640,403	£2,363,542	£2,219,928	£1,311,928	£2,827,866	£3,342,529
60% affordable housing (70:30)	£9,214,192	£5,449,745	£4,264,981	£2,908,844	£1,750,409	£4,945,878	£3,579,690	£2,074,796	£787,543	£808,223	£2,504,427	£3,190,115	£2,369,168	£2,961,910	£3,461,582
70% affordable housing (70:30)	£7,831,127	£5,147,987	£3,998,089	£2,674,028	£1,549,686	£4,633,880	£3,302,340	£1,829,910	£656,360	£976,042	£2,645,313	£2,315,668	£2,518,407	£3,085,955	£3,580,931
80% affordable housing (70:30)	£7,448,063	£4,846,230	£3,721,158	£2,439,212	£1,348,920	£4,261,483	£3,024,988	£1,684,256	£485,177	£1,143,962	£2,786,198	£3,441,223	£2,687,647	£3,280,000	£3,700,278
90% affordable housing (70:30)	£7,064,968	£4,544,422	£3,464,246	£2,204,398	£1,148,176	£4,009,297	£2,747,638	£1,339,001	£271,000	£1,300,753	£2,929,344	£3,666,776	£2,817,346	£3,864,045	£4,819,626
100% affordable housing (70:30)	£6,681,933	£4,242,715	£3,197,335	£1,969,580	£947,431	£3,697,991	£2,470,288	£1,083,745	£77,191	£1,499,824	£3,072,534	£3,682,331	£2,969,026	£3,498,090	£3,938,977

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,421,290	£8,168,997	£6,775,159	£5,226,448	£3,863,583	£7,227,766	£6,152,503	£4,455,005	£2,943,353	£1,107,404	£750,406	£1,533,746	£956,021	£1,259,088	£1,837,478
10% affordable housing (70:30)	£11,038,225	£7,887,241	£6,398,247	£4,991,832	£3,662,339	£7,815,669	£5,876,153	£4,209,751	£2,732,170	£393,984	£891,291	£1,667,260	£1,144,260	£1,390,076	£1,966,128
20% affordable housing (70:30)	£10,655,161	£7,565,483	£6,241,336	£4,756,816	£3,462,095	£7,103,372	£5,492,096	£3,964,496	£2,520,986	£771,764	£1,032,177	£1,780,813	£1,522,664	£2,075,478	£2,649,478
30% affordable housing (70:30)	£10,272,095	£7,263,726	£5,974,425	£4,522,000	£3,261,361	£6,791,175	£5,320,452	£3,719,240	£2,309,803	£603,945	£1,173,062	£1,904,743	£1,012,740	£1,664,752	£2,194,826
40% affordable housing (70:30)	£9,889,021	£6,981,969	£5,707,513	£4,287,185	£3,060,606	£6,478,979	£5,043,120	£3,473,986	£2,098,619	£436,125	£1,313,947	£2,090,297	£1,161,980	£1,786,640	£2,314,175
50% affordable housing (70:30)	£9,506,966	£6,680,211	£5,440,602	£4,052,369	£2,859,862	£6,186,782	£4,765,750	£3,228,750	£1,887,436	£288,306	£1,454,833	£2,155,851	£1,311,219	£1,919,156	£2,432,529
60% affordable housing (70:30)	£9,122,901	£6,358,454	£5,173,690	£3,817,533	£2,659,118	£5,854,586	£4,488,400	£2,983,475	£1,676,252	£100,487	£1,595,718	£2,281,405	£1,460,459	£2,053,201	£2,552,872
70% affordable housing (70:30)	£8,739,837	£6,056,696	£4,906,779	£3,582,738	£2,458,374	£5,542,390	£4,178,220	£2,738,220	£1,466,068	£67,333	£1,736,604	£2,406,959	£1,609,698	£2,187,246	£2,672,222
80% affordable housing (70:30)	£8,356,772	£5,754,959	£4,639,867	£3,347,921	£2,257,629	£5,230,193	£3,933,699	£2,492,960	£1,263,886	£235,163	£1,807,468	£2,532,513	£1,756,937	£2,291,291	£2,791,510
90% affordable housing (70:30)	£7,973,708	£5,453,781	£4,373,766	£3,137,810	£2,066,848	£4,916,347	£3,656,347	£2,247,710	£1,042,702	£412,044	£2,020,635	£2,668,067	£1,809,636	£2,465,336	£2,910,919
100% affordable housing (70:30)	£7,590,642	£5,151,424	£4,106,044	£2,876,289	£1,856,141	£4,605,949	£3,378,997	£2,002,455	£831,519	£591,115	£2,163,824	£2,783,622	£2,060,317	£2,589,381	£3,030,267

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£8,324,039	£5,077,147	£3,677,398	£2,129,197	£1,666,333	£4,830,915	£3,095,252	£1,267,755	£115,898	£1,989,847	£3,847,697	£4,630,996	£3,662,271	£4,356,339	£4,934,728
10% affordable housing (70:30)	£7,940,974	£4,769,980	£3,410,907	£1,894,381	£1,466,586	£4,518,518	£2,777,902	£1,112,600	£266,051	£2,157,666	£3,989,542	£4,754,630	£3,811,511	£4,486,226	£5,053,379
20% affordable housing (70:30)	£7,557,910	£4,468,232	£3,144,085	£1,650,566	£1,264,844	£4,006,121	£2,500,552	£867,244	£152,894	£2,325,487	£4,129,427	£4,878,064	£3,960,751	£4,620,115	£5,172,728
30% affordable housing (70:30)	£7,174,845	£4,166,475	£2,877,174	£1,424,750	£1,064,100	£3,693,925	£2,223,201	£651,990	£787,448	£2,493,306	£4,270,312	£5,001,993	£4,109,991	£4,752,002	£5,292,076
40% affordable housing (70:30)	£6,791,780	£3,864,718	£2,610,262	£1,189,934	£836,644	£3,381,729	£1,945,850	£376,756	£998,632	£2,661,726	£4,411,198	£5,127,548	£4,259,230	£4,883,891	£5,411,426
50% affordable housing (70:30)	£6,408,716	£3,562,960	£2,343,351	£955,118	£621,269	£3,069,532	£1,668,469	£131,479	£1,200,815	£2,808,945	£4,852,084	£5,263,101	£4,408,470	£5,016,407	£5,530,774
60% affordable housing (70:30)	£6,025,650	£3,261,203	£2,076,439	£720,303	£438,133	£2,757,335	£1,391,149	£1,420,998	£2,996,764	£4,692,969	£5,378,656	£4,557,709	£5,150,451	£5,650,123	
70% affordable housing (70:30)	£5,642,586	£2,959,445	£1,809,528	£485,487	£288,877	£2,445,139	£1,113,799	£399,031	£1,632,181	£3,164,583	£4,833,854	£5,504,210	£4,706,949	£5,284,496	£5,769,472
80% affordable housing (70:30)	£5,259,522	£2,657,688	£1,542,617	£260,670	£193,621	£2,132,942	£836,448	£994,296	£1,843,365	£3,332,404	£4,974,739	£5,629,764	£4,858,188	£5,418,542	£5,899,830
90% affordable housing (70:30)	£4,876,457	£2,355,930	£1,276,705	£158,855	£1,040,366	£1,820,745	£599,097	£849,540	£2,054,549	£3,509,295	£5,117,885	£5,755,318	£5,005,887	£5,552,568	£6,008,170
100% affordable housing (70:30)	£4,493,392	£2,054,173	£1,008,794	£218,961	£1,241,110	£1,508,949	£281,746	£1,094,796	£2,265,732	£3,688,366	£5,261,075	£5,880,872	£5,157,567	£5,686,631	£6,127,518

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,844,588	£9,092,248	£7,498,647	£6,149,718	£4,788,786	£8,651,324	£7,074,772	£5,383,714	£3,898,621	£2,930,872	£1,722,867	£1,014,417	£1,222,867	£1,536,289	£1,914,209
10% affordable housing (70:30)	£11,961,494	£8,730,590	£7,431,516	£5,914,900	£4,588,106	£8,338,838	£6,798,421	£5,133,019	£3,655,438	£1,862,563	£311,977	£734,011	£209,098	£467,700	£1,032,860
20% affordable housing (70:30)	£11,578,429	£8,488,751	£7,164,604	£5,680,085	£4,386,363	£8,026,641	£6,521,071	£4,887,764	£3,444,256	£1,695,032	£1,098,908	£887,545	£59,768	£599,596	£1,152,209
30% affordable housing (70:30)	£11,195,364	£8,186,994	£6,897,693	£5,445,269	£4,184,619	£7,714,444	£6,242,509	£3,233,072	£1,527,213	£249,793	£981,474	£89,472	£721,483	£1,271,557	
40% affordable housing (70:30)	£10,812,309	£7,885,237	£6,630,762	£5,210,455	£3,983,875	£7,402,248	£5,966,369	£3,097,254	£1,023,987	£1,269,394	£930,879	£1,107,029	£238,711	£363,372	£1,390,907
50% affordable housing (70:30)	£10,429,235	£7,583,479	£6,383,970	£4,975,638	£3,783,131	£7,090,991	£5,689,018	£4,151,994	£2,810,704	£1,191,574	£531,565	£1,232,582	£387,951	£596,888	£1,510,255
60% affordable housing (70:30)	£10,046,169	£7,281,722	£6,069,969	£4,740,822	£3,582,366	£6,777,856	£5,411,668	£3,066,744	£2,592,551	£1,023,755	£872,449	£1,358,137	£537,190	£1,129,932	£1,629,604
70% affordable housing (70:30)	£9,663,105	£6,979,964	£5,830,047	£4,506,006	£3,381,682	£6,465,658	£5,134,318	£3,661,468	£2,368,338	£956,936	£813,335	£1,483,690	£686,430	£1,263,977	£1,746,953
80% affordable housing (70:30)	£9,280,041	£6,678,207	£5,563,136	£4,271,189	£3,180,888	£6,153,461	£4,856,967	£2,177,154	£1,688,115	£954,220	£1,609,245	£856,666	£1		

Appendix 3 - Results of typology appraisals (reflecting 10% growth in values and 5% inflation in build costs)

**LB SOUTHWARK
VACANT BUILDING TESTING**

Site typology 1		VBC as % of floorspace		Sales value inflation	
No Units	30		0%		10%
Site Area	0.47 Ha			Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,942,375	£9,822,266	£8,485,076	£6,999,310	£5,691,835	£10,186,445	£8,849,255	£7,363,489	£6,056,014	£4,391,956	£2,638,762	£2,014,730	£2,911,886	£2,287,865	£1,767,846
10% affordable housing (70:30)	£11,453,710	£8,645,612	£7,442,141	£6,081,850	£4,905,122	£9,973,373	£7,769,922	£6,409,611	£5,232,983	£3,735,232	£2,122,897	£1,561,188	£2,368,629	£1,807,009	£1,338,993
20% affordable housing (70:30)	£9,365,046	£7,068,055	£6,209,206	£5,164,389	£4,118,410	£7,760,302	£6,650,549	£5,455,732	£4,409,754	£3,078,507	£1,636,864	£1,107,646	£1,825,371	£1,326,153	£1,010,139
30% affordable housing (70:30)	£8,476,381	£6,292,304	£5,396,271	£4,246,929	£3,331,697	£6,547,230	£5,611,197	£4,501,955	£3,586,623	£2,421,781	£1,090,920	£684,104	£1,282,114	£845,298	£481,286
40% affordable housing (70:30)	£6,987,715	£5,115,651	£4,313,336	£3,329,469	£2,544,884	£4,531,844	£3,547,976	£2,763,492	£2,116,551	£1,785,056	£574,975	£200,562	£738,856	£364,443	£82,432
50% affordable housing (70:30)	£5,499,051	£3,938,997	£3,270,402	£2,412,009	£1,758,271	£4,121,086	£3,452,491	£2,894,098	£1,940,361	£1,108,332	£59,031	£257,117	£195,599	£118,316	£382,578
60% affordable housing (70:30)	£4,010,386	£2,762,342	£2,227,466	£1,694,549	£1,199,559	£2,908,914	£2,373,138	£1,640,220	£1,117,251	£451,607	£494,385	£718,077	£393,345	£807,698	£319,445
70% affordable housing (70:30)	£2,521,722	£1,685,688	£1,184,532	£777,088	£184,846	£1,694,942	£1,293,786	£886,342	£294,100	£208,472	£98,788	£1,179,036	£905,487	£1,095,756	£1,254,313
80% affordable housing (70:30)	£1,033,057	£409,035	£141,597	£345,939	£61,710	£481,871	£214,433	£271,912	£57,683	£875,939	£1,513,151	£1,639,995	£1,457,630	£1,584,476	£1,690,181
90% affordable housing (70:30)	£463,059	£780,173	£916,079	£1,278,404	£1,111,290	£743,160	£879,066	£1,241,390	£1,374,276	£1,543,404	£2,037,533	£2,100,956	£2,009,773	£2,073,196	£2,126,048
100% affordable housing (70:30)	£1,976,071	£1,976,071	£1,976,071	£2,210,869	£2,210,869	£1,976,071	£1,976,071	£2,210,869	£2,210,869	£2,210,869	£2,210,869	£2,210,869	£2,210,869	£2,210,869	£2,210,869

Residual Land values compared to benchmark land values
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,390,840	£10,269,540	£8,937,135	£7,452,305	£6,180,260	£10,093,661	£8,826,276	£7,408,721	£6,180,260	£4,683,250	£3,041,483	£2,083,478	£2,911,886	£2,287,865	£1,767,846
10% affordable housing (70:30)	£12,308,504	£9,206,603	£8,140,073	£6,730,265	£5,547,902	£9,878,842	£8,182,312	£6,742,604	£5,619,931	£4,116,883	£2,629,407	£2,014,730	£2,863,586	£2,245,206	£1,733,222
20% affordable housing (70:30)	£10,887,169	£8,133,258	£7,053,008	£5,837,625	£4,733,805	£8,101,913	£7,181,660	£5,938,482	£4,842,461	£3,573,708	£2,145,350	£1,574,568	£2,328,843	£1,726,061	£1,242,075
30% affordable housing (70:30)	£9,375,833	£7,059,910	£6,055,943	£4,865,285	£3,920,517	£6,934,984	£6,021,918	£4,930,360	£3,955,592	£2,840,433	£1,761,295	£1,196,110	£2,150,101	£1,606,916	£1,170,929
40% affordable housing (70:30)	£8,184,489	£5,746,564	£4,933,876	£3,922,745	£3,077,231	£5,915,056	£5,100,971	£4,204,238	£3,488,722	£2,607,158	£1,387,272	£815,052	£1,813,368	£1,349,771	£978,462
50% affordable housing (70:30)	£6,353,163	£4,913,217	£4,185,812	£3,440,206	£2,709,043	£4,731,128	£4,011,853	£3,356,117	£2,743,882	£2,018,183	£1,093,332	£390,531	£1,356,616	£870,531	£320,742
60% affordable housing (70:30)	£4,841,828	£3,689,872	£3,062,748	£2,373,688	£1,880,958	£3,944,200	£3,349,976	£2,811,954	£2,374,984	£1,800,607	£933,600	£307,021	£1,205,569	£849,250	£310,699
70% affordable housing (70:30)	£3,330,483	£2,265,528	£1,867,483	£1,376,276	£967,968	£2,712,272	£2,259,429	£1,858,315	£1,508,112	£1,040,687	£504,260	£187,502	£840,870	£616,528	£406,528
80% affordable housing (70:30)	£1,819,157	£943,180	£387,617	£39,183	£38,463,264	£3,970,343	£3,657,782	£3,024,126	£2,593,153	£3,229,153	£4,942,211	£4,942,211	£4,942,211	£4,942,211	£4,942,211
90% affordable housing (70:30)	£39,315,274	£39,632,388	£39,768,294	£40,130,618	£40,263,054	£39,595,374	£39,731,280	£40,093,605	£40,226,491	£40,395,618	£40,889,748	£40,953,170	£40,881,087	£40,925,410	£40,978,262
100% affordable housing (70:30)	£40,828,288	£40,828,288	£40,828,288	£41,063,084	£41,063,084	£40,828,288	£40,828,288	£41,063,084	£41,063,084	£41,063,084	£41,063,084	£41,063,084	£41,063,084	£41,063,084	£41,063,084

Residual Land values compared to benchmark land values
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,291,841	£12,041,750	£10,248,540	£8,234,705	£6,542,180	£10,047,570	£8,781,380	£7,280,526	£6,178,001	£4,582,060	£2,995,264	£2,014,730	£2,911,886	£2,287,865	£1,767,846
10% affordable housing (70:30)	£15,780,303	£11,589,403	£10,117,874	£8,215,162	£6,528,893	£9,260,642	£8,064,113	£6,824,405	£5,801,132	£4,298,784	£2,811,208	£2,014,730	£2,863,586	£2,245,206	£1,733,222
20% affordable housing (70:30)	£14,268,700	£10,265,057	£8,937,135	£7,452,305	£6,180,260	£8,477,313	£7,553,466	£6,477,823	£5,524,262	£4,116,883	£2,629,407	£2,014,730	£2,863,586	£2,245,206	£1,733,222
30% affordable housing (70:30)	£12,757,634	£9,341,711	£8,053,008	£6,730,265	£5,547,902	£7,286,785	£6,422,810	£5,272,161	£4,367,392	£3,218,234	£2,014,730	£1,574,568	£2,328,843	£1,726,061	£1,242,075
40% affordable housing (70:30)	£11,246,300	£8,133,258	£7,053,008	£5,837,625	£4,733,805	£6,099,857	£5,270,171	£4,388,039	£3,740,723	£2,840,433	£1,636,864	£1,107,646	£1,825,371	£1,326,153	£1,010,139
50% affordable housing (70:30)	£9,735,046	£7,068,055	£6,209,206	£5,164,389	£4,118,410	£5,184,489	£4,369,517	£3,640,220	£3,078,507	£2,145,350	£1,090,920	£684,104	£1,282,114	£845,298	£481,286
60% affordable housing (70:30)	£8,230,629	£6,055,943	£5,164,389	£4,246,929	£3,331,697	£4,277,629	£3,547,976	£2,894,098	£2,116,551	£1,785,056	£574,975	£200,562	£738,856	£364,443	£82,432
70% affordable housing (70:30)	£6,741,292	£4,938,997	£4,184,532	£3,329,469	£2,544,884	£3,686,027	£3,062,748	£2,598,976	£1,940,361	£1,108,332	£59,031	£257,117	£195,599	£118,316	£382,578
80% affordable housing (70:30)	£5,251,722	£3,685,688	£3,062,748	£2,373,688	£1,880,958	£2,908,914	£2,373,138	£1,640,220	£1,117,251	£451,607	£494,385	£718,077	£393,345	£807,698	£319,445
90% affordable housing (70:30)	£3,762,342	£2,762,342	£2,227,466	£1,694,549	£1,199,559	£2,412,086	£1,940,361	£1,374,276	£879,066	£1,241,390	£1,374,276	£1,543,404	£2,037,533	£2,100,956	£2,009,773
100% affordable housing (70:30)	£3,976,071	£3,976,071	£3,976,071	£4,210,869	£4,210,869	£3,976,071	£3,976,071	£4,210,869	£4,210,869	£4,210,869	£4,210,869	£4,210,869	£4,210,869	£4,210,869	£4,210,869

Residual Land values compared to benchmark land values
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£881,155	£4,001,264	£5,338,454	£6,824,220	£8,131,896	£3,637,085	£4,974,275	£6,460,400	£7,767,516	£9,431,574	£11,184,778	£11,808,799	£10,911,643	£11,535,685	£12,055,683
10% affordable housing (70:30)	£2,369,820	£5,177,918	£6,381,389	£7,741,680	£8,919,407	£4,850,157	£6,053,628	£7,417,919	£8,590,646	£10,088,298	£11,700,722	£12,262,341	£11,454,901	£12,016,521	£12,484,537
20% affordable housing (70:30)	£3,859,484	£6,354,571	£7,424,923	£8,659,140	£9,705,120	£5,063,226	£6,182,980	£7,367,797	£8,413,776	£10,745,023	£12,716,686	£12,716,686	£11,988,188	£12,427,376	£12,913,300
30% affordable housing (70:30)	£5,347,149	£7,581,225	£8,467,250	£9,576,600	£10,491,832	£7,276,300	£8,212,333	£9,321,675	£10,236,907	£11,401,748	£12,722,610	£13,169,425	£12,541,416	£12,978,231	£13,342,244
40% affordable housing (70:30)	£6,839,814	£8,707,879	£9,510,193	£10,494,081	£11,276,544	£8,489,372	£9,291,686	£10,275,553	£11,060,038	£12,058,473	£13,248,554	£13,622,967	£13,084,673	£13,459,088	£13,771,087
50% affordable housing (70:30)	£8,324,479	£10,584,533	£11,553,128	£12,411,581	£12,985,254	£9,702,444	£10,371,039	£11,229,432	£11,983,168	£12,715,197	£13,764,499	£14,080,647	£13,627,881	£13,941,846	£14,266,107
60% affordable housing (70:30)	£9,819,143	£11,861,187	£12,696,083	£13,328,981	£13,851,971	£10,915,515	£11,450,991	£12,153,299	£12,708,299	£13,371,922	£14,297,915	£14,541,806	£14,176,874	£14,430,966	£14,641,976
70% affordable housing (70:30)	£11,301,808	£13,237,841	£13,968,968	£14,246,441	£14,538,683	£12,128,574	£12,528,744								

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£10,193,543	£7,033,434	£5,696,244	£4,210,478	£2,903,003	£7,307,613	£6,060,423	£4,574,658	£3,267,183	£1,803,124	£-150,080	£-774,101	£123,056	£-500,967	£-1,020,985
10% affordable housing (70:30)	£9,856,870	£6,856,795	£5,623,310	£3,293,018	£2,116,291	£6,196,541	£4,981,071	£3,520,775	£2,444,952	£946,400	£666,024	£-1,227,643	£-420,203	£-881,923	£-1,446,839
20% affordable housing (70:30)	£7,176,216	£4,680,127	£3,610,375	£2,575,356	£1,330,574	£3,971,450	£3,017,718	£1,620,922	£289,675	£-1,181,988	£-1,681,185	£-663,460	£-1,462,676	£-1,878,632	£-2,307,540
30% affordable housing (70:30)	£5,687,580	£3,603,473	£2,567,430	£1,458,098	£54,866	£2,758,368	£2,822,365	£1,713,023	£797,791	£-367,050	£-1,697,912	£-1,24,727	£-1,506,718	£-1,943,533	£-2,307,540
40% affordable housing (70:30)	£4,198,884	£2,395,819	£1,524,505	£694,637	£-294,848	£2,545,327	£1,743,012	£750,145	£29,339	£-1,023,775	£-2,213,856	£-2,588,269	£-2,048,975	£-2,424,388	£-2,736,399
50% affordable housing (70:30)	£2,710,210	£1,150,165	£814,170	£-376,825	£-1,030,965	£1,332,255	£693,660	£-194,724	£-484,470	£-1,680,499	£-2,729,801	£-3,045,949	£-2,593,523	£-3,171,409	£-3,227,700
60% affordable housing (70:30)	£1,221,555	£-26,489	£-561,365	£-1,294,283	£-1,817,273	£-110,183	£-415,693	£-1,148,611	£-1,671,601	£-2,327,224	£-3,283,217	£-3,508,906	£-3,142,176	£-3,995,866	£-3,607,277
70% affordable housing (70:30)	£-267,110	£-1,203,143	£-1,804,300	£-2,211,743	£-2,603,985	£-1,093,889	£-1,495,648	£-2,102,490	£-2,494,732	£-2,997,304	£-3,777,599	£-3,967,868	£-3,694,319	£-3,884,587	£-4,043,145
80% affordable housing (70:30)	£-1,759,774	£-2,979,797	£-4,247,234	£-5,134,770	£-6,400,542	£-2,306,980	£-2,574,399	£-3,060,743	£-3,265,515	£-3,884,770	£-4,301,982	£-4,428,626	£-4,246,462	£-4,373,307	£-4,479,012
90% affordable housing (70:30)	£-3,251,891	£-5,069,036	£-6,704,911	£-8,057,235	£-9,400,221	£-4,531,991	£-5,687,807	£-6,639,222	£-7,463,108	£-8,332,258	£-8,926,365	£-9,099,787	£-8,788,604	£-8,862,027	£-8,914,880
100% affordable housing (70:30)	£-4,764,903	£-7,464,903	£-9,999,703	£-12,499,701	£-15,999,701	£-8,764,903	£-10,999,703	£-12,999,701	£-14,999,701	£-16,999,701	£-18,999,701	£-20,999,701	£-22,999,701	£-24,999,701	£-26,999,701

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,062,252	£7,942,143	£6,604,953	£5,119,188	£3,811,713	£6,306,323	£5,069,133	£3,583,367	£2,276,892	£2,511,834	£758,629	£134,608	£1,031,764	£407,743	£-112,276
10% affordable housing (70:30)	£9,573,588	£6,765,490	£5,582,019	£4,207,727	£3,025,000	£7,093,251	£5,889,780	£4,529,488	£3,352,761	£1,858,109	£249,585	£-318,834	£-698,507	£-73,114	£-541,129
20% affordable housing (70:30)	£5,084,923	£3,588,836	£4,519,084	£3,284,267	£2,238,288	£5,880,180	£4,810,427	£3,575,610	£2,529,631	£-1,198,384	£-273,258	£-772,476	£-54,751	£-583,969	£-969,983
30% affordable housing (70:30)	£6,596,259	£4,412,182	£3,476,149	£2,366,807	£1,461,575	£4,667,108	£3,731,074	£2,621,733	£1,706,501	£541,659	£-789,203	£-1,226,018	£-598,008	£-1,034,824	£-1,398,836
40% affordable housing (70:30)	£5,107,593	£3,235,528	£2,433,214	£1,440,347	£664,882	£3,454,036	£2,651,722	£1,667,954	£883,370	£-115,066	£-1,305,147	£-1,679,560	£-1,141,266	£-1,515,679	£-1,827,690
50% affordable housing (70:30)	£3,618,920	£2,059,875	£1,390,280	£-851,887	£-1,218,881	£2,240,961	£1,572,369	£813,976	£-80,239	£-771,700	£-1,821,091	£-2,137,239	£-1,684,533	£-1,988,438	£-2,262,700
60% affordable housing (70:30)	£2,130,264	£882,220	£-347,344	£-1,385,574	£-2,006,584	£1,027,882	£-403,016	£-2,320,902	£-2,762,882	£-1,428,515	£-2,344,508	£-2,598,199	£-2,233,467	£-2,487,158	£-2,698,567
70% affordable housing (70:30)	£641,600	£-294,434	£-695,590	£-1,303,034	£-1,895,276	£-185,180	£-538,337	£-1,193,780	£-1,586,022	£-2,088,595	£-2,868,890	£-3,059,158	£-2,785,018	£-2,975,878	£-3,134,436
80% affordable housing (70:30)	£-847,065	£-1,471,087	£-2,136,525	£-2,226,061	£-2,491,832	£-1,398,251	£-1,665,689	£-2,152,034	£-2,471,805	£-2,766,061	£-3,393,273	£-3,520,119	£-3,337,152	£-3,464,698	£-3,570,303
90% affordable housing (70:30)	£-2,343,162	£-4,040,296	£-5,198,202	£-6,158,526	£-7,291,412	£-3,158,202	£-4,025,246	£-4,781,519	£-5,254,308	£-5,917,656	£-6,381,076	£-6,389,896	£-6,381,076	£-6,381,076	£-6,381,076
100% affordable housing (70:30)	£-3,856,194	£-6,356,194	£-8,856,194	£-11,356,194	£-13,856,194	£-8,000,901	£-10,500,901	£-13,000,901	£-15,500,901	£-18,000,901	£-20,500,901	£-23,000,901	£-25,500,901	£-28,000,901	£-30,500,901

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£7,965,002	£4,844,892	£3,507,703	£2,021,937	£714,482	£5,209,072	£3,971,892	£2,986,116	£1,076,641	£-885,417	£-2,338,621	£-2,862,643	£-2,065,487	£-2,689,508	£-3,209,526
10% affordable housing (70:30)	£9,476,337	£3,868,235	£2,484,788	£1,104,477	£-272,251	£3,996,030	£2,782,528	£1,432,238	£295,510	£-1,242,141	£-2,654,566	£-3,416,165	£-2,608,744	£-3,170,364	£-3,638,380
20% affordable housing (70:30)	£4,987,673	£2,491,585	£1,421,834	£787,017	£-858,963	£2,782,929	£1,713,176	£838,550	£-567,619	£-1,898,866	£-3,370,509	£-3,869,727	£-3,152,002	£-3,651,219	£-4,067,233
30% affordable housing (70:30)	£3,499,008	£1,314,932	£378,898	£-730,444	£-1,645,676	£1,569,857	£833,824	£-475,518	£-1,390,750	£-2,555,591	£-3,886,453	£-4,323,269	£-3,696,299	£-4,132,075	£-4,496,087
40% affordable housing (70:30)	£2,010,343	£138,279	£-684,036	£-1,647,804	£-2,432,389	£-859,758	£-445,529	£-1,428,397	£-2,213,881	£-3,212,317	£-4,402,398	£-4,776,811	£-4,238,517	£-4,512,930	£-4,824,981
50% affordable housing (70:30)	£581,676	£-1,706,971	£-2,865,364	£-3,419,102	£-3,856,291	£-1,504,862	£-2,383,276	£-3,037,012	£-3,869,041	£-4,918,342	£-5,224,490	£-4,781,774	£-5,065,689	£-5,355,951	£-5,650,213
60% affordable housing (70:30)	£-966,986	£-2,215,031	£-2,749,906	£-3,482,824	£-4,005,814	£-2,069,359	£-2,604,235	£-3,337,152	£-3,860,142	£-4,525,768	£-5,441,758	£-5,695,449	£-5,330,718	£-5,584,409	£-5,795,818
70% affordable housing (70:30)	£-2,455,651	£-3,391,684	£-4,400,285	£-4,400,285	£-4,782,527	£-3,282,431	£-3,683,587	£-4,291,031	£-4,683,273	£-5,185,845	£-5,966,140	£-6,156,409	£-5,882,860	£-6,073,129	£-6,231,696
80% affordable housing (70:30)	£-3,944,316	£-4,968,338	£-6,035,775	£-6,923,311	£-8,099,083	£-4,495,502	£-4,782,940	£-5,249,284	£-5,515,056	£-6,053,311	£-6,800,582	£-7,017,865	£-6,435,003	£-6,661,846	£-6,867,584
90% affordable housing (70:30)	£-5,440,432	£-6,557,546	£-7,893,452	£-9,265,777	£-10,838,662	£-5,720,533	£-6,586,439	£-7,618,763	£-8,351,649	£-9,200,777	£-10,106,906	£-10,778,329	£-9,987,146	£-10,590,568	£-11,103,421
100% affordable housing (70:30)	£-6,953,444	£-8,066,444	£-9,393,444	£-10,720,444	£-12,047,444	£-6,953,444	£-8,280,444	£-9,607,444	£-10,934,444	£-12,261,444	£-13,588,444	£-14,915,444	£-16,242,444	£-17,569,444	£-18,896,444

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,895,311	£8,958,412	£7,538,222	£6,058,498	£4,734,881	£9,229,991	£7,892,401	£6,408,038	£5,098,180	£3,455,102	£1,991,988	£1,381,033	£1,381,033	£1,381,033	£1,381,033
10% affordable housing (70:30)	£10,406,586	£7,688,756	£6,485,287	£5,124,996	£3,948,269	£8,016,519	£6,813,048	£5,452,757	£4,276,030	£2,778,576	£1,165,554	£694,334	£1,411,775	£850,155	£382,139
20% affordable housing (70:30)	£9,008,192	£6,512,104	£5,442,353	£4,207,536	£3,161,566	£6,803,448	£5,733,696	£4,498,878	£3,452,900	£2,121,653	£850,010	£190,792	£868,518	£369,300	£-46,714
30% affordable housing (70:30)	£7,519,527	£5,335,451	£4,399,417	£3,290,075	£2,374,843	£5,590,376	£4,654,343	£3,545,001	£2,629,769	£1,464,928	£134,066	£-302,750	£-202,260	£-111,555	£-475,568
40% affordable housing (70:30)	£6,030,862	£4,159,797	£3,369,483	£2,372,615	£1,588,130	£4,377,304	£3,514,600	£2,591,123	£1,836,638	£939,203	£-293,876	£-756,292	£-221,997	£-502,411	£-804,421
50% affordable housing (70:30)	£4,542,197	£2,982,143	£2,313,548	£1,455,155	£870,417	£3,164,232	£2,495,637	£1,637,244	£983,506	£151,476	£-897,823	£-1,213,971	£-761,255	£-1,075,170	£-1,339,431
60% affordable housing (70:30)	£3,053,533	£1,805,488	£1,270,613	£537,695	£14,705	£1,951,160	£1,416,285	£883,367	£160,377	£-505,247	£-1,421,239	£-1,674,930	£-1,310,199	£-1,563,890	£-1,775,299
70% affordable housing (70:30)	£1,564,868	£628,835	£227,678	£-379,765	£-727,008	£739,669	£336,3								

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 1

No Units	30
Site Area	0.47 Ha

VBC as % of floorspace 25%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,822,475	£9,822,266	£8,485,076	£6,999,310	£6,691,835	£10,186,445	£8,849,255	£7,363,489	£6,056,014	£4,391,956	£2,638,752	£2,014,730	£2,911,866	£2,287,865	£1,767,846
10% affordable housing (70:30)	£11,824,499	£8,938,399	£7,701,498	£6,309,837	£6,309,837	£9,100,424	£8,038,364	£6,646,703	£5,437,290	£3,888,036	£2,250,417	£1,673,196	£2,503,066	£1,925,846	£1,444,829
20% affordable housing (70:30)	£10,730,624	£8,654,531	£8,911,260	£7,520,365	£4,509,012	£8,384,084	£7,227,472	£5,929,918	£4,819,565	£3,404,116	£1,862,083	£1,331,664	£2,094,247	£1,563,627	£1,121,813
30% affordable housing (70:30)	£8,588,749	£7,170,664	£8,134,343	£4,930,894	£3,917,601	£7,452,903	£6,416,581	£5,213,133	£4,199,840	£2,910,195	£1,473,748	£990,131	£1,685,426	£1,201,809	£798,795
40% affordable housing (70:30)	£8,470,874	£8,296,797	£8,350,764	£4,241,422	£3,326,190	£6,541,723	£5,605,689	£4,496,348	£3,581,116	£2,416,274	£1,085,413	£648,597	£1,276,607	£839,791	£475,779
50% affordable housing (70:30)	£7,362,999	£5,402,931	£4,587,186	£3,851,950	£4,734,779	£5,630,542	£4,794,799	£3,779,962	£2,962,390	£1,922,354	£907,078	£307,064	£667,786	£477,773	£152,761
60% affordable housing (70:30)	£6,236,123	£4,519,083	£3,783,809	£2,862,478	£2,143,967	£4,719,369	£3,983,907	£3,062,777	£2,343,666	£1,428,434	£398,743	£35,033	£458,967	£115,755	£173,040
70% affordable housing (70:30)	£5,117,247	£3,635,196	£3,000,031	£2,173,007	£1,551,956	£3,808,181	£3,173,016	£2,345,992	£1,724,941	£934,514	£-80,893	£-382,151	£50,147	£-250,291	£-501,340
80% affordable housing (70:30)	£3,999,372	£2,751,329	£2,216,453	£1,483,534	£960,545	£2,897,000	£2,362,124	£1,629,206	£1,106,217	£440,593	£-475,580	£-729,271	£-364,539	£-618,230	£-829,639
90% affordable housing (70:30)	£2,881,497	£1,867,461	£1,432,875	£794,063	£369,133	£1,985,820	£1,551,233	£912,421	£487,492	£54,199	£-870,266	£-1,076,389	£-780,046	£-986,169	£-1,157,939
100% affordable housing (70:30)	£1,763,622	£383,595	£648,297	£104,591	£-225,913	£1,074,839	£740,342	£195,635	£-556,198	£-1,264,951	£-1,423,509	£-1,195,552	£-1,354,108	£-1,486,240	

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£62,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£25,209,645	£23,028,845	£30,397,193	£31,183,092	£31,183,092	£30,669,770	£30,669,770	£31,048,729	£32,780,200	£34,460,259	£36,213,466	£36,213,466	£36,213,466	£36,213,466	£36,213,466
10% affordable housing (70:30)	£27,027,716	£29,913,816	£31,150,217	£32,544,377	£33,751,701	£29,576,950	£30,813,840	£32,205,611	£33,414,926	£34,954,175	£36,601,798	£37,170,018	£36,349,148	£36,626,369	£37,407,385
20% affordable housing (70:30)	£28,145,590	£31,394,294	£31,394,294	£33,231,848	£34,343,201	£30,488,131	£31,624,742	£32,922,297	£34,033,649	£35,448,099	£36,990,132	£37,520,551	£36,757,968	£37,288,387	£37,730,402
30% affordable housing (70:30)	£29,263,465	£31,681,550	£32,717,872	£33,921,321	£34,934,613	£31,999,313	£32,435,633	£33,639,081	£34,662,374	£35,942,019	£37,378,487	£37,962,084	£37,186,788	£37,650,405	£38,053,410
40% affordable housing (70:30)	£30,381,340	£32,665,417	£33,601,490	£34,010,792	£35,300,024	£32,310,492	£32,266,525	£33,355,697	£34,271,099	£35,438,940	£37,766,892	£38,203,617	£37,427,608	£37,810,423	£38,176,436
50% affordable housing (70:30)	£31,499,216	£33,440,284	£34,285,028	£35,300,265	£36,117,435	£33,221,672	£34,057,614	£35,072,652	£35,889,824	£36,929,861	£38,155,137	£38,545,150	£37,984,428	£38,374,441	£38,699,453
60% affordable housing (70:30)	£32,617,092	£34,333,152	£35,088,006	£35,989,738	£36,708,948	£34,132,852	£34,888,308	£35,789,438	£36,508,548	£37,423,780	£38,543,472	£38,887,247	£38,393,247	£38,736,459	£39,025,254
70% affordable housing (70:30)	£33,734,967	£35,217,018	£35,852,183	£36,678,288	£37,500,259	£35,044,038	£35,679,198	£36,506,222	£37,127,274	£37,917,701	£38,933,198	£39,234,366	£38,801,088	£39,100,508	£39,353,554
80% affordable housing (70:30)	£34,852,842	£36,100,888	£36,635,781	£37,468,886	£38,301,671	£35,901,214	£36,400,090	£37,024,008	£37,455,988	£38,111,621	£39,307,784	£39,581,485	£39,216,754	£39,487,854	£39,687,554
90% affordable housing (70:30)	£35,970,717	£36,984,753	£37,419,340	£38,058,151	£38,883,081	£37,300,881	£37,639,794	£38,364,722	£38,906,414	£39,722,480	£40,928,604	£41,195,552	£40,632,260	£40,838,383	£41,010,153
100% affordable housing (70:30)	£37,088,592	£37,889,620	£38,202,817	£38,747,624	£39,078,127	£37,777,575	£38,111,873	£38,556,378	£38,985,594	£39,409,412	£40,117,168	£40,276,723	£40,047,768	£40,206,323	£40,338,454

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,297,641	£20,411,750	£21,748,940	£23,234,705	£24,542,180	£20,047,570	£21,348,760	£22,870,526	£24,178,001	£25,842,060	£27,596,284	£28,219,285	£27,322,129	£27,948,151	£28,468,188
10% affordable housing (70:30)	£18,408,516	£21,036,817	£22,522,817	£24,018,176	£25,133,929	£20,958,759	£22,165,661	£23,587,312	£24,788,706	£26,335,979	£27,993,589	£28,560,819	£27,730,949	£28,308,170	£28,780,186
20% affordable housing (70:30)	£19,527,391	£22,179,484	£23,316,095	£24,613,649	£25,726,003	£21,869,931	£23,096,543	£24,304,097	£25,415,480	£26,829,900	£28,371,933	£28,902,352	£28,139,769	£28,670,188	£29,112,203
30% affordable housing (70:30)	£20,646,266	£23,083,351	£24,089,673	£25,303,122	£26,316,414	£22,781,112	£23,817,434	£25,020,882	£26,034,175	£27,323,820	£28,760,288	£29,243,884	£28,548,599	£29,025,206	£29,435,220
40% affordable housing (70:30)	£21,765,141	£23,947,218	£24,883,251	£26,092,993	£26,907,895	£23,692,292	£24,628,326	£25,737,685	£26,652,899	£27,817,741	£29,148,693	£29,585,418	£28,957,408	£29,349,224	£29,738,226
50% affordable housing (70:30)	£22,885,016	£24,631,085	£25,466,829	£26,492,056	£27,409,266	£24,603,473	£25,438,217	£26,454,453	£27,271,625	£28,311,661	£29,538,398	£29,925,351	£29,369,229	£29,756,242	£30,081,254
60% affordable housing (70:30)	£23,998,893	£25,714,953	£26,450,407	£27,371,537	£28,090,648	£25,514,653	£26,250,108	£27,171,239	£27,890,349	£28,895,581	£30,265,273	£30,260,048	£29,775,048	£30,118,260	£30,407,055
70% affordable housing (70:30)	£25,116,768	£26,938,819	£27,233,904	£28,061,008	£28,682,092	£26,426,834	£27,080,999	£27,888,023	£28,599,074	£29,399,502	£30,314,909	£30,016,167	£30,193,889	£30,484,300	£30,735,355
80% affordable housing (70:30)	£26,234,643	£27,492,688	£28,017,682	£28,939,481	£29,273,471	£27,357,014	£27,911,881	£28,604,808	£29,127,799	£29,733,422	£30,708,595	£30,368,584	£30,588,544	£30,852,248	£31,063,655
90% affordable housing (70:30)	£27,352,518	£28,366,554	£28,801,141	£29,459,852	£29,848,196	£28,548,782	£29,021,695	£29,546,523	£29,988,215	£31,042,281	£31,301,405	£31,014,061	£31,220,184	£31,501,954	
100% affordable housing (70:30)	£28,470,393	£29,280,421	£29,584,718	£30,129,425	£30,459,528	£29,159,376	£29,493,674	£30,039,380	£30,587,395	£30,780,213	£31,498,967	£31,687,534	£31,429,567	£31,588,124	£31,720,255

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£881,155	£4,001,264	£5,338,454	£6,824,220	£8,131,695	£-6,131,695	£-4,974,275	£-6,460,040	£-7,767,516	£-9,431,674	£-11,184,778	£-11,808,799	£-10,911,643	£-11,535,665	£-12,055,683
10% affordable housing (70:30)	£1,999,030	£4,885,131	£6,122,032	£7,513,692	£8,725,106	£4,548,265	£5,785,196	£7,176,826	£8,398,240	£9,926,493	£11,573,113	£12,190,333	£11,320,464	£11,897,684	£12,378,701
20% affordable housing (70:30)	£3,116,905	£5,768,999	£6,985,689	£8,203,164	£9,314,517	£5,459,446	£6,566,087	£7,993,612	£9,004,964	£10,419,414	£11,961,447	£12,491,866	£11,729,283	£12,259,702	£12,701,717
30% affordable housing (70:30)	£4,234,780	£6,652,965	£7,689,187	£8,892,638	£9,905,928	£6,370,627	£7,406,948	£8,610,396	£9,623,689	£10,913,335	£12,349,782	£12,933,399	£12,138,103	£12,621,720	£13,024,734
40% affordable housing (70:30)	£5,352,656	£7,536,732	£8,472,788	£9,582,107	£10,497,339	£7,281,807	£8,217,444	£9,327,182	£10,242,414	£11,407,255	£12,738,117	£13,174,932	£12,546,923	£12,983,738	£13,347,751
50% affordable housing (70:30)	£6,470,531	£8,420,599	£9,256,343	£10,271,589	£11,088,781	£8,182,886	£9,068,731	£10,043,967	£10,861,139						

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£11,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£10,153,543	£7,033,434	£5,696,244	£4,210,478	£2,903,003	£7,397,613	£6,060,423	£4,574,658	£3,267,183	£1,603,124	£150,080	£774,101	£123,055	£500,967	£1,020,985
10% affordable housing (70:30)	£9,039,866	£6,149,367	£4,912,666	£3,521,006	£2,311,599	£6,486,433	£5,240,532	£3,857,872	£2,645,458	£1,109,205	£5,09,415	£1,115,635	£285,766	£1,344,000	£2,685,766
20% affordable housing (70:30)	£7,817,793	£5,465,099	£4,120,689	£2,851,535	£1,720,161	£5,575,252	£4,438,641	£3,141,086	£2,029,734	£615,364	£3,926,749	£1,457,988	£694,585	£1,226,004	£1,667,019
30% affordable housing (70:30)	£6,799,916	£4,341,833	£3,345,511	£2,142,062	£1,126,770	£4,664,071	£3,627,500	£2,444,302	£1,411,009	£121,363	£3,165,084	£1,798,701	£1,103,405	£1,587,022	£1,990,306
40% affordable housing (70:30)	£5,692,042	£3,447,066	£2,561,932	£1,452,591	£637,369	£3,752,891	£2,816,858	£1,707,516	£792,284	£372,557	£2,103,419	£2,140,234	£1,512,225	£1,949,040	£2,313,053
50% affordable housing (70:30)	£4,664,167	£2,714,099	£1,825,655	£873,119	£54,052	£2,841,710	£2,025,967	£1,063,119	£368,476	£2,091,754	£2,481,767	£1,921,045	£2,311,056	£2,636,070	
60% affordable housing (70:30)	£3,446,291	£1,730,231	£994,777	£73,647	£645,465	£1,930,530	£1,195,075	£273,345	£445,165	£1,360,397	£2,480,089	£2,823,664	£2,329,865	£2,673,076	£2,961,871
70% affordable housing (70:30)	£2,328,416	£846,364	£211,200	£-815,825	£-1,236,876	£1,019,350	£384,185	£-442,840	£-1,063,891	£1,854,318	£2,869,725	£3,170,983	£2,738,685	£3,039,122	£3,290,171
80% affordable housing (70:30)	£1,210,541	£-37,502	£-572,378	£-1,305,297	£-1,828,287	£1,061,169	£426,707	£-1,159,829	£-1,692,615	£2,248,238	£3,264,411	£3,818,102	£3,153,371	£3,407,062	£3,618,471
90% affordable housing (70:30)	£92,866	£-292,370	£-1,365,967	£-1,994,769	£-2,419,698	£-993,011	£-1,676,411	£-2,301,595	£-2,843,031	£3,659,098	£3,865,221	£3,669,877	£3,775,000	£3,946,770	
100% affordable housing (70:30)	£-1,025,209	£-1,805,237	£-2,139,534	£-2,884,241	£-3,014,744	£-1,714,192	£-2,048,490	£-2,983,196	£-3,222,211	£3,345,029	£4,053,783	£4,212,340	£3,984,383	£4,142,940	£4,272,011

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£11,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,062,252	£7,942,143	£6,604,953	£5,119,188	£3,811,713	£9,306,323	£6,969,133	£5,483,367	£4,175,892	£2,511,834	£798,629	£134,608	£1,031,764	£407,743	£1,112,276
10% affordable housing (70:30)	£9,944,377	£7,058,277	£5,921,376	£4,429,715	£3,220,301	£7,396,143	£6,156,242	£4,768,581	£3,557,167	£2,017,314	£370,294	£208,906	£322,944	£45,723	£455,293
20% affordable housing (70:30)	£8,826,502	£6,174,409	£5,037,798	£3,740,244	£2,628,890	£6,483,962	£5,347,350	£4,049,796	£2,938,443	£1,523,993	£1,840,040	£548,469	£214,124	£316,295	£758,310
30% affordable housing (70:30)	£7,708,627	£5,280,542	£4,284,220	£3,050,771	£2,037,479	£5,572,781	£4,536,459	£3,310,011	£2,319,718	£1,030,073	£406,375	£889,991	£678,313	£1,081,327	£1,494,343
40% affordable housing (70:30)	£6,590,752	£4,406,675	£3,470,642	£2,361,300	£1,446,008	£4,661,601	£3,725,567	£2,616,226	£1,700,994	£536,152	£1,794,710	£1,231,525	£903,515	£1,404,331	£1,804,343
50% affordable housing (70:30)	£5,472,877	£3,523,809	£2,687,654	£1,671,826	£884,657	£3,750,420	£2,914,676	£1,899,440	£1,082,266	£42,232	£1,183,045	£1,573,068	£1,012,336	£1,402,349	£1,727,361
60% affordable housing (70:30)	£4,355,000	£2,638,941	£1,903,498	£992,356	£263,245	£2,839,240	£2,103,765	£1,182,584	£463,544	£451,688	£1,571,380	£1,915,155	£1,421,155	£2,053,162	£2,463,162
70% affordable housing (70:30)	£3,237,126	£1,755,074	£1,119,009	£2,902,885	£-328,166	£1,928,059	£1,292,894	£465,870	£-155,181	£945,609	£1,961,016	£2,262,274	£1,829,976	£2,130,413	£2,381,462
80% affordable housing (70:30)	£2,119,250	£971,267	£338,331	£-936,569	£-919,578	£1,076,878	£620,916	£-773,906	£-1,439,529	£1,439,529	£2,395,702	£2,609,393	£2,244,661	£2,468,363	£2,709,762
90% affordable housing (70:30)	£1,001,375	£-1,62,681	£-447,248	£-1,086,059	£-1,610,889	£103,608	£-529,859	£-967,101	£-1,306,630	£1,934,322	£2,750,398	£2,860,169	£2,866,211	£3,038,061	
100% affordable housing (70:30)	£-116,500	£-896,528	£-1,230,825	£-1,775,532	£-2,106,035	£-995,483	£-1,139,781	£-1,884,487	£-2,013,502	£2,436,320	£3,145,074	£3,303,631	£3,075,674	£3,234,231	£3,366,362

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£11,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£7,965,002	£4,844,892	£3,507,703	£2,021,937	£714,462	£5,209,072	£3,871,882	£2,286,116	£1,078,641	£585,417	£2,338,621	£2,962,843	£2,065,487	£2,689,508	£3,209,526
10% affordable housing (70:30)	£6,847,127	£3,961,026	£2,724,125	£1,332,465	£123,051	£4,297,892	£3,060,981	£1,869,331	£469,917	£1,070,337	£2,726,056	£3,304,177	£2,474,307	£3,061,627	£3,532,544
20% affordable housing (70:30)	£5,729,251	£3,077,158	£1,940,547	£664,993	£-468,300	£3,386,711	£2,250,099	£992,545	£-158,807	£1,573,257	£3,115,290	£3,645,709	£2,883,126	£3,413,545	£3,855,560
30% affordable housing (70:30)	£4,611,376	£2,183,291	£1,156,970	£-446,479	£-1,099,772	£2,475,530	£1,439,208	£236,760	£-777,533	£2,067,178	£3,503,625	£3,987,242	£3,291,947	£3,775,563	£4,178,578
40% affordable housing (70:30)	£3,493,501	£1,309,424	£373,361	£-735,951	£-1,651,163	£1,564,350	£628,317	£-461,023	£-1,396,287	£2,561,098	£3,891,960	£4,328,776	£3,700,766	£4,137,582	£4,501,594
50% affordable housing (70:30)	£2,375,626	£426,588	£-140,187	£-1,425,423	£-2,245,594	£693,189	£-182,574	£-1,197,811	£-2,014,982	£3,065,019	£4,280,235	£4,109,586	£4,498,600	£4,884,611	
60% affordable housing (70:30)	£1,257,750	£-468,310	£-1,193,764	£-2,114,895	£-2,834,006	£-258,011	£-993,468	£-1,914,596	£-2,633,707	£3,548,839	£4,668,630	£5,012,406	£4,518,406	£4,861,618	£5,150,413
70% affordable housing (70:30)	£139,876	£-1,342,177	£-1,973,342	£-2,804,366	£-3,425,417	£1,169,192	£-1,804,357	£-2,631,381	£-3,252,432	£4,042,899	£5,058,266	£5,359,524	£4,927,226	£5,227,664	£5,478,712
80% affordable housing (70:30)	£-978,001	£-2,226,044	£-2,760,320	£-3,493,838	£-4,018,808	£-2,080,372	£-2,615,249	£-3,348,167	£-4,071,196	£4,636,780	£5,452,463	£5,766,644	£5,241,912	£5,586,603	£5,807,012
90% affordable housing (70:30)	£-2,095,876	£-3,109,912	£-3,544,498	£-4,183,910	£-4,608,239	£-2,991,553	£-3,426,139	£-4,064,952	£-4,489,881	£5,031,572	£5,847,639	£6,053,762	£5,757,418	£5,963,542	£6,136,312
100% affordable housing (70:30)	£-3,213,751	£-3,993,778	£-4,328,076	£-4,872,762	£-5,203,286	£-3,902,734	£-4,237,031	£-4,781,738	£-5,110,782	£5,533,570	£6,242,324	£6,400,882	£6,172,925	£6,331,481	£6,463,612

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£11,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,985,321	£8,863,412	£7,458,222	£6,142,458	£4,731,981	£9,229,391	£7,892,491	£6,480,355	£5,099,180	£3,458,102	£1,891,888	£1,087,819	£1,858,033	£1,331,011	£1,003,933
10% affordable housing (70:30)	£10,867,646	£7,981,545	£6,744,644	£5,352,984	£4,143,570	£8,316,411	£7,081,510	£5,689,850	£4,480,436	£2,941,182	£1,293,563	£716,343	£1,546,212	£968,992	£487,975
20% affordable housing (70:30)	£9,749,771	£7,097,677	£5,952,166	£4,663,512	£3,552,159	£7,407,230	£6,270,618	£4,973,064	£3,861,712	£2,447,262	£905,229	£374,810	£1,137,393	£606,974	£164,959
30% affordable housing (70:30)	£8,631,895	£6,213,810	£5,177,489	£3,974,400	£2,960,748	£6,496,049	£5,459,728	£4,256,280	£3,242,986	£1,953,341	£156,894	£32,277	£728,272	£244,956	£-158,099
40% affordable housing (70:30)	£7,514,020	£5,229,844	£4,380,910	£3,284,698	£2,360,356	£5,584,869	£4,646,836	£3,539,494	£2,624,282	£1,469,421	£19,599	£398,267	£19,755	£117,062	£-81,075
50% affordable housing (70:30)	£6,396,145	£4,446,077	£3,610,333	£2,596,096	£1,777,935	£4,673,688	£3,837,945	£2,822,708	£2,005,537	£966,500	£299,776	£649,789	£89,067	£-479,081	£-804,092
60% affordable housing (70:30)	£5,278,269	£3,662,209	£2,826,755	£1,905,626	£1,186,513	£3,762,508	£3,027,063	£2,105,923	£1,386,812	£471,580	£-648,111	£991,887	£-497,887	£-841,099	£-1,129,894
70% affordable housing (70:30)	£4,160,394	£2,678,342	£2,043,177	£1,216,153	£596,102	£2,851,327	£2,216,162	£1,389,138	£768,087	£-22,340	£-1,037,747	£1,339,005	£-906,707	£-1,207,145	£-1,456,193
80% affordable housing (70:30)	£3,042,516	£1,784,475	£1,259,660	£696,681	£3,891	£1,927,887	£1,492,722	£892,887	£464,646	£-15,261	£-1,432,453	£-1,688,125	£-1,321,393	£-1,756,466	

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 1

No Units	30
Site Area	0.47 Ha

VBC as % of floorspace 50%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,942,375	£9,822,266	£8,485,076	£6,990,310	£5,691,835	£10,186,445	£8,693,255	£7,363,489	£6,066,014	£4,391,956	£2,638,752	£2,014,730	£2,911,886	£2,287,865	£1,767,846
10% affordable housing (70:30)	£12,195,289	£9,231,186	£7,960,855	£6,537,826	£5,295,725	£9,577,156	£8,306,825	£6,983,796	£5,641,695	£4,060,841	£2,378,026	£1,785,206	£2,637,504	£2,044,684	£1,550,696
20% affordable housing (70:30)	£11,448,203	£8,540,105	£7,336,834	£6,076,343	£4,899,615	£8,967,866	£7,754,395	£6,404,104	£5,227,337	£3,729,725	£2,117,300	£1,556,881	£2,383,122	£1,801,502	£1,333,486
30% affordable housing (70:30)	£10,701,117	£8,049,025	£6,912,413	£5,614,859	£4,503,595	£8,358,577	£7,221,965	£5,924,411	£4,813,058	£3,398,600	£1,856,576	£1,326,157	£2,088,740	£1,558,320	£1,116,306
40% affordable housing (70:30)	£9,954,031	£7,457,944	£6,388,192	£5,153,375	£4,107,396	£7,749,288	£6,679,535	£5,444,719	£4,388,739	£3,067,492	£1,595,850	£1,096,632	£1,814,367	£1,315,139	£899,125
50% affordable housing (70:30)	£9,206,946	£6,866,863	£5,863,922	£4,691,892	£3,711,296	£7,139,998	£6,137,105	£4,965,026	£3,984,421	£2,736,376	£1,335,124	£867,108	£1,539,975	£1,071,958	£681,945
60% affordable housing (70:30)	£8,459,860	£6,275,783	£5,339,751	£4,230,468	£3,315,176	£6,530,739	£5,594,676	£4,485,334	£3,570,102	£2,405,260	£1,074,399	£637,983	£1,265,693	£898,777	£564,765
70% affordable housing (70:30)	£7,712,774	£5,684,702	£4,815,929	£3,768,924	£2,919,066	£5,921,420	£5,052,247	£4,005,241	£3,155,783	£2,074,145	£813,673	£408,058	£991,210	£685,996	£427,584
80% affordable housing (70:30)	£6,965,688	£5,093,623	£4,291,308	£3,307,441	£2,522,957	£5,312,130	£4,509,817	£3,525,948	£2,741,464	£1,743,029	£552,947	£178,534	£716,828	£342,415	£30,404
90% affordable housing (70:30)	£6,218,603	£4,592,542	£3,967,988	£2,845,957	£2,126,947	£4,702,841	£3,967,387	£3,046,256	£2,327,145	£1,411,913	£292,222	£51,824	£442,446	£39,234	£169,831
100% affordable housing (70:30)	£5,471,517	£3,911,462	£3,242,867	£2,384,474	£1,730,737	£4,093,551	£3,424,957	£2,566,564	£1,912,826	£1,080,797	£31,497	£285,102	£168,004	£146,301	£410,563

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£62,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£25,029,846	£20,129,139	£18,132,282	£15,132,282	£12,132,282	£24,882,282	£20,129,139	£17,129,139	£14,129,139	£11,129,139	£7,129,139	£5,129,139	£6,129,139	£5,129,139	£4,129,139
10% affordable housing (70:30)	£22,656,626	£19,621,029	£18,091,360	£15,314,360	£13,556,489	£22,656,626	£19,621,029	£16,621,029	£14,129,139	£11,129,139	£7,129,139	£5,129,139	£6,067,000	£5,341,010	£4,307,548
20% affordable housing (70:30)	£21,404,011	£18,212,110	£17,415,580	£15,375,872	£13,852,599	£21,404,011	£18,212,110	£15,375,872	£13,852,599	£10,129,139	£6,129,139	£4,129,139	£5,296,533	£4,489,093	£3,578,729
30% affordable housing (70:30)	£20,151,097	£17,003,190	£16,159,801	£14,237,355	£12,948,709	£20,151,097	£17,003,190	£14,237,355	£12,948,709	£9,129,139	£5,129,139	£3,129,139	£4,526,058	£3,763,475	£2,923,894
40% affordable housing (70:30)	£18,906,183	£15,798,270	£14,844,022	£13,038,639	£11,844,816	£18,906,183	£15,798,270	£13,038,639	£11,844,816	£8,129,139	£4,129,139	£2,129,139	£3,756,582	£3,037,687	£2,363,076
50% affordable housing (70:30)	£17,651,267	£14,588,351	£13,988,243	£12,160,323	£10,949,929	£17,651,267	£14,588,351	£12,160,323	£10,949,929	£7,129,139	£3,129,139	£1,129,139	£3,387,704	£2,780,256	£2,170,269
60% affordable housing (70:30)	£16,396,351	£13,478,431	£13,012,464	£11,261,806	£10,037,038	£16,396,351	£13,478,431	£11,261,806	£10,037,038	£6,129,139	£2,129,139	£1,129,139	£3,014,631	£2,586,622	£2,023,437
70% affordable housing (70:30)	£15,141,435	£12,368,512	£11,936,685	£10,306,685	£9,083,148	£15,141,435	£12,368,512	£10,306,685	£9,083,148	£5,129,139	£1,129,139	£1,129,139	£2,644,156	£2,361,004	£1,864,639
80% affordable housing (70:30)	£13,886,520	£11,263,592	£10,860,906	£9,358,774	£8,062,255	£13,886,520	£11,263,592	£9,358,774	£8,062,255	£4,129,139	£1,129,139	£1,129,139	£2,216,156	£1,936,396	£1,501,810
90% affordable housing (70:30)	£12,631,605	£10,049,673	£9,685,127	£8,206,257	£7,025,365	£12,631,605	£10,049,673	£8,206,257	£7,025,365	£3,129,139	£1,129,139	£1,129,139	£1,804,038	£1,589,769	£1,204,045
100% affordable housing (70:30)	£11,376,690	£9,165,753	£8,802,348	£7,467,741	£6,317,477	£11,376,690	£9,165,753	£7,467,741	£6,317,477	£2,129,139	£1,129,139	£1,129,139	£1,388,415	£1,268,516	£982,777

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,297,641	£13,011,750	£11,749,940	£9,234,705	£7,542,180	£20,047,570	£17,297,641	£14,797,570	£12,297,570	£9,797,570	£7,297,570	£5,297,570	£6,297,570	£5,297,570	£4,297,570
10% affordable housing (70:30)	£15,038,726	£11,822,160	£10,727,160	£8,686,160	£7,038,290	£18,038,726	£15,038,726	£12,822,160	£10,606,290	£8,384,726	£6,163,160	£4,163,160	£5,163,160	£4,163,160	£3,163,160
20% affordable housing (70:30)	£14,785,812	£11,593,010	£10,727,380	£8,457,873	£6,934,400	£17,297,641	£14,785,812	£12,462,380	£10,240,910	£8,019,340	£5,797,770	£3,797,770	£4,797,770	£3,797,770	£2,797,770
30% affordable housing (70:30)	£13,532,898	£10,384,990	£9,321,602	£7,187,156	£5,730,510	£16,032,898	£13,532,898	£11,417,156	£9,201,050	£7,084,600	£4,968,150	£2,968,150	£3,968,150	£2,968,150	£1,968,150
40% affordable housing (70:30)	£12,279,984	£9,276,071	£8,495,823	£6,580,940	£5,126,620	£14,785,812	£12,279,984	£10,464,220	£8,248,290	£6,129,770	£4,014,220	£2,014,220	£3,014,220	£2,014,220	£1,014,220
50% affordable housing (70:30)	£11,027,070	£8,267,152	£7,603,044	£5,862,124	£4,522,729	£13,532,898	£11,027,070	£9,408,910	£7,289,380	£5,169,850	£3,050,320	£1,050,320	£2,050,320	£1,050,320	£52,070
60% affordable housing (70:30)	£9,774,155	£7,258,232	£6,844,264	£5,203,607	£3,918,839	£12,279,984	£9,774,155	£8,168,330	£6,048,810	£3,929,280	£1,809,750	£759,220	£1,759,220	£1,259,220	£759,220
70% affordable housing (70:30)	£8,521,241	£6,349,313	£5,918,488	£4,405,091	£3,314,949	£11,027,070	£8,521,241	£7,129,770	£5,009,240	£2,889,710	£1,009,180	£29,650	£1,297,957	£924,900	£498,431
80% affordable housing (70:30)	£7,268,327	£5,348,393	£5,056,442	£3,684,874	£2,711,059	£9,774,155	£7,268,327	£6,009,800	£4,249,199	£2,709,660	£989,130	£309,600	£989,130	£689,130	£309,611
90% affordable housing (70:30)	£6,013,413	£4,351,474	£4,066,908	£2,988,058	£2,107,168	£8,521,241	£6,013,413	£5,009,240	£3,509,670	£2,187,759	£1,009,670	£288,120	£824,910	£591,769	£304,646
100% affordable housing (70:30)	£4,758,508	£3,322,553	£3,091,148	£2,249,042	£1,603,275	£7,268,327	£4,758,508	£3,909,055	£2,667,452	£1,581,189	£529,218	£102,518	£309,118	£206,952	£104,678

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£881,155	£4,001,264	£5,338,454	£6,824,220	£8,131,695	£3,674,275	£4,374,275	£6,460,400	£7,767,514	£9,431,574	£11,184,778	£11,809,739	£10,911,643	£11,536,665	£12,055,683
10% affordable housing (70:30)	£1,628,241	£4,692,344	£5,862,674	£7,295,793	£9,327,895	£4,246,374	£5,516,705	£8,099,733	£9,181,934	£10,762,699	£12,445,504	£12,038,324	£11,186,025	£11,778,846	£12,272,983
20% affordable housing (70:30)	£2,375,327	£5,153,425	£6,386,896	£7,747,167	£9,923,914	£4,855,664	£6,059,135	£8,110,426	£9,568,152	£11,093,895	£12,706,229	£12,267,940	£11,460,403	£12,022,028	£12,490,044
30% affordable housing (70:30)	£3,122,412	£5,774,505	£6,991,917	£8,206,671	£9,320,624	£5,464,953	£6,601,364	£7,899,119	£9,010,471	£10,424,921	£11,966,954	£11,497,373	£11,734,790	£12,265,209	£12,707,224
40% affordable housing (70:30)	£3,869,498	£6,365,586	£7,435,337	£8,670,154	£9,716,134	£6,074,242	£7,143,984	£8,378,810	£9,424,790	£10,758,037	£12,227,880	£11,728,898	£12,009,172	£12,508,390	£12,924,404
50% affordable housing (70:30)	£4,616,584	£6,866,668	£7,659,558	£9,131,638	£10,112,244	£6,683,532	£7,686,424	£8,858,503	£9,899,100	£11,087,153	£12,488,405	£12,066,422	£12,283,555	£12,751,571	£13,141,585
60% affordable housing (70:30)	£5,363,670	£7,547,746	£8,193,478	£9,893,721	£10,908,953	£7,292,62									

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,942,376	£9,622,266	£8,485,076	£6,999,310	£5,681,935	£10,186,445	£8,849,255	£7,363,489	£6,096,014	£4,301,956	£2,638,752	£2,014,730	£2,911,886	£2,287,865	£1,767,846
10% affordable housing (70:30)	£12,195,289	£9,231,186	£7,980,895	£6,537,826	£5,295,729	£9,577,156	£8,236,929	£6,841,696	£5,641,696	£4,060,841	£2,378,026	£1,789,206	£2,644,684	£2,044,684	£1,544,684
20% affordable housing (70:30)	£11,448,203	£8,640,105	£7,436,834	£6,076,833	£4,999,815	£8,967,866	£7,744,936	£6,404,104	£5,277,977	£3,729,725	£2,117,900	£1,555,881	£2,363,122	£1,801,502	£1,335,486
30% affordable housing (70:30)	£10,701,117	£8,049,025	£6,912,413	£5,614,899	£4,603,505	£8,358,577	£7,221,965	£5,924,411	£4,813,068	£3,388,690	£1,826,157	£1,288,740	£2,088,740	£1,588,320	£1,116,306
40% affordable housing (70:30)	£9,954,031	£7,457,944	£6,388,192	£5,153,375	£4,107,396	£7,749,288	£6,679,536	£5,444,710	£4,399,739	£3,067,492	£1,595,850	£1,096,632	£1,814,357	£1,315,139	£899,125
50% affordable housing (70:30)	£9,206,945	£6,866,972	£5,891,932	£4,691,892	£3,111,266	£7,139,999	£6,137,105	£4,965,026	£3,984,621	£2,726,376	£1,335,124	£867,108	£1,539,976	£1,071,965	£691,945
60% affordable housing (70:30)	£8,459,860	£6,275,783	£5,339,751	£4,230,408	£2,315,176	£6,530,790	£5,594,676	£4,485,330	£3,570,102	£2,405,260	£1,074,399	£637,583	£1,265,593	£828,777	£464,765
70% affordable housing (70:30)	£7,712,774	£5,884,702	£4,815,529	£3,768,904	£2,919,066	£5,921,420	£5,052,247	£4,005,641	£3,185,783	£2,074,146	£813,673	£408,968	£991,210	£585,996	£247,584
80% affordable housing (70:30)	£6,965,686	£5,083,623	£4,291,908	£3,307,441	£2,222,957	£5,312,130	£4,509,817	£3,526,948	£2,741,464	£1,743,029	£552,947	£178,534	£716,828	£342,415	£30,484
90% affordable housing (70:30)	£6,218,605	£4,022,942	£3,707,989	£2,845,957	£2,108,947	£4,702,841	£3,967,987	£3,046,296	£2,327,145	£1,411,915	£292,222	£51,624	£442,446	£99,204	£269,631
100% affordable housing (70:30)	£5,471,517	£3,911,462	£3,242,967	£2,384,474	£1,730,737	£4,093,551	£3,424,967	£2,566,564	£1,912,826	£1,080,797	£31,497	£285,102	£168,064	£146,301	£410,563

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,062,252	£7,942,143	£6,604,953	£5,119,188	£3,811,713	£8,306,323	£6,969,133	£5,483,367	£4,175,892	£2,511,834	£758,629	£134,608	£1,031,764	£407,743	£112,276
10% affordable housing (70:30)	£10,315,167	£7,551,063	£6,080,733	£4,697,704	£3,415,803	£7,697,034	£6,326,703	£5,003,674	£3,761,673	£2,180,718	£497,904	£94,917	£757,382	£184,561	£29,466
20% affordable housing (70:30)	£9,568,081	£6,759,983	£5,556,512	£4,196,220	£3,019,493	£7,087,744	£5,884,273	£4,523,961	£3,347,255	£1,849,860	£237,178	£324,441	£483,000	£178,621	£546,636
30% affordable housing (70:30)	£8,820,995	£6,168,903	£5,032,291	£3,734,737	£2,623,383	£6,478,456	£5,341,843	£4,044,289	£2,932,936	£1,518,486	£23,547	£553,617	£206,617	£321,802	£763,817
40% affordable housing (70:30)	£8,073,909	£5,577,822	£4,508,070	£3,273,253	£2,227,273	£5,869,166	£4,799,413	£3,564,597	£2,518,617	£1,187,370	£294,272	£783,490	£36,765	£54,983	£990,997
50% affordable housing (70:30)	£7,326,823	£4,986,741	£3,983,849	£2,811,770	£1,831,164	£5,259,876	£4,256,983	£3,084,904	£2,104,298	£856,254	£54,098	£1,013,016	£340,147	£208,164	£1,188,177
60% affordable housing (70:30)	£6,579,738	£4,395,661	£3,459,629	£2,350,286	£1,435,054	£4,650,587	£3,714,854	£2,605,211	£1,689,979	£526,138	£806,724	£1,242,539	£614,530	£1,051,345	£1,415,357
70% affordable housing (70:30)	£5,832,652	£3,804,580	£2,935,407	£1,889,802	£1,038,944	£4,041,298	£3,172,124	£2,125,519	£1,275,661	£194,023	£1,066,449	£1,472,064	£888,912	£1,294,526	£1,632,538
80% affordable housing (70:30)	£5,085,566	£3,213,500	£2,411,186	£1,427,319	£624,934	£3,432,008	£2,629,694	£1,645,926	£981,362	£137,093	£1,327,175	£1,701,598	£1,163,294	£1,537,701	£1,849,718
90% affordable housing (70:30)	£4,338,486	£2,622,419	£1,886,965	£985,832	£282,719	£2,827,865	£2,087,465	£1,166,134	£440,023	£468,009	£1,881,946	£1,437,676	£1,789,898	£1,200,861	£1,583,851
100% affordable housing (70:30)	£3,591,395	£2,031,340	£1,362,746	£504,361	£149,385	£2,213,429	£1,544,836	£886,441	£32,704	£799,325	£1,848,625	£2,165,225	£2,026,424	£2,290,685	

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£7,965,002	£4,944,893	£3,507,703	£2,021,937	£714,462	£5,209,072	£3,871,862	£2,386,116	£1,076,641	£1,965,417	£2,338,621	£2,162,643	£2,065,487	£2,689,508	£3,209,526
10% affordable housing (70:30)	£7,217,916	£4,253,813	£2,983,482	£1,560,463	£318,362	£4,599,783	£3,239,452	£1,906,423	£664,327	£1,916,532	£2,599,347	£3,192,167	£2,339,889	£2,832,689	£3,428,707
20% affordable housing (70:30)	£6,470,830	£3,662,732	£2,459,261	£1,098,970	£77,758	£3,990,493	£2,787,022	£1,426,731	£250,004	£1,247,648	£2,860,073	£3,421,692	£2,614,251	£3,175,871	£3,643,887
30% affordable housing (70:30)	£5,723,744	£3,071,652	£1,935,040	£637,486	£473,867	£3,381,204	£2,244,592	£947,038	£164,315	£1,578,764	£3,120,797	£3,651,216	£2,888,633	£3,419,052	£3,861,067
40% affordable housing (70:30)	£4,976,659	£2,480,571	£1,410,560	£176,002	£869,977	£2,771,915	£1,702,162	£467,346	£576,633	£1,809,880	£3,381,523	£3,880,741	£3,163,016	£3,662,233	£4,078,248
50% affordable housing (70:30)	£4,229,572	£1,889,490	£986,599	£69,461	£1,486,087	£2,162,825	£1,159,132	£12,346	£992,262	£2,240,896	£3,842,249	£4,110,266	£3,437,598	£3,905,416	£4,236,468
60% affordable housing (70:30)	£3,482,487	£1,288,410	£362,378	£746,965	£1,662,197	£1,553,336	£617,304	£492,039	£1,407,271	£2,672,113	£3,902,974	£4,339,790	£3,711,780	£4,148,596	£4,512,608
70% affordable housing (70:30)	£2,735,401	£707,330	£161,844	£1,208,448	£2,058,306	£944,047	£74,874	£971,732	£1,821,590	£2,903,228	£4,163,700	£4,569,314	£3,986,162	£4,391,777	£4,729,788
80% affordable housing (70:30)	£1,989,315	£116,360	£696,065	£1,669,932	£2,454,416	£394,767	£467,566	£1,451,425	£2,236,009	£3,234,244	£4,404,426	£4,799,830	£4,280,645	£4,634,959	£4,948,969
90% affordable housing (70:30)	£1,241,230	£474,831	£1,210,265	£2,131,416	£2,850,526	£2,744,532	£1,009,986	£1,931,116	£2,660,228	£3,665,460	£4,685,160	£5,029,197	£4,534,927	£4,878,139	£5,167,204
100% affordable housing (70:30)	£494,144	£1,060,911	£1,734,506	£2,592,899	£2,246,636	£883,622	£1,410,809	£2,546,876	£3,896,576	£4,946,876	£5,262,475	£4,809,309	£5,123,674	£5,387,938	

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,985,532	£8,885,412	£7,428,222	£6,042,456	£4,734,981	£9,223,591	£7,892,401	£6,408,633	£5,098,180	£3,426,109	£1,881,888	£1,267,878	£1,985,083	£1,381,011	£918,908
10% affordable housing (70:30)	£11,238,435	£8,274,332	£7,004,001	£5,580,972	£4,338,871	£8,620,302	£7,349,971	£5,926,943	£4,684,841	£3,103,967	£1,421,172	£928,352	£1,680,650	£1,087,830	£593,812
20% affordable housing (70:30)	£10,491,349	£7,683,251	£6,479,780	£5,119,489	£3,942,761	£8,011,012	£6,807,541	£5,447,250	£4,270,524	£2,772,871	£1,160,447	£598,827	£1,406,268	£844,648	£376,632
30% affordable housing (70:30)	£9,744,262	£7,092,171	£5,955,559	£4,658,006	£3,546,592	£7,401,723	£6,265,111	£4,967,557	£3,896,205	£2,441,765	£999,722	£369,393	£1,131,888	£601,467	£159,452
40% affordable housing (70:30)	£8,997,176	£6,501,090	£5,431,339	£4,198,522	£3,100,542	£6,792,454	£5,722,691	£4,487,865	£3,441,898	£2,110,639	£898,986	£199,778	£697,504	£369,286	£57,728
50% affordable housing (70:30)	£8,250,092	£5,910,009	£4,907,118	£3,738,038	£2,754,432	£6,183,144	£5,180,252	£4,008,173	£3,027,567	£1,779,523	£378,270	£189,746	£583,121	£115,106	£274,909
60% affordable housing (70:30)	£7,503,006	£5,318,930	£4,382,897	£3,273,554	£2,358,322	£5,573,856	£4,637,823	£3,628,480	£2,613,248	£1,448,407	£117,545	£319,271	£308,739	£128,077	£492,089
70% affordable housing (70:30)	£6,755,920	£4,727,849	£3,859,675	£2,812,071	£1,862,213	£4,964,568	£4,095,393	£3,046,787	£2,198,629	£1,117,291	£143,181	£548,795	£34,367	£199,269	£709,269
80% affordable housing (70:30)	£6,008,836	£4,136,769	£3,334,455	£2,369,567	£1,568,103	£4,359,276	£3,552,963	£2,569,094	£1,754,610	£798,175	£403,907	£776,301	£240,026	£914,439	£926,450
90% affordable housing (70:30)	£5,261,749	£3,545,688	£2,810,234	£1,889,103	£1,16										

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 1

No Units	30
Site Area	0.47 Ha

VBC as % of floorspace 75%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,942,375	£9,822,266	£8,485,076	£6,999,310	£5,691,835	£10,186,445	£8,849,255	£7,363,489	£6,066,014	£4,391,956	£2,638,752	£2,014,730	£2,911,886	£2,287,865	£1,767,846
10% affordable housing (70:30)	£12,566,078	£9,523,972	£8,220,412	£6,766,814	£5,491,026	£9,879,047	£8,575,287	£7,120,889	£5,846,102	£4,223,644	£2,595,635	£1,897,214	£2,771,941	£2,163,521	£1,656,502
20% affordable housing (70:30)	£12,189,782	£9,225,676	£7,955,948	£6,532,319	£5,290,219	£9,571,649	£8,301,918	£6,875,299	£5,638,199	£4,055,334	£2,372,519	£1,779,899	£2,631,907	£2,039,177	£1,545,159
30% affordable housing (70:30)	£11,813,485	£8,927,385	£7,690,484	£6,298,823	£5,089,410	£9,264,251	£8,027,350	£6,635,689	£5,426,276	£3,887,022	£2,239,403	£1,662,183	£2,492,053	£1,914,833	£1,433,815
40% affordable housing (70:30)	£11,437,189	£8,629,091	£7,425,620	£6,065,329	£4,888,601	£8,956,853	£7,735,362	£6,393,090	£5,216,363	£3,718,711	£2,106,287	£1,544,667	£2,362,108	£1,790,488	£1,322,472
50% affordable housing (70:30)	£11,060,893	£8,330,797	£7,150,756	£5,831,833	£4,687,793	£8,649,454	£7,479,413	£6,150,490	£5,006,450	£3,550,399	£1,973,171	£1,427,152	£2,212,164	£1,666,144	£1,211,128
60% affordable housing (70:30)	£10,684,598	£8,032,504	£6,895,892	£5,595,359	£4,488,984	£8,342,056	£7,205,445	£5,907,891	£4,795,537	£3,382,997	£1,840,654	£1,309,635	£2,072,219	£1,541,900	£1,093,754
70% affordable housing (70:30)	£10,308,300	£7,734,210	£6,631,028	£5,364,843	£4,288,176	£8,034,658	£6,931,476	£5,665,291	£4,586,624	£3,213,776	£1,706,938	£1,192,120	£1,932,274	£1,417,456	£988,441
80% affordable housing (70:30)	£9,932,003	£7,435,916	£6,366,164	£5,131,347	£4,085,368	£7,727,260	£6,657,508	£5,422,691	£4,376,711	£3,045,464	£1,573,822	£1,074,604	£1,792,329	£1,293,112	£877,097
90% affordable housing (70:30)	£9,555,707	£7,137,623	£6,101,300	£4,897,852	£3,884,859	£7,419,862	£6,383,339	£5,180,091	£4,166,799	£2,877,153	£1,440,705	£957,089	£1,652,385	£1,168,768	£765,754
100% affordable housing (70:30)	£9,179,411	£6,839,329	£5,836,436	£4,664,357	£3,683,751	£7,112,464	£6,109,571	£4,937,491	£3,956,585	£2,708,842	£1,307,589	£839,573	£1,512,440	£1,044,424	£654,410

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£35,893,840	£29,020,040	£25,116,138	£21,132,892	£17,169,288	£28,868,716	£25,002,865	£21,081,725	£17,396,200	£12,488,282	£7,313,463	£5,637,488	£8,637,488	£6,725,254	£5,077,968
10% affordable housing (70:30)	£28,286,136	£23,228,243	£20,632,003	£17,086,400	£13,961,188	£28,973,168	£25,076,928	£21,131,526	£17,006,113	£12,438,670	£7,346,579	£5,655,001	£8,600,273	£6,688,644	£5,075,712
20% affordable housing (70:30)	£22,662,433	£19,626,536	£17,030,867	£13,219,895	£10,561,968	£29,080,588	£25,183,027	£21,173,025	£17,032,023	£12,476,881	£7,379,699	£5,672,516	£8,620,516	£6,813,038	£5,073,055
30% affordable housing (70:30)	£27,039,729	£23,924,830	£21,161,731	£17,253,391	£13,762,905	£29,587,864	£25,624,865	£21,216,525	£17,045,933	£12,485,192	£7,382,812	£5,719,031	£8,636,162	£6,807,382	£5,074,399
40% affordable housing (70:30)	£27,415,025	£24,223,124	£21,426,026	£17,466,866	£13,963,813	£29,895,362	£25,808,833	£21,494,125	£17,055,351	£12,493,604	£7,390,547	£5,720,547	£8,640,176	£6,819,726	£5,075,643
50% affordable housing (70:30)	£27,791,322	£24,521,418	£21,691,458	£17,671,422	£14,164,722	£30,202,761	£26,037,801	£21,572,801	£17,065,755	£12,501,935	£7,397,044	£5,725,063	£8,646,051	£6,824,051	£5,076,097
60% affordable housing (70:30)	£28,167,618	£24,819,711	£21,956,327	£17,876,877	£14,365,579	£30,510,159	£26,264,769	£21,654,324	£17,076,677	£12,509,127	£7,403,160	£5,730,579	£8,651,996	£6,830,414	£5,076,550
70% affordable housing (70:30)	£28,543,915	£25,110,005	£22,221,186	£18,072,331	£14,566,438	£30,817,567	£26,478,738	£21,738,184	£17,087,591	£12,516,276	£7,410,694	£5,736,094	£8,658,940	£6,837,773	£5,077,003
80% affordable housing (70:30)	£28,920,211	£25,401,295	£22,486,050	£18,277,367	£14,767,847	£31,124,975	£26,693,706	£21,818,693	£17,098,503	£12,523,369	£7,417,611	£5,741,609	£8,666,889	£6,844,517	£5,077,456
90% affordable housing (70:30)	£29,296,508	£25,692,585	£22,751,914	£18,482,352	£14,969,155	£31,432,183	£26,969,855	£21,900,801	£17,109,416	£12,530,462	£7,424,528	£5,747,124	£8,674,838	£6,851,574	£5,077,909
100% affordable housing (70:30)	£29,672,804	£25,983,874	£23,017,778	£18,687,338	£15,169,664	£31,739,171	£27,242,843	£21,983,123	£17,120,329	£12,537,555	£7,431,445	£5,752,139	£8,682,789	£6,858,631	£5,078,362

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,291,641	£12,411,789	£11,748,940	£9,243,705	£7,542,180	£20,047,570	£17,384,760	£14,812,528	£12,178,001	£8,842,080	£5,295,284	£4,819,288	£7,322,729	£7,046,151	£6,486,189
10% affordable housing (70:30)	£17,067,607	£12,170,844	£11,510,894	£9,021,824	£7,442,989	£19,842,968	£17,168,728	£14,613,126	£12,037,914	£8,610,371	£5,178,380	£4,738,801	£7,162,074	£6,970,495	£6,417,513
20% affordable housing (70:30)	£16,844,234	£11,938,337	£11,278,668	£8,791,696	£7,344,707	£19,623,366	£17,002,677	£14,413,726	£11,927,826	£8,478,682	£5,148,496	£4,704,411	£7,082,016	£6,853,856	£6,348,856
30% affordable housing (70:30)	£18,420,530	£13,308,631	£12,543,531	£10,235,192	£8,744,605	£20,969,785	£18,226,665	£15,598,326	£12,807,740	£9,248,993	£5,274,813	£4,857,832	£7,341,362	£7,046,200	£6,486,200
40% affordable housing (70:30)	£18,796,826	£13,624,925	£12,808,803	£10,448,887	£8,945,414	£21,277,183	£18,480,633	£15,801,652	£13,017,652	£9,515,305	£5,348,128	£4,938,348	£7,611,308	£7,343,527	£6,811,543
50% affordable housing (70:30)	£19,173,123	£13,943,219	£13,073,259	£10,654,183	£9,146,222	£21,584,582	£18,724,802	£16,003,526	£13,227,566	£9,603,616	£5,430,844	£5,021,852	£7,822,871	£7,522,888	£6,916,888
60% affordable housing (70:30)	£19,549,419	£14,261,511	£13,338,123	£10,863,677	£9,347,031	£21,891,980	£19,026,570	£16,236,124	£13,437,478	£9,695,928	£5,515,961	£5,109,361	£8,034,308	£7,729,179	£7,124,231
70% affordable housing (70:30)	£19,925,716	£14,579,803	£13,602,987	£11,074,172	£9,548,122	£22,199,378	£19,233,539	£16,448,724	£13,647,391	£9,797,029	£5,602,077	£5,201,896	£8,230,741	£7,926,559	£7,245,574
80% affordable housing (70:30)	£20,302,012	£14,898,095	£13,872,851	£11,282,668	£9,749,619	£22,506,786	£19,476,507	£16,661,324	£13,856,304	£9,888,193	£5,688,193	£5,291,411	£8,441,696	£8,049,993	£7,365,913
90% affordable housing (70:30)	£20,678,308	£15,217,387	£14,147,715	£11,492,163	£9,950,476	£22,814,194	£19,700,476	£16,876,216	£14,074,216	£10,080,302	£5,773,310	£5,381,630	£8,651,830	£8,265,246	£7,581,117
100% affordable housing (70:30)	£21,054,605	£15,536,680	£14,417,579	£11,702,669	£10,152,264	£23,121,592	£19,924,444	£17,086,524	£14,287,130	£10,282,173	£5,858,426	£5,484,442	£8,857,976	£8,481,601	£7,807,605

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£881,155	£4,001,264	£5,338,454	£6,824,220	£8,131,695	£3,637,085	£4,974,275	£6,460,400	£7,767,514	£9,431,574	£11,184,778	£11,808,739	£10,911,643	£11,536,665	£12,056,683
10% affordable housing (70:30)	£1,257,451	£4,299,558	£5,603,918	£7,057,716	£9,332,503	£3,944,483	£5,248,243	£6,702,640	£7,977,428	£9,599,885	£11,317,894	£11,936,316	£11,051,588	£11,680,008	£12,167,027
20% affordable housing (70:30)	£1,633,748	£4,597,851	£5,868,152	£7,291,210	£9,533,312	£4,251,881	£5,522,212	£6,945,240	£8,167,340	£9,788,196	£11,483,011	£12,043,831	£11,181,533	£11,784,353	£12,276,370
30% affordable housing (70:30)	£2,010,044	£4,896,145	£6,133,464	£7,524,706	£9,734,120	£4,559,279	£5,796,180	£7,187,840	£8,397,254	£9,996,507	£11,584,127	£12,161,346	£11,331,477	£11,908,697	£12,389,716
40% affordable housing (70:30)	£2,386,341	£5,194,439	£6,397,910	£7,758,201	£9,934,928	£4,866,677	£6,100,148	£7,430,440	£8,607,166	£10,104,819	£11,717,242	£12,278,863	£11,471,422	£12,033,041	£12,501,058
50% affordable housing (70:30)	£2,762,637	£5,492,733	£6,662,774	£7,991,697	£9,135,731	£5,174,076	£6,344,111	£7,610,040	£8,817,080	£10,213,131	£11,850,959	£12,396,378			

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£10,133,543	£7,033,434	£5,696,244	£4,210,478	£2,903,003	£7,397,613	£6,060,423	£4,574,658	£3,267,183	£1,603,124	£1,080,080	£774,101	£1,123,056	£900,967	£1,020,985
10% affordable housing (70:30)	£8,777,247	£6,736,140	£5,431,380	£3,976,383	£2,702,196	£7,099,215	£5,786,456	£4,332,058	£3,067,270	£1,434,813	£923,196	£591,618	£1,168,890	£825,311	£1,132,369
20% affordable housing (70:30)	£9,400,950	£6,436,847	£5,186,516	£3,743,488	£2,501,386	£6,752,817	£5,412,486	£4,089,458	£2,877,368	£1,266,302	£748,313	£416,313	£1,009,153	£749,865	£1,243,612
30% affordable housing (70:30)	£9,024,654	£6,138,553	£4,901,652	£3,509,992	£2,300,578	£6,475,419	£5,288,518	£3,846,858	£2,637,444	£1,098,191	£549,429	£-1,126,648	£-296,779	£-873,999	£-1,365,017
40% affordable housing (70:30)	£8,648,367	£5,840,259	£4,636,788	£3,276,497	£2,099,770	£6,168,021	£4,964,250	£3,604,258	£2,427,832	£929,679	£682,544	£-1,244,165	£-436,724	£-998,343	£-1,466,360
50% affordable housing (70:30)	£8,272,061	£5,541,961	£4,372,026	£3,043,001	£1,899,861	£5,860,522	£4,690,381	£3,361,650	£2,174,618	£761,567	£316,661	£-1,661,680	£-578,686	£-1,122,667	£-1,577,704
60% affordable housing (70:30)	£7,896,765	£5,243,672	£4,107,061	£2,809,506	£1,698,153	£5,553,224	£4,416,614	£3,119,050	£2,007,706	£593,256	£-948,777	£-1,479,196	£-2,116,613	£-1,247,031	£-1,689,047
70% affordable housing (70:30)	£7,519,488	£4,945,378	£3,842,197	£2,576,012	£1,497,344	£5,245,826	£4,142,645	£2,876,459	£1,797,792	£424,944	£-1,081,893	£-1,596,711	£-2,856,587	£-1,371,375	£-1,800,390
80% affordable housing (70:30)	£7,143,172	£4,647,084	£3,577,533	£2,342,516	£1,296,536	£4,938,428	£3,888,677	£2,633,860	£1,597,880	£296,633	£-1,215,010	£-1,714,228	£-2,996,602	£-1,495,719	£-1,911,734
90% affordable housing (70:30)	£6,768,895	£4,348,791	£3,312,469	£2,109,021	£1,095,729	£4,631,030	£3,694,708	£2,391,260	£1,397,867	£88,321	£-1,348,126	£-1,831,743	£-3,136,447	£-1,620,053	£-2,023,077
100% affordable housing (70:30)	£6,390,579	£4,050,498	£3,047,605	£1,875,525	£894,919	£4,323,632	£3,320,740	£2,148,660	£1,188,064	£-79,989	£-1,481,242	£-1,948,258	£-3,126,392	£-1,744,407	£-2,134,422

£5,933,684

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,062,252	£7,842,143	£6,604,953	£5,119,188	£3,811,713	£8,306,323	£6,969,133	£5,483,367	£4,175,892	£2,511,834	£758,629	£194,608	£1,031,764	£407,743	£-112,276
10% affordable housing (70:30)	£10,685,956	£7,643,840	£6,340,389	£4,988,692	£3,610,304	£7,998,925	£6,665,165	£5,240,767	£3,965,979	£2,343,522	£623,513	£17,092	£991,819	£283,398	£-223,620
20% affordable housing (70:30)	£10,309,660	£7,445,536	£6,075,226	£4,852,197	£3,410,096	£7,691,527	£6,421,196	£4,998,167	£3,766,067	£2,175,211	£462,397	£-100,424	£751,875	£159,054	£-354,963
30% affordable housing (70:30)	£9,933,363	£7,047,262	£5,810,362	£4,418,701	£3,209,287	£7,384,129	£6,147,228	£4,755,567	£3,546,163	£2,006,900	£369,280	£-217,939	£811,931	£34,710	£-446,307
40% affordable housing (70:30)	£9,557,067	£6,748,969	£5,545,498	£4,168,206	£2,978,479	£7,076,731	£5,873,260	£4,512,967	£3,336,241	£1,838,588	£226,165	£-335,455	£471,986	£-389,634	£-557,650
50% affordable housing (70:30)	£9,180,770	£6,450,675	£5,280,634	£3,951,710	£2,807,671	£6,769,332	£5,599,991	£4,270,367	£3,138,338	£1,670,277	£93,040	£-462,970	£332,041	£-121,978	£-668,095
60% affordable housing (70:30)	£8,804,474	£6,152,362	£5,015,770	£3,718,216	£2,606,962	£6,461,934	£5,325,323	£4,027,769	£2,916,415	£1,501,965	£-40,068	£-570,487	£192,096	£-338,322	£-780,338
70% affordable housing (70:30)	£8,428,178	£5,854,088	£4,750,908	£3,484,721	£2,406,054	£6,154,536	£5,051,354	£3,785,169	£2,706,502	£1,333,854	£-173,184	£-688,002	£50,152	£-462,686	£-891,681
80% affordable housing (70:30)	£8,051,881	£5,555,794	£4,486,942	£3,251,225	£2,205,245	£5,847,137	£4,777,386	£3,542,588	£2,495,589	£1,169,342	£-336,350	£-805,519	£-897,793	£-587,010	£-1,003,025
90% affordable housing (70:30)	£7,675,585	£5,257,701	£4,211,176	£3,017,730	£2,004,437	£5,533,473	£4,463,417	£3,296,866	£2,386,677	£997,031	£-434,817	£-992,034	£-272,747	£-711,364	£-1,148,349
100% affordable housing (70:30)	£7,298,288	£4,959,207	£3,956,314	£2,784,234	£1,803,620	£5,232,341	£4,229,440	£3,057,369	£2,076,763	£828,720	£-572,533	£-1,040,549	£-367,682	£-835,698	£-1,225,712

£4,000,260

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£7,965,002	£4,844,893	£3,507,703	£2,021,937	£714,462	£5,200,072	£3,871,892	£2,386,116	£1,076,641	£-585,417	£-2,336,621	£-2,062,643	£-2,065,487	£-2,689,508	£-3,209,526
10% affordable housing (70:30)	£7,589,705	£4,546,590	£3,242,839	£1,788,441	£513,664	£4,891,674	£3,567,814	£2,143,516	£868,729	£-753,729	£-2,471,736	£-3,093,159	£-2,205,432	£-2,813,852	£-3,320,871
20% affordable housing (70:30)	£7,212,409	£4,248,306	£2,977,975	£1,554,946	£312,946	£4,584,276	£3,233,345	£1,900,916	£658,816	£-922,039	£-2,604,854	£-3,197,674	£-2,345,376	£-2,938,198	£-3,432,214
30% affordable housing (70:30)	£6,836,112	£3,950,012	£2,713,111	£1,321,451	£112,037	£4,286,878	£3,049,977	£1,658,317	£448,903	£-1,090,351	£-2,737,970	£-3,315,190	£-2,485,320	£-3,062,540	£-3,543,558
40% affordable housing (70:30)	£6,459,816	£3,651,718	£2,448,247	£1,087,956	£-88,772	£3,979,480	£2,776,009	£1,415,217	£238,390	£-1,258,692	£-2,871,086	£-3,432,706	£-2,625,265	£-3,186,864	£-3,654,801
50% affordable housing (70:30)	£6,083,520	£3,353,424	£2,183,983	£864,460	£-268,580	£3,672,081	£2,502,040	£1,173,117	£29,077	£-1,428,974	£-3,004,002	£-3,550,221	£-2,765,209	£-3,311,228	£-3,768,246
60% affordable housing (70:30)	£5,707,223	£3,055,131	£1,918,519	£620,965	£-480,388	£3,364,683	£2,228,072	£930,518	£-1,180,836	£-1,695,285	£-3,137,318	£-3,667,737	£-2,905,154	£-3,435,572	£-3,877,888
70% affordable housing (70:30)	£5,330,927	£2,756,837	£1,653,655	£387,470	£-691,197	£3,057,285	£1,954,103	£687,818	£-930,749	£-1,763,597	£-3,270,435	£-3,785,253	£-3,045,099	£-3,559,917	£-3,988,932
80% affordable housing (70:30)	£4,954,630	£2,458,543	£1,398,791	£153,974	£-902,005	£2,749,887	£1,650,135	£445,318	£-650,662	£-1,931,909	£-3,403,851	£-3,902,769	£-3,185,044	£-3,284,261	£-4,100,276
90% affordable housing (70:30)	£4,578,334	£2,160,250	£1,123,928	£-79,520	£-1,092,814	£2,442,489	£1,406,196	£202,718	£-810,574	£-2,100,220	£-3,536,667	£-4,020,284	£-3,324,988	£-3,808,605	£-4,211,619
100% affordable housing (70:30)	£4,202,038	£1,861,956	£899,064	£-313,016	£-1,293,622	£2,135,991	£1,132,196	£-39,882	£-1,020,487	£-2,268,531	£-3,669,784	£-4,137,799	£-3,464,933	£-3,932,949	£-4,322,963

£10,590,155

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,885,511	£8,689,412	£7,428,222	£6,041,286	£4,734,981	£9,229,591	£7,892,401	£6,408,433	£5,088,180	£3,426,109	£1,881,898	£1,287,978	£1,985,083	£1,331,011	£-810,998
10% affordable housing (70:30)	£11,509,224	£8,567,116	£7,263,358	£5,808,960	£4,534,173	£8,922,193	£7,518,433	£6,164,035	£4,889,248	£3,266,790	£1,548,782	£940,360	£1,815,087	£1,206,667	£-699,649
20% affordable housing (70:30)	£11,232,928	£8,268,826	£6,998,494	£5,576,465	£4,333,364	£8,614,796	£7,344,964	£5,921,436	£4,679,335	£3,098,480	£1,415,665	£822,845	£1,675,143	£1,082,323	£-588,306
30% affordable housing (70:30)	£10,856,632	£7,970,531	£6,733,630	£5,341,970	£4,132,566	£8,307,397	£7,070,496	£5,678,836	£4,469,422	£2,930,168	£1,282,549	£705,330	£1,535,199	£957,979	£-476,961
40% affordable housing (70:30)	£10,480,336	£7,672,237	£6,488,768	£5,109,475	£3,931,747	£7,999,990	£6,786,598	£5,436,236	£4,259,609	£2,761,857	£1,149,433	£587,813	£1,385,254	£833,636	£-365,616
50% affordable housing (70:30)	£10,104,039	£7,373,943	£6,203,902	£4,874,979	£3,730,939	£7,692,600	£6,522,550	£5,193,638	£4,049,586	£2,593,545	£1,016,317	£470,398	£1,255,310	£709,291	£-254,274
60% affordable housing (70:30)	£9,727,742	£7,075,650	£5,939,038	£4,641,484	£3,530,131	£7,386,202	£6,248,591	£4,951,037	£3,839,684	£2,426,234	£883,201	£362,782	£1,115,365	£584,947	£-142,931
70% affordable housing (70:30)	£9,351,446	£6,777,356	£5,674,114	£4,407,989	£3,329,322	£7,077,804	£5,974,622	£4,706,437	£3,629,770	£2,296,922	£796,084	£235,266	£976,421	£480,603	£-331,595
80% affordable housing (70:30)	£8,975,150	£6,479,062	£5,409,311	£4,174,493	£3,128,514	£6,770,406	£5,700,654	£4,465,637	£3,419,669	£2,086,611	£616				

**LB SOUTHWARK
VACANT BUILDING TESTING**

Site typology 2

No Units	100
Site Area	0.85 Ha

VBC as % of floorspace 0%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2							Zone 3		
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£37,798,318	£27,381,842	£22,917,638	£17,946,324	£13,547,284	£28,573,374	£24,109,170	£19,148,943	£14,758,504	£9,157,435	£3,201,147	£1,074,877	£4,124,266	£1,997,997	£226,105
10% affordable housing (70:30)	£32,807,319	£23,432,490	£19,414,707	£14,847,982	£10,887,226	£24,504,870	£20,487,086	£15,937,901	£11,977,145	£6,930,567	£1,437,386	£4,844,046	£2,268,195	£364,552	£1,260,434
20% affordable housing (70:30)	£27,816,320	£19,483,139	£15,902,074	£11,747,641	£8,228,968	£20,436,965	£16,865,002	£12,716,456	£9,195,784	£4,686,192	£331,711	£2,630,548	£412,122	£1,309,973	£2,750,870
30% affordable housing (70:30)	£22,825,321	£15,529,073	£12,378,473	£8,647,296	£5,549,254	£16,367,960	£13,226,186	£9,495,012	£6,410,833	£2,441,796	£2,124,318	£3,637,050	£1,467,565	£2,980,298	£4,240,908
40% affordable housing (70:30)	£17,834,322	£11,555,385	£8,854,870	£5,533,971	£2,860,946	£12,281,998	£9,581,482	£6,272,467	£3,599,442	£1,197,410	£3,916,925	£5,213,552	£3,353,994	£4,650,621	£5,731,144
50% affordable housing (70:30)	£12,832,699	£7,581,697	£5,321,892	£2,400,159	£1,728,636	£8,167,207	£5,936,778	£3,015,572	£1,788,652	£2,080,454	£5,709,532	£6,780,054	£5,240,422	£6,320,945	£7,221,380
60% affordable housing (70:30)	£7,838,911	£3,992,434	£1,759,918	£745,692	£258,814	£4,074,765	£2,259,249	£1,245,269	£629,299	£2,056,431	£4,261,547	£7,592,138	£5,366,556	£7,126,851	£7,991,299
70% affordable housing (70:30)	£2,834,322	£1,442,287	£1,831,531	£6,930,718	£5,298,000	£67,000	£1,456,243	£3,555,432	£4,913,803	£6,642,639	£9,294,745	£9,943,058	£9,013,272	£9,661,593	£10,201,854
80% affordable housing (70:30)	£2,364,555	£4,526,600	£5,451,762	£7,115,785	£8,021,365	£4,275,408	£5,201,570	£6,865,594	£7,771,174	£8,923,732	£11,087,351	£11,519,561	£10,899,708	£11,331,917	£11,692,091
90% affordable housing (70:30)	£7,528,390	£8,608,913	£9,071,994	£10,300,851	£10,783,641	£8,483,917	£8,946,898	£10,175,755	£10,629,545	£11,204,824	£12,879,957	£13,096,063	£12,786,136	£13,002,240	£13,162,328
100% affordable housing (70:30)	£12,692,225	£12,692,225	£12,692,225	£13,485,917	£13,485,917	£12,692,225	£12,692,225	£13,485,917	£13,485,917	£13,485,917	£13,485,917	£14,672,565	£14,672,565	£14,672,565	£14,672,565

Residual Land values compared to benchmark land values
Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£42,486,320	£47,347,029	£53,318,917	£61,919,219	£71,191,199	£41,991,269	£46,115,703	£51,115,703	£55,201,139	£61,107,203	£68,768,491	£77,140,271	£86,996,491	£97,991,691	£109,694,591
10% affordable housing (70:30)	£37,457,324	£46,832,153	£50,849,396	£55,416,661	£60,377,471	£45,759,773	£49,777,557	£54,326,742	£58,287,499	£63,334,073	£68,827,257	£70,748,689	£67,996,446	£69,910,091	£71,525,071
20% affordable housing (70:30)	£32,448,323	£40,791,504	£43,362,589	£45,517,003	£47,622,675	£40,828,278	£43,549,187	£46,088,591	£48,578,461	£50,996,354	£52,325,191	£50,852,521	£47,574,616	£47,015,313	£47,015,313
30% affordable housing (70:30)	£27,439,323	£34,735,570	£37,986,170	£41,617,345	£44,715,399	£33,986,735	£37,038,457	£40,769,832	£43,853,810	£47,822,947	£52,389,961	£57,901,693	£64,224,941	£71,244,941	£74,505,551
40% affordable housing (70:30)	£22,430,321	£28,709,228	£31,409,723	£34,720,672	£37,403,697	£27,902,645	£30,683,162	£33,992,176	£36,665,201	£40,967,233	£44,191,568	£48,478,195	£53,618,637	£59,615,266	£63,959,747
50% affordable housing (70:30)	£17,431,044	£22,682,946	£24,942,751	£27,964,484	£30,020,005	£22,047,436	£24,327,905	£27,240,071	£29,475,592	£32,345,097	£35,974,175	£40,697,697	£45,505,588	£50,478,023	£54,478,023
60% affordable housing (70:30)	£12,432,532	£16,682,209	£18,504,726	£21,010,295	£22,811,457	£16,189,878	£18,012,395	£20,509,912	£22,321,074	£24,626,190	£27,768,781	£31,391,199	£35,391,494	£39,259,913	£42,978,261
70% affordable housing (70:30)	£7,433,048	£10,706,930	£12,086,174	£14,195,381	£15,553,753	£10,311,643	£11,720,896	£13,920,975	£15,784,446	£18,907,282	£21,559,388	£24,907,902	£27,277,922	£29,466,487	£30,466,487
80% affordable housing (70:30)	£2,433,198	£4,718,405	£5,718,405	£7,780,428	£8,202,008	£4,240,017	£4,540,017	£4,740,017	£4,940,017	£5,140,017	£5,340,017	£5,540,017	£5,740,017	£5,940,017	£6,140,017
90% affordable housing (70:30)	£7,793,034	£8,753,556	£9,336,637	£10,565,494	£11,018,284	£8,748,460	£9,121,541	£9,400,349	£9,803,188	£10,469,467	£11,444,601	£12,366,706	£13,050,777	£13,666,883	£14,446,971
100% affordable housing (70:30)	£12,692,225	£12,692,225	£12,692,225	£13,485,917	£13,485,917	£12,692,225	£12,692,225	£13,485,917	£13,485,917	£13,485,917	£13,485,917	£14,672,565	£14,672,565	£14,672,565	£14,672,565

Residual Land values compared to benchmark land values
Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£18,890,220	£27,296,596	£31,790,991	£38,730,274	£44,131,054	£26,105,164	£29,589,388	£35,529,595	£39,920,034	£45,921,703	£51,477,391	£53,693,961	£50,594,272	£52,680,542	£54,452,433
10% affordable housing (70:30)	£13,871,220	£21,246,046	£25,263,821	£30,930,556	£34,791,312	£20,173,666	£23,740,527	£29,701,394	£34,747,972	£41,747,972	£45,241,152	£45,162,394	£42,410,244	£43,323,966	£45,038,972
20% affordable housing (70:30)	£8,862,218	£13,195,309	£15,776,464	£19,930,898	£22,441,570	£13,242,173	£15,537,537	£19,962,083	£24,482,754	£29,992,366	£35,010,249	£36,739,096	£34,266,416	£35,988,511	£37,429,208
30% affordable housing (70:30)	£3,853,218	£8,149,465	£10,300,065	£14,031,240	£16,129,284	£8,310,679	£10,242,352	£13,183,527	£16,267,705	£20,236,742	£25,802,858	£28,315,588	£25,146,104	£27,658,836	£28,919,448
40% affordable housing (70:30)	£3,844,216	£4,923,193	£5,823,888	£7,144,667	£8,171,592	£4,396,540	£5,097,057	£6,406,071	£7,819,076	£9,481,128	£11,695,463	£13,692,090	£13,032,533	£13,329,160	£13,400,682
50% affordable housing (70:30)	£1,846,639	£2,706,641	£3,356,646	£4,278,379	£4,905,901	£4,691,331	£4,671,780	£4,612,666	£4,539,467	£4,458,992	£4,368,070	£4,268,021	£4,168,021	£4,068,021	£3,968,021
60% affordable housing (70:30)	£46,869,727	£51,096,104	£52,918,621	£55,424,190	£57,235,582	£50,603,773	£52,426,907	£54,923,807	£56,734,969	£59,040,085	£62,160,676	£65,045,095	£61,805,399	£62,689,038	£63,580,158
70% affordable housing (70:30)	£51,924,303	£55,120,825	£56,510,089	£58,909,257	£59,987,628	£54,745,639	£56,134,781	£58,233,970	£59,592,341	£61,321,177	£63,973,283	£64,821,937	£63,691,817	£64,340,131	£64,880,392
80% affordable housing (70:30)	£51,043,083	£50,294,198	£50,130,390	£51,794,323	£52,699,893	£53,953,946	£55,880,189	£58,144,132	£60,449,113	£63,022,270	£65,769,688	£68,199,999	£65,578,248	£66,010,465	£66,310,679
90% affordable housing (70:30)	£62,206,929	£63,287,451	£63,799,889	£64,979,389	£65,162,355	£63,625,436	£64,654,293	£65,907,084	£67,362,684	£69,089,367	£70,968,674	£71,774,001	£67,464,674	£67,860,866	£68,160,866
100% affordable housing (70:30)	£67,370,763	£67,370,763	£67,370,763	£68,164,456	£68,164,456	£67,370,763	£67,370,763	£68,164,456	£68,164,456	£68,164,456	£69,351,103	£69,351,103	£69,351,103	£69,351,103	£69,351,103

Residual Land values compared to benchmark land values
Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,798,318	£2,381,842	£2,082,363	£7,051,676	£11,452,514	£3,573,374	£890,830	£5,851,057	£10,241,946	£15,842,565	£21,798,853	£23,925,123	£20,875,734	£23,002,004	£24,773,896
10% affordable housing (70:30)	£7,807,319	£1,567,510	£1,585,293	£10,152,018	£14,112,716	£4,965,130	£4,512,914	£11,022,896	£18,069,433	£22,562,614	£25,484,046	£22,731,806	£24,645,449	£26,260,434	
20% affordable housing (70:30)	£2,816,320	£1,516,861	£1,097,426	£11,255,260	£16,770,002	£4,563,635	£9,134,999	£12,283,545	£15,894,216	£20,313,818	£25,331,711	£27,660,548	£24,557,976	£26,309,973	£27,159,671
30% affordable housing (70:30)	£2,174,680	£9,470,927	£12,621,528	£16,362,702	£19,450,746	£8,632,141	£11,773,814	£15,504,989	£18,589,167	£22,568,204	£27,124,318	£28,637,050	£26,467,566	£27,980,298	£29,240,908
40% affordable housing (70:30)	£7,165,778	£13,445,615	£16,145,130	£19,466,029	£22,139,054	£12,716,002	£15,418,619	£19,216,533	£21,400,558	£24,802,890	£28,916,925	£30,213,552	£28,353,994	£29,620,622	£30,731,144
50% affordable housing (70:30)	£2,167,301	£1,418,303	£1,018,708	£22,599,841	£24,827,365	£16,812,794	£19,063,223	£21,984,428	£24,211,949						

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£32,754,687	£22,338,210	£17,874,006	£12,904,993	£8,503,853	£23,529,743	£19,950,539	£14,105,312	£9,714,873	£4,113,803	£1,842,484	£3,968,754	£919,365	£3,045,635	£4,817,627
10% affordable housing (70:30)	£27,763,889	£18,380,889	£14,371,076	£9,804,300	£5,843,595	£19,481,239	£16,441,454	£10,894,269	£6,933,513	£1,886,325	£3,698,245	£5,527,677	£2,775,457	£4,680,980	£6,304,065
20% affordable housing (70:30)	£22,772,659	£14,435,507	£10,858,441	£6,104,000	£3,183,330	£15,392,733	£11,821,370	£7,672,824	£3,152,152	£357,450	£5,375,243	£7,194,179	£4,631,509	£5,353,605	£7,794,302
30% affordable housing (70:30)	£17,781,689	£10,484,442	£7,334,841	£3,603,666	£605,623	£11,324,228	£8,182,555	£4,451,340	£1,367,202	£2,601,835	£7,167,940	£8,680,681	£6,511,197	£8,023,929	£9,284,539
40% affordable housing (70:30)	£12,790,691	£6,511,754	£3,811,239	£1,430,340	£2,182,685	£7,238,266	£4,537,850	£1,258,835	£1,444,190	£4,846,221	£8,960,557	£10,257,183	£8,397,626	£9,694,253	£10,774,775
50% affordable housing (70:30)	£7,799,085	£2,538,085	£2,843,472	£4,870,394	£2,143,575	£4,870,394	£2,143,575	£2,029,059	£4,870,394	£17,124,085	£10,753,163	£10,284,054	£11,394,576	£12,265,012	£13,136,012
60% affordable housing (70:30)	£2,765,180	£1,461,197	£3,283,714	£5,789,283	£7,600,445	£4,968,867	£2,791,383	£5,288,001	£7,100,063	£9,405,178	£12,548,769	£13,410,188	£12,170,483	£13,034,801	£13,755,249
70% affordable housing (70:30)	£2,289,396	£5,485,919	£8,875,162	£8,874,350	£10,332,722	£5,110,832	£6,499,874	£8,599,063	£9,957,435	£11,686,270	£14,338,378	£14,386,890	£14,056,911	£14,705,224	£15,245,488
80% affordable housing (70:30)	£7,406,188	£9,583,232	£10,495,394	£12,199,816	£13,068,997	£9,319,040	£10,245,202	£11,909,225	£12,814,806	£13,967,363	£16,130,882	£16,583,182	£16,843,339	£16,375,548	£16,735,223
90% affordable housing (70:30)	£12,570,022	£13,692,544	£14,115,625	£15,444,452	£16,792,723	£13,827,408	£15,890,599	£15,919,387	£15,675,677	£16,248,458	£17,923,589	£18,139,694	£17,829,787	£18,065,872	£18,225,358
100% affordable housing (70:30)	£17,735,856	£17,735,856	£18,529,548	£17,735,856	£17,735,856	£18,529,548	£17,735,856	£18,529,548	£18,529,548	£18,529,548	£18,529,548	£18,529,548	£18,529,548	£18,529,548	£18,529,548

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£34,398,097	£23,981,621	£19,517,417	£14,548,103	£10,147,263	£25,173,153	£20,708,949	£15,748,722	£11,358,283	£5,757,214	£1,959,074	£2,325,344	£724,045	£1,402,224	£3,174,116
10% affordable housing (70:30)	£29,407,089	£20,032,289	£16,014,486	£11,447,761	£7,487,005	£21,104,949	£17,098,985	£12,837,880	£8,576,924	£3,330,346	£1,862,836	£3,884,267	£1,132,026	£3,045,869	£4,860,655
20% affordable housing (70:30)	£24,416,098	£16,082,918	£12,501,853	£8,347,420	£4,826,747	£17,036,144	£13,464,781	£9,316,236	£5,795,563	£1,285,361	£3,731,932	£5,460,769	£2,988,059	£4,710,194	£6,150,891
30% affordable housing (70:30)	£19,426,100	£12,128,862	£8,978,252	£5,247,077	£2,140,033	£12,967,639	£9,825,366	£6,094,791	£3,010,812	£358,425	£5,524,539	£7,037,271	£4,867,786	£6,380,519	£7,641,129
40% affordable housing (70:30)	£14,434,101	£8,155,164	£5,454,649	£2,235,270	£593,275	£8,881,737	£6,181,261	£2,872,246	£1,991,221	£5,202,811	£7,317,148	£8,613,773	£6,754,215	£8,030,842	£9,131,365
50% affordable housing (70:30)	£9,432,476	£4,181,476	£3,921,671	£1,000,062	£3,227,583	£4,786,989	£2,536,557	£3,841,649	£2,812,160	£5,480,676	£9,109,753	£10,100,276	£8,640,843	£9,721,166	£10,821,691
60% affordable housing (70:30)	£4,408,500	£1,821,213	£1,640,300	£4,145,933	£5,957,035	£3,744,544	£1,147,973	£3,645,400	£5,456,652	£7,781,768	£10,902,359	£11,766,717	£10,527,072	£11,391,490	£12,111,839
70% affordable housing (70:30)	£3,842,986	£3,842,508	£5,231,752	£7,307,939	£9,889,311	£3,467,221	£4,856,464	£6,955,653	£8,314,024	£10,402,860	£12,694,968	£13,343,279	£12,413,500	£13,061,814	£13,602,078
80% affordable housing (70:30)	£5,764,716	£7,925,821	£8,851,983	£10,516,006	£11,421,586	£7,676,629	£9,601,791	£10,265,815	£11,171,395	£12,363,993	£14,481,572	£14,919,982	£14,298,929	£14,782,138	£15,092,312
90% affordable housing (70:30)	£10,826,611	£12,009,434	£12,609,634	£13,707,072	£14,538,862	£11,884,038	£13,740,119	£15,628,786	£16,405,645	£17,296,178	£18,498,294	£18,186,365	£18,402,461	£18,582,548	£18,762,548
100% affordable housing (70:30)	£16,022,446	£16,022,446	£16,022,446	£16,886,138	£16,886,138	£16,022,446	£16,886,138	£16,886,138	£16,886,138	£16,886,138	£16,886,138	£16,886,138	£16,886,138	£16,886,138	£16,886,138

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£28,796,687	£18,380,210	£13,916,006	£8,946,993	£4,545,853	£19,571,742	£15,107,538	£10,147,312	£5,757,872	£1,815,873	£3,800,488	£7,926,754	£9,877,365	£17,033,635	£28,775,527
10% affordable housing (70:30)	£23,805,689	£14,435,507	£10,413,076	£5,846,300	£3,183,330	£15,392,733	£11,486,454	£8,898,269	£5,375,513	£2,071,065	£7,564,246	£9,485,677	£5,733,437	£8,647,980	£10,262,066
20% affordable housing (70:30)	£18,814,688	£10,484,507	£6,900,442	£3,744,666	£774,664	£11,434,733	£7,883,370	£3,714,824	£1,941,152	£4,315,450	£8,589,510	£10,162,180	£8,589,510	£10,311,605	£11,752,302
30% affordable housing (70:30)	£13,823,689	£6,527,441	£3,876,841	£1,384,334	£3,452,377	£7,386,228	£4,224,555	£2,093,300	£2,590,739	£6,559,836	£11,125,949	£12,638,682	£10,469,197	£11,981,929	£13,242,539
40% affordable housing (70:30)	£8,832,689	£2,553,754	£1,461,762	£3,467,661	£6,140,686	£3,280,266	£1,779,850	£2,729,165	£5,402,190	£8,804,229	£10,218,657	£14,215,184	£12,355,658	£13,652,253	£14,732,716
50% affordable housing (70:30)	£3,831,467	£1,419,935	£3,679,939	£6,601,472	£9,828,994	£3,144,426	£3,054,854	£5,388,000	£8,213,580	£11,082,085	£14,711,163	£15,781,688	£14,246,054	£15,302,977	£16,223,012
60% affordable housing (70:30)	£1,192,821	£5,419,198	£7,241,714	£9,747,284	£11,558,446	£4,926,867	£6,749,383	£9,246,901	£11,058,063	£13,363,178	£16,503,770	£17,368,188	£16,128,483	£16,992,901	£17,712,249
70% affordable housing (70:30)	£5,247,397	£9,443,919	£10,833,163	£12,932,359	£14,290,722	£9,068,632	£10,457,875	£12,857,063	£15,915,435	£15,644,271	£18,296,376	£18,944,690	£18,014,911	£18,663,225	£19,203,498
80% affordable housing (70:30)	£11,369,187	£13,637,892	£14,883,984	£16,117,416	£17,022,987	£13,277,040	£15,265,302	£16,867,226	£18,772,806	£19,926,364	£20,098,983	£20,512,192	£19,901,340	£20,333,648	£20,695,723
90% affordable housing (70:30)	£16,530,022	£17,610,545	£18,073,625	£19,302,483	£19,755,273	£17,485,448	£19,948,529	£19,177,387	£19,630,177	£20,206,456	£21,881,589	£22,097,694	£21,787,768	£22,003,872	£22,183,659
100% affordable housing (70:30)	£21,693,857	£21,693,857	£21,693,857	£22,487,549	£22,487,549	£21,693,857	£22,487,549	£22,487,549	£22,487,549	£22,487,549	£22,487,549	£22,487,549	£22,487,549	£22,487,549	£22,487,549

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£38,097,338	£28,681,861	£22,161,758	£16,117,344	£11,311,034	£28,842,994	£24,378,780	£18,413,483	£13,028,024	£7,458,965	£1,879,961	£2,855,003	£1,131,316	£1,304,376	£2,304,376
10% affordable housing (70:30)	£33,106,339	£23,702,010	£17,684,227	£13,117,502	£8,156,746	£22,774,980	£18,756,606	£14,207,421	£10,246,664	£5,200,087	£2,993,094	£2,214,526	£3,577,715	£4,375,328	£5,290,914
20% affordable housing (70:30)	£28,115,339	£19,702,010	£14,684,227	£10,117,502	£5,166,746	£18,706,980	£14,207,421	£9,746,664	£5,746,664	£2,993,094	£2,214,526	£3,577,715	£4,375,328	£5,290,914	£6,150,891
30% affordable housing (70:30)	£23,124,339	£15,702,010	£11,684,227	£7,617,502	£3,166,746	£14,706,980	£10,207,421	£5,746,664	£3,246,664	£2,993,094	£2,214,526	£3,577,715	£4,375,328	£5,290,914	£6,150,891
40% affordable housing (70:30)	£18,133,339	£11,702,010	£8,684,227	£5,117,502	£1,166,746	£10,706,980	£6,207,421	£3,746,664	£2,246,664	£2,993,094	£2,214,526	£3,577,715	£4,375,328	£5,290,914	£6,150,891
50% affordable housing (70:30)	£13,142,339	£7,702,010	£5,684,227	£3,117,502	£-1,166,746	£8,706,980	£4,207,421	£2,746,664	£1,246,664	£2,993,094	£2,214,526	£3,577,715	£4,375,328	£5,290,914	£6,150,891
60% affordable housing (70:30)	£8,151,339	£3,702,010	£1,684,227	£1,117,502	£-3,166,746	£6,706,980	£2,207,421	£1,746,664	£726,664	£2,993,094	£2,214,526	£3,577,715	£4,375,328	£5,290,914	£6,150,891
70% affordable housing (70:30)															

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	100
Site Area	0.85 Ha

VBC as % of floorspace	25%
------------------------	-----

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£27,798,318	£27,381,824	£22,917,638	£17,948,324	£13,547,484	£28,573,374	£24,109,170	£19,148,943	£14,758,504	£9,157,435	£3,201,147	£1,074,877	£4,124,266	£1,997,997	£226,105
10% affordable housing (70:30)	£34,050,925	£24,415,685	£20,286,296	£15,548,890	£11,548,113	£25,517,852	£21,388,463	£16,738,084	£12,668,306	£7,487,317	£1,874,098	£1,074,877	£2,727,983	£1,761,183	£592,173
20% affordable housing (70:30)	£30,933,532	£21,449,527	£17,654,954	£13,289,455	£9,349,741	£22,462,330	£18,867,755	£14,318,823	£10,578,105	£5,793,916	£547,048	£1,280,893	£1,331,700	£483,408	£2,014,149
30% affordable housing (70:30)	£26,556,139	£18,483,370	£15,008,640	£10,980,021	£7,549,370	£19,406,807	£15,947,049	£11,898,551	£8,487,911	£4,112,397	£792,758	£2,467,568	£65,639	£1,740,450	£3,136,125
40% affordable housing (70:30)	£22,808,746	£15,512,362	£12,361,760	£8,630,587	£5,323,337	£16,301,285	£13,209,475	£9,478,300	£6,393,915	£2,424,878	£2,141,512	£3,654,243	£1,484,760	£2,997,491	£4,258,101
50% affordable housing (70:30)	£19,661,352	£12,527,918	£9,714,881	£6,286,278	£3,811,877	£13,284,806	£10,471,768	£7,058,040	£4,281,143	£737,360	£3,480,265	£4,840,918	£2,903,879	£4,254,533	£5,380,077
60% affordable housing (70:30)	£16,313,959	£9,343,475	£7,088,002	£3,941,690	£1,491,417	£10,230,535	£7,734,983	£4,616,644	£2,168,771	£985,898	£4,839,019	£6,927,593	£4,322,989	£5,511,574	£6,902,093
70% affordable housing (70:30)	£11,547,483	£6,559,030	£4,401,794	£1,587,100	£537,696	£7,134,265	£4,986,437	£2,171,743	£55,599	£2,680,816	£6,187,772	£7,214,268	£5,742,119	£6,768,616	£7,624,029
80% affordable housing (70:30)	£7,775,389	£3,548,600	£1,726,083	£780,040	£2,591,202	£4,040,930	£2,218,414	£279,657	£2,090,819	£4,395,934	£7,536,526	£8,400,943	£7,161,238	£9,025,656	£9,746,006
90% affordable housing (70:30)	£3,986,356	£531,167	£95,159	£3,173,138	£4,644,707	£331,186	£558,898	£2,766,578	£4,238,147	£8,111,052	£8,885,279	£9,567,619	£8,580,359	£9,282,698	£9,867,981
100% affordable housing (70:30)	£1,717,872	£2,528,928	£3,684,031	£5,568,237	£6,898,213	£2,214,189	£3,371,892	£5,253,407	£7,826,170	£10,234,032	£10,774,294	£9,999,478	£10,539,739	£10,989,957	

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£55,468,532	£47,247,020	£32,832,813	£22,311,813	£16,577,159	£41,911,289	£36,158,474	£27,113,127	£20,308,137	£13,107,399	£4,863,698	£1,603,371	£6,103,698	£2,918,799	£326,838
10% affordable housing (70:30)	£66,216,112	£45,848,958	£40,978,347	£34,645,753	£26,716,530	£44,746,791	£48,676,189	£35,508,559	£27,596,337	£16,777,326	£6,380,545	£70,598,962	£67,536,660	£69,503,460	£71,158,810
20% affordable housing (70:30)	£20,961,718	£26,609,618	£26,609,618	£26,609,618	£26,609,618	£47,802,314	£51,596,887	£55,945,821	£59,886,535	£64,464,727	£69,717,595	£71,545,537	£68,932,943	£70,748,052	£72,278,792
30% affordable housing (70:30)	£43,708,504	£51,791,274	£55,255,003	£59,394,622	£62,715,273	£58,857,838	£54,917,534	£48,386,082	£41,776,732	£36,152,246	£31,057,402	£27,732,212	£20,390,282	£22,005,093	£23,400,768
40% affordable housing (70:30)	£14,454,697	£9,454,296	£5,902,693	£3,634,657	£1,624,236	£33,933,368	£37,055,168	£40,786,343	£43,970,728	£47,639,765	£52,408,155	£57,318,987	£61,449,403	£65,262,134	£67,822,744
50% affordable housing (70:30)	£51,203,201	£57,736,275	£60,549,762	£63,988,365	£66,752,766	£56,079,837	£50,792,874	£43,206,603	£36,983,500	£29,527,523	£23,754,908	£17,505,562	£13,168,523	£10,519,176	£7,644,721
60% affordable housing (70:30)	£34,950,684	£30,721,168	£23,196,641	£16,322,954	£8,773,228	£60,055,108	£62,130,589	£65,645,399	£68,998,272	£71,230,341	£75,103,662	£78,292,236	£74,987,642	£75,776,217	£76,765,896
70% affordable housing (70:30)	£58,717,160	£33,705,613	£25,862,848	£18,877,543	£10,802,398	£63,190,379	£65,278,205	£68,002,800	£70,309,048	£72,485,669	£76,452,416	£77,478,911	£76,006,762	£77,033,259	£77,988,672
80% affordable housing (70:30)	£26,480,246	£36,716,043	£38,535,560	£41,044,683	£42,855,845	£36,223,113	£38,046,232	£40,543,464	£42,855,464	£45,665,536	£47,901,169	£49,665,586	£51,625,981	£52,630,300	£53,610,840
90% affordable housing (70:30)	£66,278,287	£69,733,476	£71,229,802	£73,437,781	£74,900,350	£69,333,457	£70,823,241	£73,031,221	£74,502,790	£76,376,696	£79,140,922	£79,852,262	£78,845,002	£79,547,341	£80,132,624
100% affordable housing (70:30)	£70,093,071	£72,791,571	£73,949,274	£75,830,880	£76,962,856	£72,478,832	£73,636,335	£75,518,140	£76,850,116	£78,000,813	£80,489,678	£81,038,937	£80,284,121	£80,804,382	£81,294,600

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£16,889,220	£27,298,696	£31,769,901	£36,730,274	£41,131,054	£26,195,164	£30,569,368	£35,529,595	£39,930,034	£45,521,103	£51,477,391	£53,603,681	£50,954,272	£52,689,542	£54,462,433
10% affordable housing (70:30)	£20,627,613	£24,392,242	£24,392,242	£24,392,242	£24,392,242	£39,160,686	£33,209,075	£27,939,465	£22,100,252	£17,191,221	£12,804,441	£9,772,767	£5,950,555	£3,917,285	£2,670,711
20% affordable housing (70:30)	£24,375,071	£33,229,012	£37,023,584	£41,389,083	£45,129,797	£32,216,209	£36,101,782	£40,359,716	£44,100,430	£48,878,622	£54,131,450	£55,959,432	£53,346,838	£55,161,947	£56,692,688
30% affordable housing (70:30)	£28,122,399	£36,195,169	£39,669,898	£43,718,517	£47,129,168	£36,271,489	£42,779,377	£46,100,627	£50,566,141	£55,471,297	£57,146,107	£54,744,178	£56,418,989	£57,814,863	£59,068,688
40% affordable housing (70:30)	£31,869,782	£39,165,176	£42,316,778	£46,047,662	£49,146,201	£38,327,263	£41,489,623	£45,200,238	£48,284,623	£52,253,680	£56,820,050	£58,332,782	£56,163,298	£57,678,020	£58,958,639
50% affordable housing (70:30)	£36,617,186	£42,150,620	£44,963,657	£48,362,260	£51,166,861	£41,383,732	£44,208,770	£47,620,488	£50,397,395	£53,941,178	£58,168,893	£59,519,457	£57,882,418	£59,695,071	£60,698,616
60% affordable housing (70:30)	£39,364,579	£45,135,063	£47,610,537	£50,736,849	£53,871,122	£44,489,033	£46,944,284	£50,059,894	£52,510,167	£55,641,557	£59,517,557	£60,706,132	£59,001,537	£60,190,112	£61,180,591
70% affordable housing (70:30)	£43,131,055	£48,119,508	£50,276,744	£53,091,438	£55,219,234	£47,544,274	£49,692,102	£52,506,795	£54,922,939	£57,399,354	£60,966,811	£61,892,807	£60,420,657	£61,447,154	£62,302,567
80% affordable housing (70:30)	£46,903,150	£51,179,838	£52,892,455	£55,860,879	£57,269,740	£50,677,688	£52,469,128	£54,985,195	£56,769,357	£59,074,472	£62,215,864	£63,078,462	£61,839,778	£62,704,195	£63,424,644
90% affordable housing (70:30)	£50,692,182	£54,147,911	£55,643,697	£57,851,676	£59,233,246	£53,747,352	£55,297,157	£57,445,116	£58,916,685	£60,789,591	£63,568,617	£64,266,157	£63,288,607	£63,961,266	£64,546,510
100% affordable housing (70:30)	£54,506,856	£57,205,466	£59,363,169	£60,244,775	£61,376,751	£58,892,727	£59,050,430	£59,932,035	£61,064,011	£62,504,708	£64,912,571	£65,452,832	£64,676,616	£65,218,277	£65,668,485

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,798,318	£2,381,842	£2,082,362	£7,051,676	£11,452,516	£3,573,374	£8,890,830	£5,851,067	£10,241,496	£16,842,565	£21,788,853	£23,925,123	£20,875,734	£23,002,004	£24,773,896
10% affordable housing (70:30)	£9,950,925	£3,894,315	£4,713,703	£9,381,111	£13,451,887	£1,717,852	£3,611,537	£9,260,917	£12,931,694	£17,512,683	£23,725,903	£25,094,219	£22,272,017	£24,238,817	£25,892,173
20% affordable housing (70:30)	£5,303,531	£3,550,474	£7,345,046	£11,710,545	£15,451,259	£2,537,671	£9,332,244	£10,681,178	£14,421,892	£19,200,984	£24,452,852	£26,290,894	£23,688,300	£25,483,409	£27,014,150
30% affordable housing (70:30)	£1,556,139	£6,516,631	£9,991,360	£14,039,979	£17,450,639	£5,593,193	£9,052,951	£13,101,438	£16,512,089	£20,887,503	£25,792,755	£27,467,569	£25,065,640	£26,740,451	£28,136,125
40% affordable housing (70:30)	£2,191,254	£9,487,638	£12,638,240	£16,389,414	£20,467,863	£8,648,715	£11,790,525	£15,720,625	£20,147,122	£27,141,512	£32,854,244	£28,484,760	£27,997,991	£29,258,101	
50% affordable housing (70:30)	£5,936,645	£12,477,082	£16,265,												

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£32,754,687	£22,338,210	£17,874,008	£12,904,693	£8,503,853	£23,529,743	£19,065,539	£14,106,312	£9,714,873	£4,113,803	£1,842,484	£3,968,754	£918,365	£3,045,635	£4,817,527
10% affordable housing (70:30)	£29,007,293	£19,372,053	£15,242,664	£10,576,258	£6,594,482	£20,747,220	£16,344,832	£11,696,452	£7,624,675	£2,444,686	£3,169,534	£5,137,850	£2,315,648	£4,292,448	£5,995,904
20% affordable housing (70:30)	£25,429,900	£16,406,806	£12,611,323	£8,246,564	£4,905,110	£17,418,698	£13,624,124	£9,275,191	£5,539,477	£1,756,584	£4,066,883	£5,324,525	£3,711,931	£5,527,040	£7,607,781
30% affordable housing (70:30)	£21,512,506	£13,430,738	£9,965,000	£6,916,390	£3,205,739	£14,363,176	£10,903,417	£6,854,930	£3,444,279	£931,234	£5,836,300	£7,511,200	£5,109,271	£6,784,082	£8,179,756
40% affordable housing (70:30)	£17,769,114	£10,468,730	£7,418,129	£4,586,955	£1,688,706	£11,307,663	£8,185,844	£4,434,669	£1,250,284	£2,618,753	£7,185,144	£6,697,875	£5,528,391	£6,041,123	£9,301,732
50% affordable housing (70:30)	£14,017,721	£7,484,267	£4,952,646	£2,252,646	£1,531,754	£8,241,115	£5,426,137	£2,014,469	£4,309,271	£3,553,996	£9,894,550	£7,947,511	£7,298,164	£10,423,709	£12,887,881
60% affordable housing (70:30)	£10,270,328	£4,499,843	£2,024,370	£1,101,942	£3,552,215	£5,165,903	£2,890,431	£424,988	£2,875,260	£6,009,330	£9,882,650	£11,071,225	£9,366,630	£10,555,205	£11,545,684
70% affordable housing (70:30)	£6,503,852	£1,615,399	£641,837	£34,563	£5,881,327	£2,090,633	£57,195	£2,871,888	£4,988,033	£7,724,447	£11,231,404	£12,257,900	£10,785,750	£11,812,247	£12,667,861
80% affordable housing (70:30)	£2,741,757	£1,495,031	£3,317,648	£8,823,671	£7,834,833	£1,002,701	£2,825,218	£5,323,289	£7,134,451	£9,439,565	£12,580,157	£13,444,575	£12,204,870	£13,089,288	£13,789,837
90% affordable housing (70:30)	£1,057,275	£4,512,464	£5,008,730	£9,216,789	£9,898,338	£4,122,445	£5,602,239	£7,810,209	£9,211,564	£11,154,684	£13,928,010	£14,631,291	£13,623,889	£14,326,330	£14,911,812
100% affordable housing (70:30)	£4,872,059	£7,570,559	£8,728,262	£10,609,868	£11,741,844	£7,287,820	£8,415,523	£10,297,128	£11,429,104	£12,869,902	£15,277,664	£15,813,110	£15,583,371	£16,033,589	£16,403,589

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£34,398,097	£23,981,621	£19,517,417	£14,548,103	£10,147,263	£25,173,153	£20,708,949	£15,746,722	£11,358,283	£5,757,214	£1,990,074	£2,325,344	£724,045	£1,402,224	£3,174,116
10% affordable housing (70:30)	£30,656,704	£21,015,464	£16,898,076	£12,218,689	£8,147,892	£22,117,631	£17,989,242	£13,338,983	£9,289,965	£4,097,086	£1,526,123	£3,494,440	£972,238	£2,639,038	£4,292,394
20% affordable housing (70:30)	£26,903,311	£18,049,306	£14,254,733	£9,889,234	£6,146,520	£19,062,109	£15,267,535	£10,916,602	£7,177,888	£2,959,695	£2,853,173	£4,681,114	£2,068,521	£3,883,630	£5,413,370
30% affordable housing (70:30)	£23,155,918	£15,083,149	£11,608,419	£7,569,800	£4,149,149	£16,006,586	£12,546,828	£8,498,340	£5,087,690	£1,712,176	£4,192,079	£5,867,789	£3,465,860	£5,140,671	£6,536,346
40% affordable housing (70:30)	£19,408,525	£12,112,141	£9,361,539	£5,230,396	£2,132,116	£12,951,054	£9,899,294	£6,076,078	£2,993,094	£1,975,343	£5,541,733	£7,054,464	£4,884,381	£6,397,712	£7,658,322
50% affordable housing (70:30)	£15,661,131	£9,127,897	£6,314,663	£2,896,067	£1,111,656	£9,894,585	£7,071,547	£3,657,819	£880,022	£2,662,861	£8,900,468	£8,241,139	£6,304,100	£7,760,298	£9,107,600
60% affordable housing (70:30)	£11,913,738	£6,143,254	£3,967,781	£2,541,469	£1,908,804	£6,809,314	£4,333,342	£1,218,423	£1,231,850	£4,365,919	£8,239,240	£9,427,814	£7,723,220	£8,911,735	£9,902,274
70% affordable housing (70:30)	£8,147,262	£3,158,809	£1,001,573	£1,813,121	£3,937,917	£3,734,044	£1,586,216	£1,228,478	£3,344,622	£6,081,037	£9,587,993	£10,614,489	£9,142,340	£10,168,837	£11,024,250
80% affordable housing (70:30)	£4,376,166	£4,376,166	£1,874,136	£4,180,261	£5,991,423	£4,180,261	£1,181,807	£3,678,978	£5,491,040	£7,736,155	£10,936,747	£11,801,164	£10,561,459	£11,425,877	£12,146,527
90% affordable housing (70:30)	£2,986,135	£2,869,054	£4,365,350	£5,573,359	£6,044,929	£2,469,035	£3,958,819	£5,166,749	£7,638,368	£9,511,273	£12,028,400	£12,880,849	£11,665,919	£12,468,022	£13,268,022
100% affordable housing (70:30)	£3,228,649	£5,927,149	£7,084,852	£8,966,458	£10,098,434	£8,164,410	£6,772,113	£8,653,718	£9,785,694	£11,226,391	£13,634,253	£14,174,515	£13,989,699	£14,939,960	£15,390,178

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£28,796,687	£18,380,210	£13,916,000	£9,946,692	£4,245,853	£19,571,742	£15,107,538	£10,147,312	£5,756,872	£1,558,803	£5,800,485	£7,926,754	£4,877,366	£3,045,635	£4,775,527
10% affordable housing (70:30)	£25,049,293	£15,415,053	£11,284,664	£6,617,258	£2,594,482	£16,578,220	£12,369,832	£7,737,452	£3,666,675	£1,514,686	£7,127,534	£9,095,850	£5,273,649	£6,240,448	£8,005,904
20% affordable housing (70:30)	£21,472,900	£12,447,806	£8,853,323	£4,287,834	£1,547,110	£13,460,698	£9,886,124	£5,317,191	£1,576,477	£1,201,716	£8,454,583	£10,282,525	£7,669,932	£9,485,040	£11,015,781
30% affordable housing (70:30)	£17,554,507	£9,481,738	£6,007,000	£3,968,389	£1,452,261	£10,405,175	£6,945,417	£2,896,930	£513,721	£4,889,235	£9,794,390	£11,469,200	£9,067,271	£10,742,082	£12,137,756
40% affordable housing (70:30)	£13,808,114	£6,510,730	£3,860,129	£2,045,955	£3,469,294	£7,349,653	£4,207,843	£1,768,697	£2,607,716	£6,576,754	£11,143,144	£12,665,875	£10,486,392	£11,989,123	£13,659,733
50% affordable housing (70:30)	£10,059,721	£3,526,267	£1,913,260	£1,252,646	£5,469,755	£4,283,174	£1,470,137	£1,945,692	£4,720,469	£8,264,271	£12,461,607	£13,846,550	£11,005,511	£12,265,166	£14,081,709
60% affordable housing (70:30)	£6,312,327	£2,441,843	£1,333,630	£5,059,942	£7,610,215	£1,207,903	£1,267,569	£4,382,988	£6,833,261	£9,967,330	£13,840,650	£15,029,225	£13,326,631	£14,513,206	£15,503,866
70% affordable housing (70:30)	£2,545,851	£2,442,602	£4,599,838	£7,414,531	£9,539,328	£1,887,367	£4,015,195	£6,829,889	£9,946,033	£11,682,448	£15,189,400	£16,215,900	£14,743,750	£15,770,247	£16,626,861
80% affordable housing (70:30)	£1,226,243	£5,453,031	£7,275,549	£9,781,672	£11,992,834	£4,980,701	£6,783,218	£9,281,299	£11,052,451	£13,989,798	£16,538,155	£17,402,535	£16,162,570	£17,021,288	£17,617,637
90% affordable housing (70:30)	£5,015,275	£8,470,465	£9,966,790	£12,174,770	£12,646,339	£8,070,445	£9,560,230	£11,768,209	£13,239,778	£15,112,684	£17,986,910	£18,589,251	£17,581,990	£18,284,330	£18,869,813
100% affordable housing (70:30)	£8,830,059	£11,528,560	£12,686,263	£14,567,869	£15,699,845	£11,215,821	£12,373,524	£14,255,129	£16,827,105	£18,627,902	£19,235,664	£19,109,626	£19,001,110	£19,541,371	£19,991,589

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£8,987,838	£5,891,381	£4,211,186	£2,821,844	£1,317,008	£28,389,895	£22,378,098	£17,415,885	£13,028,124	£7,428,385	£1,410,867	£2,835,868	£2,383,788	£2,584,375	£3,543,715
10% affordable housing (70:30)	£32,320,445	£22,685,205	£16,555,816	£13,888,410	£9,817,633	£23,787,872	£19,657,983	£15,006,604	£10,937,826	£5,756,837	£1,443,617	£1,824,649	£997,503	£969,297	£2,622,653
20% affordable housing (70:30)	£28,573,051	£19,719,047	£15,924,474	£11,826,261	£7,818,261	£20,731,849	£16,937,276	£12,588,342	£8,847,628	£4,069,436	£1,183,432	£3,011,374	£3,988,780	£2,213,889	£3,744,630
30% affordable housing (70:30)	£24,826,659	£16,752,889	£13,278,160	£9,229,541	£5,918,980	£17,676,327	£14,216,569	£10,168,081	£6,757,431	£2,381,917	£2,523,239	£4,199,049	£1,796,120	£3,470,931	£4,866,605
40% affordable housing (70:30)	£17,078,296	£13,781,892	£10,831,290	£6,900,106	£3,801,857	£14,620,805	£11,478,095	£7,747,820	£4,693,955	£894,398	£3,871,992	£5,384,724	£3,215,240	£4,727,971	£5,988,581
50% affordable housing (70:30)	£17,330,872	£10,797,438	£7,984,401	£4,565,798	£1,781,397	£11,554,326	£8,741,288	£5,327,560	£2,560,663	£993,120	£5,220,745	£6,571,399	£4,634,360	£5,985,013	£7,110,558
60% affordable housing (70:30)	£13,583,479	£7,812,996	£5,337,521	£2,211,209	£2,239,063	£8,479,055	£6,003,583	£2,888,164	£437,891	£2,698,178	£8,569,499	£7,758,074	£6,053,479	£7,242,054	£8,232,533
70% affordable housing (70:30)	£9,817,003	£4,628,550	£2,871,314	£1,443,380	£2,268,176	£5,403,78									

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	100
Site Area	0.85 Ha

VBC as % of floorspace	50%
------------------------	-----

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£37,798,318	£27,381,842	£22,917,638	£17,948,324	£13,547,484	£28,573,374	£24,109,170	£19,148,943	£14,786,504	£9,157,435	£3,201,147	£1,074,877	£4,124,266	£1,997,997	£226,105
10% affordable housing (70:30)	£35,294,531	£25,398,878	£21,157,885	£16,398,798	£12,209,000	£26,530,835	£22,289,840	£17,539,753	£13,359,468	£8,038,453	£2,310,808	£290,852	£3,187,772	£1,167,815	£523,912
20% affordable housing (70:30)	£32,790,744	£23,415,916	£19,398,131	£14,831,271	£10,870,515	£24,488,294	£20,470,511	£15,921,188	£11,960,433	£6,913,650	£1,420,469	£501,235	£2,251,271	£337,834	£1,217,627
30% affordable housing (70:30)	£30,286,957	£21,432,952	£17,638,378	£13,272,744	£9,532,030	£22,445,755	£18,851,181	£14,302,111	£10,561,397	£5,782,998	£530,131	£1,298,077	£1,314,782	£500,602	£2,031,343
40% affordable housing (70:30)	£27,783,170	£19,449,988	£15,868,652	£11,714,217	£8,193,545	£20,403,214	£16,831,851	£12,683,033	£9,162,361	£4,652,347	£366,099	£2,094,935	£378,288	£1,344,361	£2,785,058
50% affordable housing (70:30)	£25,279,382	£17,467,026	£14,098,495	£10,155,691	£6,851,115	£18,360,675	£15,006,760	£11,063,956	£7,253,225	£3,521,696	£1,270,999	£2,891,784	£567,336	£2,188,120	£3,538,774
60% affordable housing (70:30)	£22,775,595	£15,484,939	£12,328,338	£8,597,164	£5,498,203	£16,318,134	£13,176,053	£9,444,878	£5,390,082	£2,391,045	£2,175,999	£3,888,631	£1,519,147	£3,031,879	£4,292,489
70% affordable housing (70:30)	£20,271,808	£13,483,740	£10,558,181	£7,038,637	£4,145,890	£14,270,902	£11,345,344	£7,825,801	£4,945,928	£1,260,393	£3,080,800	£4,488,479	£2,470,958	£3,875,638	£5,046,204
80% affordable housing (70:30)	£17,768,021	£11,488,540	£8,788,024	£5,466,303	£2,793,278	£12,215,152	£9,514,636	£6,204,799	£3,531,774	£129,742	£3,885,700	£5,282,327	£3,422,769	£4,719,396	£5,799,919
90% affordable housing (70:30)	£15,264,234	£9,483,340	£7,017,868	£3,890,938	£1,440,665	£10,159,401	£7,683,929	£4,567,893	£2,117,620	£1,011,280	£4,890,800	£6,079,175	£4,374,881	£5,963,155	£6,553,634
100% affordable housing (70:30)	£12,749,143	£7,498,140	£5,237,306	£2,315,574	£98,063	£8,103,650	£5,852,719	£2,930,986	£703,466	£2,166,423	£5,795,501	£6,876,024	£5,326,392	£6,408,914	£7,307,350

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£55,466,531	£42,632,631	£37,247,021	£28,321,819	£21,691,159	£41,891,280	£36,158,473	£28,113,720	£20,508,139	£13,107,399	£4,863,698	£28,109,769	£140,371	£28,368,581	£30,008,363
10% affordable housing (70:30)	£43,970,112	£34,965,755	£30,106,759	£23,874,845	£18,055,644	£39,733,808	£34,974,803	£27,974,803	£20,595,175	£12,226,190	£6,953,635	£29,791,791	£167,076,872	£29,096,528	£30,788,555
20% affordable housing (70:30)	£41,473,899	£32,448,728	£28,068,512	£22,333,372	£16,594,128	£37,474,128	£32,744,128	£25,744,128	£18,244,128	£10,350,993	£6,844,174	£20,765,882	£68,013,368	£29,927,000	£31,542,271
30% affordable housing (70:30)	£39,077,686	£30,531,691	£26,626,285	£20,991,899	£15,072,013	£35,181,688	£30,451,688	£23,451,688	£16,003,232	£8,703,246	£4,481,645	£19,745,613	£21,562,730	£28,949,861	£30,725,988
40% affordable housing (70:30)	£36,573,474	£28,041,639	£24,328,392	£18,560,426	£12,607,038	£32,861,426	£28,131,426	£21,131,426	£14,062,262	£6,761,226	£3,030,742	£18,728,742	£22,599,546	£29,808,356	£31,609,004
50% affordable housing (70:30)	£34,069,261	£25,537,811	£21,824,514	£16,008,952	£10,155,691	£30,546,514	£25,816,514	£18,816,514	£11,747,268	£5,451,318	£2,742,948	£17,713,642	£21,583,471	£28,483,417	£30,283,417
60% affordable housing (70:30)	£31,565,048	£23,034,602	£19,321,305	£13,508,739	£7,654,509	£28,231,305	£23,501,305	£16,501,305	£9,432,061	£4,141,515	£1,430,542	£16,704,542	£20,564,275	£27,464,322	£29,264,322
70% affordable housing (70:30)	£29,060,835	£20,530,403	£16,817,106	£11,004,542	£5,150,281	£25,916,403	£21,186,403	£14,186,403	£7,117,157	£3,826,403	£1,135,443	£15,695,443	£19,556,157	£26,456,157	£28,256,157
80% affordable housing (70:30)	£26,556,622	£18,026,190	£14,312,893	£8,500,329	£2,647,265	£23,601,190	£18,871,190	£11,871,190	£4,801,944	£1,535,190	£4,890,800	£6,079,175	£4,374,881	£5,963,155	£6,553,634
90% affordable housing (70:30)	£24,052,409	£15,521,967	£11,808,670	£6,000,765	£1,140,665	£21,295,967	£16,565,967	£9,565,967	£2,496,719	£1,011,280	£4,890,800	£6,079,175	£4,374,881	£5,963,155	£6,553,634
100% affordable housing (70:30)	£21,548,196	£13,017,754	£9,304,453	£3,500,000	£0,000,000	£18,790,754	£14,060,754	£7,060,754	£1,496,719	£1,011,280	£4,890,800	£6,079,175	£4,374,881	£5,963,155	£6,553,634

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£16,899,220	£27,298,696	£31,769,901	£36,730,214	£41,731,054	£26,195,164	£30,569,368	£35,229,595	£39,909,034	£45,521,193	£51,477,391	£53,603,681	£50,554,272	£52,690,542	£54,452,433
10% affordable housing (70:30)	£15,394,000	£25,273,660	£29,523,664	£34,286,740	£39,089,530	£24,147,104	£28,389,698	£32,938,765	£37,319,070	£42,600,986	£48,267,730	£49,267,686	£46,190,767	£48,327,023	£50,202,450
20% affordable housing (70:30)	£14,187,794	£24,162,623	£28,280,407	£32,847,267	£37,408,023	£23,140,244	£27,208,027	£31,767,350	£36,149,105	£41,764,888	£47,268,090	£47,268,090	£44,191,171	£46,327,427	£48,202,854
30% affordable housing (70:30)	£13,181,581	£23,146,586	£27,040,160	£31,405,794	£35,146,508	£22,132,784	£26,027,357	£30,376,427	£34,111,141	£39,895,540	£45,148,408	£45,148,408	£42,071,489	£44,207,745	£46,083,172
40% affordable housing (70:30)	£12,175,368	£22,130,451	£25,934,735	£30,300,922	£34,047,326	£21,125,324	£25,049,697	£29,395,353	£33,516,177	£38,206,131	£42,844,637	£42,844,637	£39,771,473	£41,902,729	£43,778,156
50% affordable housing (70:30)	£11,169,155	£21,114,314	£24,828,018	£29,207,106	£32,891,410	£20,116,262	£24,131,410	£28,481,776	£32,601,990	£37,141,515	£41,584,643	£41,584,643	£38,516,473	£40,647,980	£42,523,407
60% affordable housing (70:30)	£10,162,942	£20,100,173	£23,741,312	£28,100,290	£31,682,509	£19,107,204	£23,122,509	£27,472,842	£31,503,014	£35,844,540	£40,086,066	£40,086,066	£37,017,473	£39,148,980	£41,070,334
70% affordable housing (70:30)	£9,156,729	£19,093,964	£22,631,511	£26,999,478	£30,473,608	£18,098,146	£22,073,608	£26,324,175	£30,294,029	£34,435,565	£38,577,091	£38,577,091	£35,028,546	£37,160,053	£39,081,480
80% affordable housing (70:30)	£8,150,516	£18,087,799	£21,520,558	£25,867,546	£29,264,697	£17,089,084	£21,064,697	£25,215,242	£29,005,080	£32,946,611	£36,997,611	£36,997,611	£33,459,091	£35,590,598	£37,512,005
90% affordable housing (70:30)	£7,144,303	£17,081,632	£20,451,507	£24,736,495	£28,051,746	£16,079,022	£20,054,746	£24,105,291	£28,005,080	£31,848,141	£35,809,141	£35,809,141	£32,269,091	£34,399,598	£36,316,012
100% affordable housing (70:30)	£6,138,090	£16,075,471	£19,341,346	£23,221,384	£26,497,335	£15,070,960	£19,054,346	£23,055,886	£27,005,080	£30,795,141	£34,756,141	£34,756,141	£31,019,091	£33,149,598	£35,066,019

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,798,318	£2,381,842	£2,082,363	£7,051,676	£11,452,516	£3,573,374	£9,830,835	£15,851,067	£20,241,496	£15,842,998	£2,798,852	£23,925,123	£20,875,734	£23,002,004	£24,773,896
10% affordable housing (70:30)	£10,294,531	£2,398,878	£2,842,113	£8,610,202	£12,791,000	£1,550,834	£2,710,160	£7,460,247	£11,640,532	£16,981,548	£22,889,192	£24,708,148	£21,812,229	£23,832,185	£25,523,912
20% affordable housing (70:30)	£7,790,744	£1,584,916	£5,001,869	£10,168,729	£14,129,485	£511,706	£4,529,489	£9,076,812	£13,098,667	£18,088,360	£23,579,531	£25,501,239	£22,748,723	£24,662,368	£26,577,628
30% affordable housing (70:30)	£5,286,957	£3,567,048	£7,361,622	£11,727,256	£15,467,970	£2,554,246	£6,348,819	£10,697,889	£14,438,603	£19,217,002	£24,469,870	£26,268,057	£23,685,218	£25,500,602	£27,031,343
40% affordable housing (70:30)	£2,783,170	£5,550,012	£9,131,349	£13,285,783	£18,006,455	£4,596,788	£8,168,149	£12,316,367	£15,837,639	£20,347,653	£25,366,099	£27,094,325	£24,621,713	£26,344,361	£27,785,058
50% affordable housing (70:30)	£279,382	£7,532,075													

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£37,796,314	£27,381,842	£22,917,638	£17,948,324	£13,547,484	£28,573,374	£24,109,170	£19,148,943	£14,788,504	£9,157,436	£3,201,147	£1,074,877	£4,124,266	£1,997,997	£226,106
10% affordable housing (70:30)	£36,296,878	£26,389,878	£21,157,885	£16,389,798	£12,209,000	£26,300,885	£22,289,845	£17,539,753	£13,359,468	£8,038,453	£2,310,808	£289,852	£3,187,772	£1,167,815	£292,912
20% affordable housing (70:30)	£35,790,744	£25,815,916	£20,536,131	£15,831,271	£11,433,247	£24,488,294	£20,470,511	£15,321,198	£11,960,433	£6,915,650	£1,420,489	£501,230	£2,517,277	£727,627	£1,227,627
30% affordable housing (70:30)	£30,286,957	£21,432,952	£17,638,374	£13,272,744	£9,832,000	£22,446,700	£18,651,381	£14,302,111	£10,861,387	£5,782,988	£530,131	£2,285,087	£1,314,782	£500,602	£2,031,343
40% affordable housing (70:30)	£27,783,170	£19,449,988	£15,868,652	£11,714,217	£8,193,545	£20,409,214	£16,831,851	£12,683,033	£9,162,361	£4,652,347	£368,099	£2,094,935	£378,288	£1,344,361	£2,785,068
50% affordable housing (70:30)	£25,279,382	£17,467,026	£14,098,426	£10,155,601	£6,851,115	£18,369,675	£15,006,765	£11,083,966	£7,521,896	£3,521,896	£1,270,989	£2,891,784	£497,398	£1,188,120	£3,538,774
60% affordable housing (70:30)	£22,775,596	£15,478,939	£12,328,338	£8,597,184	£5,496,503	£16,318,134	£13,176,053	£9,444,878	£6,380,082	£2,391,405	£2,175,899	£3,688,631	£1,519,147	£3,031,879	£4,292,489
70% affordable housing (70:30)	£20,271,808	£13,483,740	£10,558,181	£7,038,637	£4,145,890	£14,270,902	£11,345,344	£7,828,801	£4,945,928	£1,260,393	£3,080,800	£4,485,479	£2,470,958	£3,875,638	£5,046,204
80% affordable housing (70:30)	£17,769,021	£11,488,540	£9,788,024	£5,486,303	£2,793,278	£12,215,152	£9,214,638	£6,204,799	£3,621,774	£1,249,742	£3,885,700	£5,292,327	£3,422,789	£4,719,396	£5,789,919
90% affordable housing (70:30)	£15,264,234	£9,493,340	£7,017,868	£3,889,838	£1,440,865	£10,189,401	£7,683,929	£4,967,883	£2,107,290	£4,800,600	£6,078,175	£4,374,881	£5,363,155	£6,563,634	£7,830,919
100% affordable housing (70:30)	£12,749,143	£7,498,140	£5,297,306	£2,315,574	£98,083	£8,103,650	£5,852,719	£2,930,886	£703,466	£2,166,423	£5,795,501	£6,876,024	£5,326,392	£6,406,914	£7,307,350

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£34,998,097	£23,981,621	£19,517,417	£14,548,103	£10,147,263	£25,173,153	£20,708,949	£15,746,722	£11,358,283	£5,757,214	£1,990,074	£2,325,344	£724,045	£1,402,224	£3,174,116
10% affordable housing (70:30)	£31,894,310	£21,988,657	£17,757,664	£12,989,377	£8,808,778	£23,130,814	£19,889,618	£14,133,552	£9,889,247	£4,638,232	£1,089,413	£3,109,369	£212,440	£2,232,406	£3,824,153
20% affordable housing (70:30)	£29,950,523	£20,015,895	£15,997,910	£11,431,050	£7,470,294	£21,088,073	£17,870,290	£12,526,987	£8,560,212	£3,513,428	£1,979,762	£3,901,460	£1,148,944	£3,062,587	£4,677,848
30% affordable housing (70:30)	£26,886,736	£18,032,731	£14,238,157	£9,872,523	£6,131,809	£19,046,534	£15,250,960	£10,901,890	£7,161,176	£2,382,777	£2,870,090	£4,698,308	£2,085,439	£3,900,823	£5,431,564
40% affordable housing (70:30)	£24,382,949	£16,049,767	£12,468,431	£8,313,996	£4,793,324	£17,002,993	£13,431,630	£9,282,812	£5,762,140	£1,262,126	£3,786,320	£5,495,156	£3,021,933	£4,744,582	£6,185,279
50% affordable housing (70:30)	£21,879,161	£14,068,806	£10,698,274	£6,785,470	£3,450,894	£14,960,464	£11,808,538	£7,863,735	£4,383,104	£1,021,875	£4,671,220	£6,292,005	£3,967,567	£5,589,241	£8,308,995
60% affordable housing (70:30)	£19,375,374	£12,078,718	£8,928,117	£5,196,343	£2,098,282	£12,917,913	£9,775,832	£6,044,657	£2,959,981	£1,009,176	£5,576,120	£7,088,852	£4,919,368	£6,432,100	£7,692,710
70% affordable housing (70:30)	£16,871,587	£10,083,510	£7,157,960	£3,638,416	£745,669	£10,870,681	£7,745,123	£4,425,580	£1,645,707	£2,139,828	£6,481,021	£7,885,700	£6,871,179	£7,275,859	£8,446,425
80% affordable housing (70:30)	£14,367,800	£8,088,316	£5,387,803	£2,086,952	£606,943	£8,814,931	£6,114,413	£2,864,978	£1,183,853	£3,210,479	£7,385,921	£6,682,548	£6,822,990	£8,116,617	£9,300,140
90% affordable housing (70:30)	£11,864,015	£6,093,115	£3,617,847	£490,717	£1,459,556	£6,765,180	£4,483,708	£1,161,672	£1,282,601	£4,411,501	£8,290,821	£9,479,396	£7,174,802	£8,963,376	£9,863,602
100% affordable housing (70:30)	£9,348,922	£4,097,915	£1,837,885	£1,084,647	£3,312,168	£4,703,429	£2,482,498	£469,235	£2,686,755	£5,566,644	£9,195,722	£10,276,245	£8,726,613	£9,807,135	£10,707,571

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£28,796,687	£18,380,210	£13,916,006	£9,946,692	£4,545,893	£19,517,742	£15,107,538	£10,147,312	£5,756,872	£1,558,803	£5,800,485	£7,926,784	£4,877,368	£7,003,635	£8,775,527
10% affordable housing (70:30)	£26,292,890	£16,397,246	£12,156,253	£7,388,166	£3,207,368	£17,529,203	£13,288,208	£8,538,121	£4,357,836	£963,175	£6,600,424	£9,170,780	£5,813,860	£7,833,817	£9,505,544
20% affordable housing (70:30)	£23,789,112	£14,414,284	£10,396,500	£5,829,639	£1,868,883	£15,486,662	£11,468,879	£6,919,557	£2,987,982	£2,087,982	£7,582,162	£9,502,871	£6,750,355	£8,663,998	£10,279,259
30% affordable housing (70:30)	£21,285,325	£12,431,320	£8,636,746	£4,271,112	£530,308	£13,444,123	£9,649,549	£5,300,480	£1,559,766	£3,218,634	£8,471,501	£10,299,719	£7,686,849	£9,502,234	£11,032,975
40% affordable housing (70:30)	£18,781,538	£10,448,356	£6,867,020	£4,712,385	£908,088	£11,401,582	£7,630,219	£3,681,401	£1,600,790	£4,349,284	£9,387,731	£11,036,567	£6,623,344	£10,345,993	£11,788,680
50% affordable housing (70:30)	£16,277,751	£8,465,384	£5,096,863	£3,158,093	£2,150,616	£9,350,043	£6,095,128	£2,953,324	£1,298,306	£5,470,636	£10,272,631	£11,863,418	£3,568,987	£11,189,782	£12,540,405
60% affordable housing (70:30)	£13,773,963	£6,477,306	£3,326,706	£2,044,468	£3,503,129	£7,316,503	£4,174,421	£443,246	£2,641,550	£6,610,587	£11,177,531	£12,690,283	£10,620,779	£12,033,511	£13,284,121
70% affordable housing (70:30)	£11,270,176	£4,482,108	£1,656,550	£1,962,995	£4,855,741	£5,269,271	£2,343,712	£1,175,831	£4,055,704	£7,741,239	£12,082,432	£13,487,111	£11,472,590	£12,877,270	£14,047,836
80% affordable housing (70:30)	£8,766,389	£2,486,909	£913,808	£3,535,328	£6,208,354	£3,213,620	£913,005	£2,786,803	£5,469,858	£9,871,890	£12,987,352	£14,282,989	£12,424,401	£13,721,028	£14,801,651
90% affordable housing (70:30)	£6,262,602	£491,708	£1,983,764	£5,110,694	£7,560,966	£1,157,769	£1,317,703	£4,433,739	£6,884,012	£10,019,311	£13,992,232	£15,080,807	£13,976,212	£14,564,767	£15,555,266
100% affordable housing (70:30)	£3,747,511	£1,503,491	£3,784,325	£6,686,058	£8,913,579	£897,381	£3,148,912	£6,070,645	£8,298,166	£11,168,055	£14,797,133	£15,877,655	£14,328,023	£15,408,548	£16,308,981

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£28,897,838	£23,668,308	£19,427,404	£14,659,318	£10,478,519	£24,800,355	£20,559,360	£15,809,273	£11,628,988	£6,307,972	£580,328	£1,439,628	£1,457,291	£562,665	£2,254,302
10% affordable housing (70:30)	£26,394,041	£21,163,848	£16,933,818	£12,181,008	£8,004,289	£22,384,289	£18,179,098	£13,418,485	£9,238,024	£4,128,185	£1,410,467	£3,885,838	£2,987,186	£1,584,915	
20% affordable housing (70:30)	£23,890,264	£21,685,436	£17,667,851	£13,740,031	£9,140,035	£22,787,814	£18,740,031	£14,190,798	£10,229,953	£5,183,170	£3,010,011	£2,231,719	£3,520,797	£1,392,846	£3,008,108
30% affordable housing (70:30)	£21,386,477	£19,702,472	£15,907,898	£11,542,264	£7,901,550	£20,715,275	£16,920,701	£12,571,631	£8,830,917	£4,052,518	£1,200,350	£3,028,567	£415,698	£2,231,082	£3,761,823
40% affordable housing (70:30)	£18,882,680	£17,179,506	£14,138,171	£9,983,757	£6,463,065	£18,627,734	£15,101,371	£10,982,653	£7,431,881	£2,921,987	£2,088,579	£3,825,415	£1,352,193	£3,074,841	£4,515,638
50% affordable housing (70:30)	£16,348,902	£15,736,545	£12,968,015	£8,425,211	£5,120,635	£16,630,198	£13,276,280	£9,333,476	£6,032,845	£1,791,215	£3,001,479	£4,622,264	£2,297,816	£3,918,600	£5,269,254
60% affordable housing (70:30)	£13,748,450	£10,597,858	£6,866,684	£3,768,023	£1,445,572	£14,587,654	£11,445,572	£7,714,398	£4,629,620	£960,585	£3,906,379	£5,419,112	£3,249,627	£4,762,359	£6,022,969
70% affordable housing (70:30)	£11,241,328	£8,088,316	£5,387,803	£2,086,952	£606,943	£11,401,582	£7,630,219	£3,681,401	£1,60						

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	100
Site Area	0.85 Ha

VBC as % of floorspace 75%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£27,988,318	£27,381,842	£22,917,634	£17,948,324	£15,547,484	£28,109,170	£19,148,943	£14,758,504	£9,157,435	£3,201,147	£1,074,877	£4,124,266	£1,997,997	£226,105	
10% affordable housing (70-30)	£26,538,137	£26,382,073	£22,029,474	£17,160,705	£12,869,887	£27,543,816	£18,336,060	£14,050,631	£8,589,588	£2,747,519	£674,406	£3,647,561	£1,574,447	£155,651	
20% affordable housing (70-30)	£25,277,656	£25,382,503	£21,141,310	£16,373,087	£12,192,288	£26,514,259	£22,273,286	£17,523,177	£13,342,757	£3,021,741	£2,293,991	£2,735,355	£3,170,855	£1,150,898	£541,106
30% affordable housing (70-30)	£24,017,774	£24,382,534	£20,253,145	£15,585,467	£11,514,691	£25,484,701	£21,355,312	£16,705,661	£12,634,884	£7,483,599	£1,840,263	£1,286,607	£2,694,149	£727,349	£926,561
40% affordable housing (70-30)	£23,767,593	£23,382,765	£19,364,981	£14,797,848	£10,837,092	£24,455,144	£20,437,360	£15,887,766	£11,927,011	£6,879,815	£1,386,635	£535,627	£2,217,443	£303,800	£1,312,015
50% affordable housing (70-30)	£21,487,412	£22,382,896	£18,476,817	£14,010,229	£10,159,495	£23,425,586	£19,519,408	£15,069,872	£11,219,137	£6,306,032	£833,008	£342,648	£1,740,737	£1,121,707	£1,697,470
60% affordable housing (70-30)	£20,227,231	£21,383,226	£17,588,653	£13,222,810	£9,481,896	£22,386,029	£18,601,455	£14,251,977	£10,511,263	£5,732,247	£479,378	£1,349,698	£1,264,031	£552,194	£2,082,924
70% affordable housing (70-30)	£20,977,049	£20,383,407	£16,695,240	£12,434,992	£8,804,298	£21,366,471	£17,683,503	£13,434,082	£9,803,389	£5,158,463	£25,751	£1,756,680	£787,325	£982,661	£2,468,379
80% affordable housing (70-30)	£22,716,868	£20,383,688	£15,801,806	£11,647,372	£8,126,700	£20,336,913	£16,765,550	£12,816,188	£9,095,516	£4,584,678	£434,874	£2,163,711	£310,620	£1,413,137	£2,853,833
90% affordable housing (70-30)	£25,456,687	£18,383,918	£14,938,373	£10,859,753	£7,449,102	£19,307,355	£15,846,913	£11,786,294	£8,307,642	£4,010,894	£895,921	£2,570,371	£166,803	£1,843,613	£3,238,288
100% affordable housing (70-30)	£25,196,506	£17,384,149	£14,014,938	£10,072,134	£6,768,530	£18,277,798	£14,923,204	£10,980,399	£7,679,769	£3,437,110	£1,356,969	£2,977,752	£653,305	£2,274,000	£3,624,743

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£32,486,923	£42,882,801	£47,397,023	£53,218,319	£61,601,283	£46,185,326	£31,113,703	£25,586,139	£13,107,229	£7,283,126	£3,183,769	£9,183,769	£5,183,371	£38,658,821	£10,828,521
10% affordable housing (70-30)	£33,726,506	£43,882,570	£48,235,169	£54,103,588	£67,384,756	£42,720,827	£47,073,425	£31,928,653	£26,214,012	£13,675,055	£6,717,124	£10,590,257	£6,617,082	£68,690,186	£70,420,254
20% affordable housing (70-30)	£34,986,687	£44,882,340	£49,123,333	£54,991,556	£68,072,355	£43,750,384	£49,921,378	£32,741,466	£26,921,886	£12,242,902	£6,970,752	£10,909,708	£6,703,788	£69,113,745	£70,805,749
30% affordable housing (70-30)	£36,246,869	£45,882,109	£50,011,498	£55,879,178	£68,749,362	£44,779,942	£48,939,331	£33,588,962	£27,629,759	£12,811,044	£8,424,330	£10,393,250	£6,737,495	£69,537,294	£71,191,204
40% affordable housing (70-30)	£37,507,051	£46,881,878	£50,840,662	£56,766,798	£69,437,541	£45,808,520	£49,827,263	£34,376,977	£28,517,632	£13,304,826	£8,938,008	£10,803,210	£6,764,201	£69,960,853	£71,576,659
50% affordable housing (70-30)	£38,767,233	£47,881,647	£51,671,828	£57,654,414	£70,135,720	£46,837,697	£50,716,394	£35,166,110	£29,408,507	£13,797,201	£9,403,636	£11,207,201	£6,795,350	£70,386,350	£71,962,113
60% affordable housing (70-30)	£40,027,412	£48,881,417	£52,462,990	£58,542,033	£70,832,899	£47,866,874	£51,605,566	£36,052,286	£30,293,390	£14,192,398	£9,897,264	£11,614,312	£6,826,012	£70,816,827	£72,357,587
70% affordable housing (70-30)	£41,287,594	£49,881,186	£53,254,153	£59,433,652	£71,528,078	£48,895,951	£52,494,739	£36,941,465	£31,184,561	£14,684,480	£10,388,392	£12,021,333	£6,857,731	£71,247,904	£72,733,022
80% affordable housing (70-30)	£42,547,775	£50,880,925	£54,045,317	£60,325,271	£72,220,257	£49,924,730	£53,383,903	£37,826,546	£32,077,737	£15,175,561	£10,883,517	£12,426,354	£6,889,004	£71,617,970	£73,118,414
90% affordable housing (70-30)	£43,807,956	£51,880,725	£54,836,480	£61,216,895	£72,912,436	£50,953,901	£54,273,977	£38,711,617	£33,070,917	£15,668,649	£11,378,641	£12,821,377	£6,920,175	£72,009,041	£73,503,931
100% affordable housing (70-30)	£45,068,137	£52,880,495	£55,049,705	£62,112,509	£73,602,615	£51,983,434	£55,165,439	£39,601,245	£34,064,874	£16,163,723	£11,873,692	£13,216,412	£6,951,245	£72,391,948	£73,889,388

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£16,890,220	£27,296,698	£31,780,901	£36,730,214	£41,131,054	£26,105,164	£20,599,368	£15,529,595	£9,920,934	£4,521,102	£1,077,391	£3,933,661	£2,054,272	£52,880,542	£54,452,438
10% affordable housing (70-30)	£18,140,401	£28,296,466	£32,649,654	£37,571,533	£41,988,611	£27,124,722	£21,547,722	£16,487,320	£10,627,807	£5,048,050	£1,910,380	£4,004,133	£2,103,877	£53,104,091	£54,834,180
20% affordable housing (70-30)	£19,400,582	£29,296,235	£33,537,228	£38,305,451	£42,896,250	£28,124,279	£22,405,273	£17,351,361	£11,336,781	£5,486,657	£2,384,647	£4,004,603	£2,157,683	£53,527,640	£55,214,644
30% affordable housing (70-30)	£20,660,764	£30,296,004	£34,425,393	£39,093,071	£43,813,847	£29,133,837	£23,282,226	£18,227,877	£12,045,654	£2,824,939	£2,828,275	£4,004,145	£2,211,981	£53,951,189	£55,605,099
40% affordable housing (70-30)	£21,920,945	£31,295,773	£35,313,567	£39,880,690	£44,841,446	£30,122,395	£24,241,178	£19,109,772	£12,751,528	£3,278,723	£3,201,903	£4,004,165	£2,268,086	£54,374,738	£56,090,554
50% affordable housing (70-30)	£23,181,126	£32,295,542	£36,201,721	£40,669,309	£45,813,043	£31,052,952	£25,189,131	£20,008,697	£13,459,402	£3,672,607	£3,674,531	£4,004,186	£2,318,601	£54,800,245	£56,376,006
60% affordable housing (70-30)	£24,441,307	£33,295,312	£37,089,885	£41,455,928	£46,816,642	£32,017,501	£26,137,251	£20,908,291	£14,167,275	£4,068,496	£4,068,207	£4,004,207	£2,373,116	£55,222,722	£56,761,463
70% affordable housing (70-30)	£25,701,489	£34,295,081	£37,993,298	£42,249,547	£47,847,241	£33,012,068	£27,199,035	£21,844,456	£14,875,149	£4,469,075	£4,469,075	£4,004,228	£2,428,119	£55,681,199	£57,146,917
80% affordable housing (70-30)	£26,961,670	£35,294,850	£38,924,732	£43,041,166	£48,895,838	£34,041,625	£28,312,988	£22,822,350	£15,583,020	£4,869,668	£4,869,668	£4,004,249	£2,483,142	£56,062,249	£57,532,271
90% affordable housing (70-30)	£28,221,851	£36,294,620	£39,870,166	£43,841,785	£49,924,437	£35,071,183	£29,381,625	£23,600,244	£16,390,896	£5,267,644	£5,267,644	£4,004,270	£2,538,170	£56,443,341	£57,917,626
100% affordable housing (70-30)	£29,482,032	£37,294,390	£40,863,600	£44,646,405	£50,972,029	£36,100,740	£30,456,335	£24,488,140	£17,098,769	£5,661,425	£5,661,425	£4,004,291	£2,593,201	£56,824,628	£58,303,281

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,798,318	£2,381,842	£2,082,326	£7,051,676	£11,452,516	£3,573,374	£890,830	£5,851,057	£1,201,244	£15,842,565	£21,798,853	£23,925,123	£20,875,734	£23,002,004	£24,773,896
10% affordable housing (70-30)	£11,538,137	£1,382,073	£2,970,526	£7,839,295	£12,130,713	£2,343,816	£1,808,782	£6,963,940	£1,940,369	£16,410,412	£22,252,482	£24,325,595	£21,352,439	£23,425,553	£25,155,651
20% affordable housing (70-30)	£10,277,656	£983,303	£3,858,691	£8,628,914	£12,807,712	£1,514,259	£2,727,335	£7,476,823	£1,657,243	£16,978,259	£22,706,109	£24,735,055	£21,828,145	£23,940,102	£25,541,106
30% affordable housing (70-30)	£9,017,774	£817,466	£4,746,855	£9,414,533	£13,486,300	£484,701	£3,644,688	£8,294,330	£1,465,116	£17,546,401	£23,159,737	£25,128,607	£22,305,852	£24,272,651	£25,926,561
40% affordable housing (70-30)	£7,767,593	£1,617,235	£5,635,019	£10,202,152	£14,162,308	£544,857	£4,562,640	£9,112,234	£1,307,920	£18,120,185	£23,613,385	£25,535,627	£22,782,557	£24,096,200	£26,312,016
50% affordable housing (70-30)	£6,487,412	£2,617,005	£6,523,183	£10,993,771	£14,840,506	£1,574,41									

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£32,754,687	£22,338,210	£17,874,006	£12,904,693	£9,503,893	£23,529,743	£19,065,539	£14,105,312	£9,714,873	£4,113,803	£1,842,484	£3,968,754	£919,365	£3,045,635	£4,817,527
10% affordable housing (70:30)	£31,498,306	£21,338,441	£16,985,943	£12,117,074	£7,828,265	£22,500,185	£18,147,987	£13,292,428	£9,007,000	£3,845,367	£2,286,113	£4,369,226	£1,386,070	£3,469,184	£5,199,282
20% affordable housing (70:30)	£30,254,326	£20,338,672	£16,097,678	£11,329,657	£7,148,657	£21,471,627	£17,229,534	£12,475,546	£8,299,126	£3,578,110	£2,749,740	£4,769,096	£1,872,717	£3,892,733	£5,684,737
30% affordable housing (70:30)	£28,974,143	£19,338,903	£15,209,514	£10,541,836	£6,471,059	£20,441,070	£16,311,681	£11,662,030	£7,591,252	£2,409,968	£3,203,368	£5,172,238	£2,349,483	£4,316,282	£5,970,192
40% affordable housing (70:30)	£27,713,962	£18,339,134	£14,321,349	£9,754,217	£5,793,461	£19,411,512	£15,393,729	£10,844,134	£6,863,379	£1,836,184	£3,656,997	£5,579,259	£2,826,188	£4,739,831	£6,359,647
50% affordable housing (70:30)	£26,453,781	£17,339,365	£13,413,186	£8,966,597	£5,116,863	£18,381,955	£14,475,716	£10,026,249	£6,262,400	£1,262,400	£4,110,624	£5,986,379	£3,352,399	£4,161,101	£7,141,101
60% affordable housing (70:30)	£25,193,600	£16,339,596	£12,545,021	£8,178,973	£4,438,265	£17,352,397	£13,557,823	£9,208,346	£5,467,632	£688,615	£4,564,252	£6,393,300	£3,779,600	£5,595,815	£7,126,556
70% affordable housing (70:30)	£23,933,418	£15,339,826	£11,681,609	£7,391,360	£3,760,686	£16,322,839	£12,639,871	£8,390,451	£4,759,758	£114,832	£5,017,880	£6,800,321	£4,256,307	£6,026,292	£7,512,010
80% affordable housing (70:30)	£22,673,237	£14,340,057	£10,758,175	£6,603,741	£3,083,088	£15,293,282	£11,721,919	£7,572,557	£4,051,885	£4,688,953	£5,478,506	£7,207,342	£4,733,012	£6,486,768	£7,897,485
90% affordable housing (70:30)	£21,413,056	£13,340,288	£9,864,741	£5,816,122	£2,406,470	£14,263,724	£10,853,292	£6,754,662	£3,344,011	£4,032,737	£5,339,553	£7,614,363	£5,212,435	£6,897,245	£8,282,919
100% affordable housing (70:30)	£20,152,875	£12,340,517	£8,971,306	£5,028,602	£1,722,898	£13,234,166	£9,879,572	£5,936,767	£2,638,138	£3,606,522	£6,400,600	£8,021,383	£5,696,937	£7,317,721	£8,668,374

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£34,398,097	£23,981,621	£19,517,417	£14,548,103	£10,147,263	£25,173,153	£20,708,949	£15,748,722	£11,358,283	£5,757,214	£1,919,074	£2,325,344	£724,045	£1,402,224	£3,174,116
10% affordable housing (70:30)	£33,137,916	£22,981,852	£18,629,253	£13,760,494	£9,469,886	£24,143,595	£19,780,987	£14,835,839	£10,650,410	£5,199,367	£652,702	£2,725,915	£247,340	£1,826,774	£3,555,972
20% affordable housing (70:30)	£31,877,735	£21,982,082	£17,741,089	£12,972,966	£8,792,067	£23,114,038	£18,875,044	£14,122,956	£9,942,536	£4,621,520	£1,106,330	£3,126,286	£229,566	£2,249,323	£3,941,327
30% affordable housing (70:30)	£30,617,553	£20,982,313	£16,862,924	£12,185,246	£8,114,470	£22,084,480	£17,965,091	£13,305,440	£9,234,663	£4,063,378	£1,559,958	£3,528,828	£706,072	£2,672,872	£4,326,782
40% affordable housing (70:30)	£29,357,372	£19,982,544	£15,984,760	£11,397,627	£7,436,871	£21,054,923	£17,037,139	£12,487,545	£8,526,790	£3,479,930	£2,013,586	£3,936,348	£1,152,778	£3,096,421	£4,712,238
50% affordable housing (70:30)	£28,097,191	£18,982,775	£15,106,596	£10,610,036	£6,750,274	£20,029,365	£16,119,167	£11,669,651	£7,818,916	£2,905,811	£2,467,213	£4,342,869	£1,659,484	£2,521,928	£5,097,691
60% affordable housing (70:30)	£26,837,010	£17,983,005	£14,284,432	£9,822,389	£6,061,675	£18,995,807	£15,201,234	£10,851,756	£7,111,042	£2,332,026	£2,920,842	£4,749,889	£2,136,130	£3,952,405	£5,483,145
70% affordable housing (70:30)	£25,576,828	£16,983,236	£13,495,019	£9,034,771	£5,404,077	£17,966,250	£14,283,282	£10,033,861	£6,403,168	£1,758,242	£3,374,470	£5,156,911	£2,612,896	£4,382,882	£5,868,600
80% affordable housing (70:30)	£24,316,647	£15,983,467	£12,601,585	£8,247,151	£4,726,479	£16,938,692	£13,365,259	£9,215,367	£5,695,296	£1,184,457	£3,835,095	£5,563,332	£3,089,601	£4,813,368	£6,254,054
90% affordable housing (70:30)	£23,056,466	£14,983,698	£11,708,152	£7,459,623	£4,049,881	£15,909,132	£12,448,816	£8,504,862	£4,987,421	£1,016,673	£4,296,142	£5,970,902	£3,469,024	£5,439,520	£6,639,520
100% affordable housing (70:30)	£21,796,285	£13,983,928	£10,814,717	£6,671,913	£3,366,309	£14,877,577	£11,522,983	£7,580,178	£4,279,548	£36,889	£4,757,190	£6,377,973	£4,053,526	£5,674,311	£7,024,964

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£28,796,697	£18,380,210	£13,916,006	£9,946,692	£6,545,893	£10,571,742	£10,147,538	£10,747,312	£15,756,872	£115,805	£5,800,488	£7,926,754	£4,877,386	£7,003,635	£8,775,527
10% affordable housing (70:30)	£27,536,516	£17,380,441	£13,027,842	£9,159,074	£5,869,285	£10,542,185	£14,199,586	£9,334,428	£9,049,999	£4,142,044	£6,254,113	£8,327,226	£5,354,071	£7,427,185	£9,157,283
20% affordable housing (70:30)	£26,276,335	£16,380,672	£12,139,678	£8,371,455	£5,190,657	£17,512,627	£13,271,633	£8,521,545	£4,341,126	£3,979,890	£6,707,740	£8,727,697	£5,830,777	£7,850,733	£9,542,737
30% affordable housing (70:30)	£25,016,153	£15,380,903	£11,251,514	£7,583,835	£4,513,059	£16,483,069	£12,363,681	£7,704,029	£3,633,252	£1,548,033	£7,161,369	£9,130,238	£6,307,483	£8,274,283	£9,928,193
40% affordable housing (70:30)	£23,755,972	£14,381,133	£10,363,349	£6,796,217	£3,835,480	£15,453,729	£11,435,729	£6,886,134	£2,926,379	£2,121,816	£7,614,997	£9,637,259	£6,784,188	£8,687,831	£10,313,647
50% affordable housing (70:30)	£22,495,791	£13,381,364	£9,476,186	£6,005,697	£3,157,863	£14,423,964	£10,517,776	£6,069,440	£2,217,505	£2,685,600	£8,065,624	£9,944,280	£7,260,885	£9,163,399	£10,696,102
60% affordable housing (70:30)	£21,235,610	£12,381,595	£8,587,021	£5,220,878	£2,480,264	£13,394,397	£9,599,823	£5,250,346	£1,509,632	£3,269,385	£8,522,252	£10,351,300	£7,737,601	£9,553,815	£11,084,556
70% affordable housing (70:30)	£19,975,418	£11,381,826	£7,693,609	£4,433,960	£1,917,334	£12,364,839	£9,681,871	£4,432,450	£901,758	£3,843,169	£9,975,881	£10,758,322	£9,214,307	£9,984,293	£11,470,010
80% affordable housing (70:30)	£18,715,237	£10,382,056	£6,800,175	£3,645,749	£1,404,932	£11,335,281	£7,763,919	£3,614,566	£93,894	£4,416,054	£9,436,506	£11,185,342	£8,691,012	£10,414,769	£13,866,468
90% affordable housing (70:30)	£17,455,056	£9,382,286	£5,906,741	£2,858,122	£1,552,530	£10,305,724	£6,845,281	£2,796,662	£-613,900	£4,990,737	£9,897,553	£11,572,363	£9,170,435	£10,845,245	£12,240,919
100% affordable housing (70:30)	£16,194,875	£8,382,517	£5,013,306	£2,070,502	£-2,235,102	£9,276,166	£5,921,572	£1,978,767	£-1,321,863	£5,564,522	£10,358,600	£11,979,384	£9,654,937	£11,275,721	£12,626,373

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£38,881,838	£28,461,362	£24,181,158	£18,217,484	£13,811,704	£26,842,988	£22,378,988	£17,418,463	£13,028,004	£7,436,355	£1,471,897	£2,855,603	£2,395,788	£2,861,376	£4,504,376
10% affordable housing (70:30)	£37,621,657	£27,461,593	£23,292,994	£17,430,225	£13,027,842	£25,813,336	£21,466,738	£16,605,580	£12,320,151	£6,369,108	£1,017,038	£1,066,074	£1,917,081	£1,156,033	£1,886,131
20% affordable housing (70:30)	£36,361,476	£26,461,824	£22,404,830	£16,642,607	£12,237,679	£24,788,779	£20,552,785	£15,792,697	£11,612,277	£563,411	£1,456,545	£1,440,375	£579,582	£2,271,588	£2,271,588
30% affordable housing (70:30)	£35,101,295	£25,462,055	£21,516,665	£15,854,987	£11,448,512	£23,764,221	£19,624,832	£14,975,181	£10,904,404	£5,723,119	£109,782	£1,859,087	£363,668	£1,003,131	£2,657,041
40% affordable housing (70:30)	£33,841,114	£24,462,286	£20,628,500	£15,067,367	£10,662,345	£22,749,665	£18,706,880	£14,157,298	£10,196,531	£5,149,335	£343,845	£2,266,107	£488,963	£1,426,680	£3,042,096
50% affordable housing (70:30)	£32,580,933	£23,462,516	£19,742,335	£14,280,752	£9,875,176	£21,734,109	£17,898,927	£13,339,902	£9,488,656	£4,575,551	£2,977,473	£2,673,128	£10,257	£1,852,167	£3,427,950
60% affordable housing (70:30)	£31,320,752	£22,462,746	£18,854,170	£13,493,137	£9,084,561	£20,703,552	£16,980,975	£12,521,497	£8,780,783	£4,001,767	£1,251,101	£3,080,149	£4,466,449	£2,282,664	£3,813,404
70% affordable housing (70:30)	£30,060,571	£21,462,975	£18,062,001	£12,705,517											

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology	3
No Units	180
Site Area	1.55 Ha

VBC as % of floorspace 0%

Sales value inflation 10%
Build cost inflation 5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£63,121,157	£45,825,039	£38,380,323	£30,106,417	£22,771,286	£47,833,038	£39,921,915	£31,650,008	£24,346,056	£14,980,015	£5,060,692	£1,506,407	£6,507,762	£2,953,117	£-41,418
10% affordable housing (70:30)	£54,845,150	£39,248,469	£32,544,224	£24,951,996	£18,335,940	£33,889,016	£26,316,899	£19,706,625	£11,286,188	£1,193,295	£1,193,295	£1,193,295	£3,407,263	£187,238	£-2,654,419
20% affordable housing (70:30)	£46,569,700	£32,671,938	£26,716,124	£19,781,533	£13,930,592	£24,778,297	£17,854,177	£10,948,134	£5,061,194	£1,553,810	£-322,013	£-35,976,370	£290,830	£-27,387,960	£-26,867,420
30% affordable housing (70:30)	£38,295,029	£26,095,326	£20,847,048	£14,611,068	£9,456,053	£27,500,925	£21,809,565	£15,573,585	£10,427,763	£3,806,340	£-4,064,393	£-6,719,464	£-3,012,790	£-5,667,981	£-7,880,421
40% affordable housing (70:30)	£29,941,357	£18,481,656	£14,970,707	£9,437,396	£4,968,710	£20,706,159	£10,199,037	£5,747,502	£2,639,439	£-7,206,773	£-9,482,549	£-6,321,167	£-8,596,942	£-10,493,421	£-12,943,421
50% affordable housing (70:30)	£21,624,779	£12,853,490	£9,094,367	£4,205,260	£444,438	£13,873,911	£9,648,716	£4,776,641	£1,052,727	£-3,971,200	£-10,349,154	£-12,245,634	£-9,629,543	£-11,526,023	£-13,106,422
60% affordable housing (70:30)	£13,242,955	£6,194,954	£3,146,115	£-1,157,931	£-4,338,492	£7,024,641	£3,512,074	£744,599	£-3,929,449	£-7,989,271	£-13,491,534	£-15,008,719	£-12,937,920	£-14,445,193	£-16,719,423
70% affordable housing (70:30)	£4,818,334	£-809,980	£-3,048,310	£-6,740,545	£-12,146,611	£53,135	£-2,856,550	£-6,548,830	£-8,932,976	£-11,967,343	£-16,633,915	£-17,771,802	£-16,246,246	£-17,384,184	£-18,332,424
80% affordable housing (70:30)	£-3,975,372	£-7,768,330	£-9,393,884	£-12,323,460	£-15,912,890	£-17,325,675	£-19,423,498	£-21,953,072	£-23,942,502	£-25,965,414	£-28,776,295	£-30,534,887	£-31,554,673	£-32,313,264	£-32,945,425
90% affordable housing (70:30)	£-13,030,202	£-14,926,881	£-15,938,459	£-17,906,373	£-19,700,089	£-21,705,354	£-23,980,399	£-26,157,315	£-28,352,030	£-30,983,486	£-33,916,678	£-36,297,972	£-38,063,049	£-39,242,346	£-39,588,425
100% affordable housing (70:30)	£-22,085,033	£-22,085,033	£-22,085,033	£-22,489,288	£-23,489,288	£-24,085,033	£-24,587,320	£-24,981,557	£-25,381,557	£-25,861,056	£-26,061,056	£-26,171,426	£-26,171,426	£-26,171,426	£-26,171,426

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£38,038,481	£28,204,824	£23,702,320	£18,921,224	£13,955,357	£28,204,824	£22,470,628	£16,470,628	£10,783,590	£3,190,629	£-1,120,629	£-1,641,881	£-1,641,881	£-1,641,881	£-1,641,881
10% affordable housing (70:30)	£27,284,453	£19,881,175	£16,581,420	£10,177,647	£6,709,734	£21,079,734	£16,420,628	£10,812,744	£6,420,628	£1,184,843	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
20% affordable housing (70:30)	£18,560,943	£13,457,745	£10,413,519	£6,348,111	£3,224,050	£16,420,628	£12,732,527	£8,181,510	£4,181,510	£-1,026,455	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
30% affordable housing (70:30)	£10,874,615	£7,294,319	£5,129,295	£2,515,676	£1,169,576	£11,693,576	£8,202,076	£4,715,576	£2,181,576	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
40% affordable housing (70:30)	£6,186,286	£4,067,987	£3,158,596	£1,692,247	£723,180,345	£3,107,42,404	£1,740,503	£873,930,607	£422,862,141	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
50% affordable housing (70:30)	£3,504,885	£2,276,153	£1,692,276	£824,383	£358,205	£1,142,552,733	£582,927	£283,303,003	£127,076,316	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
60% affordable housing (70:30)	£1,897,288	£1,234,090	£891,528	£429,274	£192,466,135	£121,109,002	£67,677,569	£34,232,232	£13,053,092	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
70% affordable housing (70:30)	£1,213,310	£729,623	£517,773	£274,180	£137,254,338	£78,076,508	£40,886,238	£21,076,473	£11,082,919	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
80% affordable housing (70:30)	£1,105,015	£678,074	£475,525	£245,103	£102,455,103	£55,455,318	£27,553,141	£14,062,475	£7,402,057	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
90% affordable housing (70:30)	£1,159,846	£1,036,524	£1,189,102	£1,416,037	£1,648,300,977	£1,424,834,977	£1,141,200,043	£842,286,955	£481,673,673	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
100% affordable housing (70:30)	£1,214,676	£1,036,524	£1,189,102	£1,416,037	£1,648,300,977	£1,424,834,977	£1,141,200,043	£842,286,955	£481,673,673	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£38,038,481	£28,204,824	£23,702,320	£18,921,224	£13,955,357	£28,204,824	£22,470,628	£16,470,628	£10,783,590	£3,190,629	£-1,120,629	£-1,641,881	£-1,641,881	£-1,641,881	£-1,641,881
10% affordable housing (70:30)	£27,284,453	£19,881,175	£16,581,420	£10,177,647	£6,709,734	£21,079,734	£16,420,628	£10,812,744	£6,420,628	£1,184,843	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
20% affordable housing (70:30)	£18,560,943	£13,457,745	£10,413,519	£6,348,111	£3,224,050	£16,420,628	£12,732,527	£8,181,510	£4,181,510	£-1,026,455	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
30% affordable housing (70:30)	£10,874,615	£7,294,319	£5,129,295	£2,515,676	£1,169,576	£11,693,576	£8,202,076	£4,715,576	£2,181,576	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
40% affordable housing (70:30)	£6,186,286	£4,067,987	£3,158,596	£1,692,247	£723,180,345	£3,107,42,404	£1,740,503	£873,930,607	£422,862,141	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
50% affordable housing (70:30)	£3,504,885	£2,276,153	£1,692,276	£824,383	£358,205	£1,142,552,733	£582,927	£283,303,003	£127,076,316	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
60% affordable housing (70:30)	£1,897,288	£1,234,090	£891,528	£429,274	£192,466,135	£121,109,002	£67,677,569	£34,232,232	£13,053,092	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
70% affordable housing (70:30)	£1,213,310	£729,623	£517,773	£274,180	£137,254,338	£78,076,508	£40,886,238	£21,076,473	£11,082,919	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
80% affordable housing (70:30)	£1,105,015	£678,074	£475,525	£245,103	£102,455,103	£55,455,318	£27,553,141	£14,062,475	£7,402,057	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
90% affordable housing (70:30)	£1,159,846	£1,036,524	£1,189,102	£1,416,037	£1,648,300,977	£1,424,834,977	£1,141,200,043	£842,286,955	£481,673,673	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884
100% affordable housing (70:30)	£1,214,676	£1,036,524	£1,189,102	£1,416,037	£1,648,300,977	£1,424,834,977	£1,141,200,043	£842,286,955	£481,673,673	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884	£-1,261,884

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,532,921	£26,804	£-7,207,913	£-15,479,819	£-22,816,950	£2,244,002	£-5,666,320	£-13,928,227	£-21,242,180	£-30,588,221	£40,082,180	£-44,082,180	£-30,080,474	£-42,639,119	£-45,629,654
10% affordable housing (70:30)	£9,256,914	£-39,378,767	£-13,040,012	£-20,636,239	£-27,252,269	£4,532,569	£-11,999,220	£-19,271,337	£-25,881,811	£-34,302,048	£43,072,487	£-46,781,331	£-42,180,992	£-45,400,998	£-48,242,654
20% affordable housing (70:30)	£380,464	£-12,916,328	£-16,872,111	£-25,808,703	£-31,687,643	£-11,309,939	£-17,732,119	£-24,640,102	£-30,521,042	£-38,034,428	£46,510,248	£-49,544,615	£-45,297,406	£-48,327,016	£-50,856,654
30% affordable housing (70:30)	£-7,333,207	£-10,402,910	£-14,741,188	£-20,197,168	£-26,132,183	£-18,087,310	£-23,776,870	£-30,014,651	£-35,160,473	£-41,781,295	£45,652,629	£-52,307,700	£-48,601,028	£-51,256,097	£-53,468,657
40% affordable housing (70:30)	£-15,646,879	£-26,106,538	£-30,617,528	£-36,150,840	£-42,882,077	£-28,389,096	£-35,389,096	£-40,811,896	£-45,840,733	£-51,961,797	£52,795,009</				

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£53,923,947	£36,627,859	£29,183,113	£20,911,207	£13,574,076	£36,635,828	£30,724,706	£22,422,789	£15,148,846	£5,792,804	£4,139,518	£7,691,163	£2,689,448	£6,244,093	£9,238,629
10% affordable housing (70:30)	£49,641,747	£33,040,286	£26,347,821	£18,751,993	£12,135,537	£34,855,264	£27,688,613	£20,116,496	£13,508,222	£5,085,786	£4,084,654	£7,393,698	£2,793,150	£6,013,165	£8,854,822
20% affordable housing (70:30)	£43,374,430	£28,414,897	£17,815,814	£10,894,322	£4,703,382	£25,981,986	£17,740,924	£13,869,965	£11,643,400	£4,000,000	£3,119,223	£3,153,589	£5,906,361	£11,536,991	£14,464,630
30% affordable housing (70:30)	£29,057,618	£16,898,116	£11,649,838	£5,413,858	£268,843	£16,376,375	£12,612,355	£8,376,375	£1,230,552	£5,300,270	£1,261,603	£1,261,603	£1,261,603	£14,865,071	£17,077,631
40% affordable housing (70:30)	£20,744,147	£10,284,446	£5,773,897	£2,001,196	£4,229,510	£11,508,949	£6,531,930	£4,449,708	£1,001,826	£3,449,708	£9,170,771	£16,403,984	£18,679,759	£15,618,377	£17,794,153
50% affordable housing (70:30)	£12,427,566	£3,666,280	£1,921,943	£4,991,950	£9,752,772	£4,676,700	£1,501,506	£2,420,570	£8,445,459	£11,168,411	£19,546,361	£17,942,944	£18,829,753	£20,723,233	£26,839,639
60% affordable housing (70:30)	£4,045,145	£-3,002,256	£-6,049,095	£-10,364,841	£-13,533,702	£-2,172,969	£-5,688,136	£-9,941,798	£-13,120,659	£-17,166,482	£-22,688,746	£-24,205,928	£-22,138,130	£-23,682,314	£-24,916,833
70% affordable housing (70:30)	£-4,378,776	£-12,245,520	£-15,937,756	£-18,143,902	£-12,053,805	£-15,746,040	£-18,130,166	£-21,164,583	£-25,831,125	£-28,969,013	£-29,443,508	£-29,510,475	£-29,510,475	£-29,510,475	£-29,510,475
80% affordable housing (70:30)	£-11,172,582	£-16,365,541	£-18,591,095	£-21,820,670	£-24,110,100	£-15,522,885	£-18,620,708	£-21,580,282	£-24,139,713	£-26,162,624	£-28,073,506	£-29,739,098	£-28,751,884	£-29,510,475	£-29,510,475
90% affordable housing (70:30)	£-22,227,413	£-24,123,841	£-24,936,669	£-27,103,454	£-27,688,288	£-23,902,654	£-26,181,630	£-27,624,525	£-28,140,980	£-29,140,088	£-30,115,896	£-30,469,102	£-30,669,280	£-30,669,280	£-30,669,280
100% affordable housing (70:30)	£-31,282,243	£-31,282,243	£-31,282,243	£-31,282,243	£-31,282,243	£-31,282,243	£-31,282,243	£-31,282,243	£-31,282,243	£-31,282,243	£-31,282,243	£-31,282,243	£-31,282,243	£-31,282,243	£-31,282,243

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£56,920,754	£39,624,636	£32,179,920	£23,909,014	£16,570,883	£41,632,635	£33,721,512	£25,449,605	£18,145,653	£6,799,612	£1,139,711	£1,694,356	£307,369	£3,247,286	£5,241,821
10% affordable housing (70:30)	£48,644,747	£33,040,286	£26,347,821	£18,751,993	£12,135,537	£34,855,264	£27,688,613	£20,116,496	£13,508,222	£5,085,786	£4,084,654	£7,393,698	£2,793,150	£6,013,165	£8,854,822
20% affordable housing (70:30)	£40,368,237	£26,471,495	£20,515,711	£13,581,130	£7,700,189	£28,077,894	£21,855,714	£14,747,731	£9,866,791	£1,353,407	£7,122,416	£10,156,782	£5,909,573	£8,938,163	£11,467,823
30% affordable housing (70:30)	£32,054,626	£18,894,923	£14,646,645	£8,410,665	£3,256,650	£21,300,522	£15,609,162	£9,373,182	£4,227,360	£2,393,463	£10,264,796	£12,919,867	£9,213,193	£11,868,264	£14,080,824
40% affordable housing (70:30)	£23,740,954	£13,281,263	£8,770,304	£3,236,993	£1,231,702	£14,305,756	£9,528,737	£5,998,634	£4,852,901	£6,173,964	£13,407,176	£15,682,952	£12,521,570	£14,797,345	£16,693,824
50% affordable housing (70:30)	£15,424,376	£6,653,087	£3,893,964	£1,995,143	£5,756,965	£7,673,698	£3,448,313	£1,423,962	£5,147,676	£10,177,603	£16,540,557	£18,446,037	£15,829,946	£17,726,426	£20,306,825
60% affordable housing (70:30)	£7,141,952	£5,449	£-3,052,288	£-7,358,034	£-10,536,395	£-2,824,328	£-6,688,329	£-9,944,991	£-10,123,852	£-14,169,674	£-19,691,937	£-21,209,121	£-19,138,323	£-20,655,506	£-21,918,286
70% affordable housing (70:30)	£-1,382,069	£-6,810,383	£-9,248,713	£-12,940,948	£-16,326,094	£-8,147,268	£-9,956,998	£-12,149,233	£-15,133,379	£-18,167,746	£-22,834,318	£-23,972,205	£-22,446,699	£-23,844,587	£-24,532,827
80% affordable housing (70:30)	£-6,115,775	£-13,969,733	£-15,594,287	£-16,523,963	£-13,210,293	£-13,526,074	£-15,623,901	£-18,553,475	£-20,142,905	£-22,165,817	£-25,976,698	£-26,735,250	£-26,755,016	£-26,755,016	£-26,755,016
90% affordable housing (70:30)	£-12,237,626	£-17,127,684	£-19,389,862	£-24,108,776	£-24,904,462	£-16,926,767	£-19,880,927	£-24,887,714	£-28,156,433	£-30,163,689	£-32,064,459	£-32,444,749	£-32,064,459	£-32,064,459	£-32,064,459
100% affordable housing (70:30)	£-28,285,436	£-28,285,436	£-28,285,436	£-28,285,436	£-28,285,436	£-28,285,436	£-28,285,436	£-28,285,436	£-28,285,436	£-28,285,436	£-28,285,436	£-28,285,436	£-28,285,436	£-28,285,436	£-28,285,436

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£46,706,417	£29,410,299	£21,965,583	£13,683,677	£6,366,546	£31,418,298	£22,507,175	£15,225,268	£7,931,315	£1,424,726	£11,854,048	£14,908,939	£33,906,978	£15,461,623	£16,456,159
10% affordable housing (70:30)	£38,430,410	£23,833,728	£16,133,463	£8,837,296	£1,921,200	£24,640,927	£17,474,275	£9,902,159	£3,291,894	£5,128,552	£4,298,991	£7,608,035	£13,007,467	£16,207,902	£19,069,159
20% affordable housing (70:30)	£30,153,960	£16,257,157	£10,301,384	£3,366,792	£-2,701,580	£17,963,393	£11,447,377	£4,533,393	£-1,447,547	£8,860,330	£17,336,753	£20,371,110	£16,123,911	£19,153,521	£21,682,166
30% affordable housing (70:30)	£21,840,288	£9,680,585	£4,432,308	£-1,803,673	£-9,958,687	£11,086,185	£5,394,824	£-841,155	£-5,986,978	£-12,607,800	£-20,479,133	£-23,134,204	£-19,427,530	£-22,082,601	£-24,295,161
40% affordable housing (70:30)	£13,526,617	£3,068,918	£-1,444,033	£-6,977,344	£-11,446,040	£4,291,419	£-959,600	£-6,215,704	£-10,667,238	£-16,389,301	£-23,667,514	£-26,867,289	£-22,735,907	£-25,011,683	£-26,836,161
50% affordable housing (70:30)	£5,210,036	£-3,561,250	£-7,320,373	£-12,208,480	£-15,970,302	£-2,540,930	£-9,766,024	£-15,362,013	£-20,385,941	£-26,763,894	£-30,660,974	£-30,044,263	£-27,040,763	£-29,151,763	£-30,316,163
60% affordable housing (70:30)	£-1,219,787	£-10,219,787	£-13,266,625	£-17,672,371	£-20,751,232	£-9,390,099	£-12,902,666	£-17,159,328	£-20,338,189	£-24,384,012	£-29,908,275	£-31,423,458	£-29,352,660	£-30,869,844	£-32,134,163
70% affordable housing (70:30)	£-6,159,407	£-17,024,720	£-19,463,050	£-23,155,286	£-26,539,432	£-16,361,605	£-19,271,335	£-22,963,570	£-26,347,716	£-29,382,083	£-33,048,655	£-34,186,543	£-32,661,037	£-33,798,924	£-34,747,164
80% affordable housing (70:30)	£-12,330,112	£-24,183,071	£-26,889,608	£-29,238,200	£-30,527,630	£-23,740,415	£-26,838,238	£-30,767,212	£-33,951,243	£-36,100,154	£-38,191,036	£-38,949,628	£-36,959,411	£-38,726,035	£-39,389,166
90% affordable housing (70:30)	£-19,444,943	£-31,341,421	£-32,154,199	£-34,321,114	£-35,116,829	£-24,120,094	£-26,405,140	£-34,572,055	£-38,366,770	£-40,378,226	£-43,333,416	£-43,712,713	£-40,277,790	£-40,657,086	£-40,973,165
100% affordable housing (70:30)	£-33,499,773	£-33,499,773	£-33,499,773	£-33,499,773	£-33,499,773	£-33,499,773	£-33,499,773	£-33,499,773	£-33,499,773	£-33,499,773	£-33,499,773	£-33,499,773	£-33,499,773	£-33,499,773	£-33,499,773

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£39,895,516	£24,881,858	£18,221,742	£10,862,386	£4,818,015	£44,877,457	£36,789,334	£28,499,427	£21,190,474	£11,834,333	£1,955,111	£1,955,111	£1,955,111	£20,484	£21,197,001
10% affordable housing (70:30)	£31,629,516	£19,297,887	£12,932,642	£7,196,415	£1,189,358	£37,900,085	£30,733,434	£23,161,317	£15,951,443	£6,130,606	£1,039,832	£-3,438,876	£251,672	£-2,968,343	£-5,810,000
20% affordable housing (70:30)	£23,363,119	£13,716,119	£8,626,951	£3,122,715	£-1,122,715	£24,700,536	£17,792,552	£11,811,612	£4,308,229	£-4,077,594	£-7,111,960	£-2,864,752	£-5,894,362	£-8,423,001	£-10,423,001
30% affordable housing (70:30)	£15,099,447	£22,938,744	£17,691,467	£11,485,486	£6,300,472	£24,245,344	£18,653,984	£12,418,004	£7,272,187	£6,613,111	£-7,219,974	£-9,975,045	£-5,168,372	£-8,823,442	£-11,036,002
40% affordable housing (70:30)	£8,785,776	£16,329,075	£11,815,176	£5,281,815	£1,813,116	£17,850,378	£12,573,559	£7,043,455	£2,591,921	£-3,129,143	£10,362,355	£12,638,130	£9,476,749	£11,762,524	£13,849,001
50% affordable housing (70:30)	£18,469,197	£9,697,909	£5,938,786	£1,049,679	£-2,711,144	£10,718,529	£6,493,135	£1,631,069	£-2,102,855	£					

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 3

No Units	180
Site Area	1.55 Ha

VBC as % of floorspace 25%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£63,121,157	£45,825,039	£38,380,323	£30,108,417	£22,771,266	£47,833,038	£39,621,915	£31,650,008	£24,346,056	£14,990,015	£5,060,692	£1,506,047	£6,507,762	£2,953,117	£-41,418
10% affordable housing (70:30)	£56,905,087	£40,883,487	£33,997,125	£26,235,388	£19,435,562	£42,740,886	£35,388,116	£27,641,051	£20,592,268	£12,202,930	£2,842,649	£-152,485	£4,173,044	£884,998	£-2,011,130
20% affordable housing (70:30)	£50,689,017	£35,941,934	£29,613,925	£22,348,536	£16,099,837	£37,648,733	£30,854,377	£23,616,878	£17,368,480	£9,408,574	£819,129	£-2,594,311	£1,838,327	£-1,294,164	£-3,880,843
30% affordable housing (70:30)	£44,462,900	£31,000,381	£25,226,659	£18,461,273	£12,764,111	£33,556,580	£26,320,518	£19,576,852	£13,879,892	£6,588,086	£-1,737,493	£-4,677,036	£561,393	£-3,600,936	£-5,950,556
40% affordable housing (70:30)	£38,218,530	£26,058,828	£20,810,189	£14,574,210	£9,418,710	£27,464,427	£21,772,706	£15,536,726	£10,390,903	£3,769,598	£-4,104,239	£-6,759,311	£-3,052,637	£-5,707,708	£-7,920,267
50% affordable housing (70:30)	£31,974,152	£21,062,623	£16,593,719	£10,687,146	£6,043,860	£22,368,149	£17,203,173	£11,496,600	£6,874,517	£960,110	£-6,470,987	£-8,841,586	£-5,543,881	£-7,814,481	£-9,869,980
60% affordable housing (70:30)	£25,729,774	£16,112,284	£11,977,240	£8,785,313	£2,669,039	£17,234,747	£12,933,841	£7,440,465	£3,344,100	£-2,031,994	£-8,837,794	£-10,823,802	£-9,026,125	£-10,121,253	£-11,859,892
70% affordable housing (70:30)	£19,464,670	£11,131,947	£7,842,923	£2,831,876	£-815,075	£12,101,346	£8,062,447	£3,351,401	£-236,035	£-6,400,450	£-11,204,481	£-13,006,137	£-12,328,025	£-13,829,404	£-15,829,404
80% affordable housing (70:30)	£13,168,838	£6,120,267	£3,073,429	£-1,237,325	£-4,416,185	£6,949,954	£3,437,387	£-824,282	£-4,003,142	£-9,048,965	£-13,571,228	£-15,088,412	£-13,017,614	£-14,534,797	£-15,799,117
90% affordable housing (70:30)	£6,855,788	£1,072,413	£-1,851,572	£-3,434,472	£-8,017,296	£1,763,612	£-1,394,525	£-3,187,425	£-7,770,249	£-11,057,480	£-15,837,975	£-17,170,686	£-15,508,958	£-16,741,570	£-17,788,929
100% affordable housing (70:30)	£445,148	£-2,288,772	£-5,320,715	£-9,631,619	£-11,618,408	£-16,239,652	£-19,559,863	£-23,550,569	£-27,033,356	£-31,065,596	£-34,800,723	£-35,252,962	£-34,800,723	£-34,800,723	£-34,800,723

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£62,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£65,038,448	£49,749,634	£39,749,533	£30,388,626	£23,008,357	£48,207,128	£39,207,128	£31,130,690	£23,008,357	£13,130,690	£4,060,692	£1,506,047	£6,507,762	£2,953,117	£-41,418
10% affordable housing (70:30)	£71,224,556	£49,246,157	£44,132,619	£31,094,245	£23,008,357	£48,207,128	£39,207,128	£31,130,690	£23,008,357	£13,130,690	£4,060,692	£1,506,047	£6,507,762	£2,953,117	£-41,418
20% affordable housing (70:30)	£77,440,627	£49,246,157	£44,132,619	£31,094,245	£23,008,357	£48,207,128	£39,207,128	£31,130,690	£23,008,357	£13,130,690	£4,060,692	£1,506,047	£6,507,762	£2,953,117	£-41,418
30% affordable housing (70:30)	£83,656,738	£49,246,157	£44,132,619	£31,094,245	£23,008,357	£48,207,128	£39,207,128	£31,130,690	£23,008,357	£13,130,690	£4,060,692	£1,506,047	£6,507,762	£2,953,117	£-41,418
40% affordable housing (70:30)	£89,872,849	£49,246,157	£44,132,619	£31,094,245	£23,008,357	£48,207,128	£39,207,128	£31,130,690	£23,008,357	£13,130,690	£4,060,692	£1,506,047	£6,507,762	£2,953,117	£-41,418
50% affordable housing (70:30)	£96,088,960	£49,246,157	£44,132,619	£31,094,245	£23,008,357	£48,207,128	£39,207,128	£31,130,690	£23,008,357	£13,130,690	£4,060,692	£1,506,047	£6,507,762	£2,953,117	£-41,418
60% affordable housing (70:30)	£102,305,071	£49,246,157	£44,132,619	£31,094,245	£23,008,357	£48,207,128	£39,207,128	£31,130,690	£23,008,357	£13,130,690	£4,060,692	£1,506,047	£6,507,762	£2,953,117	£-41,418
70% affordable housing (70:30)	£108,521,182	£49,246,157	£44,132,619	£31,094,245	£23,008,357	£48,207,128	£39,207,128	£31,130,690	£23,008,357	£13,130,690	£4,060,692	£1,506,047	£6,507,762	£2,953,117	£-41,418
80% affordable housing (70:30)	£114,737,293	£49,246,157	£44,132,619	£31,094,245	£23,008,357	£48,207,128	£39,207,128	£31,130,690	£23,008,357	£13,130,690	£4,060,692	£1,506,047	£6,507,762	£2,953,117	£-41,418
90% affordable housing (70:30)	£120,953,404	£49,246,157	£44,132,619	£31,094,245	£23,008,357	£48,207,128	£39,207,128	£31,130,690	£23,008,357	£13,130,690	£4,060,692	£1,506,047	£6,507,762	£2,953,117	£-41,418
100% affordable housing (70:30)	£127,169,515	£49,246,157	£44,132,619	£31,094,245	£23,008,357	£48,207,128	£39,207,128	£31,130,690	£23,008,357	£13,130,690	£4,060,692	£1,506,047	£6,507,762	£2,953,117	£-41,418

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£36,589,766	£53,882,883	£61,327,998	£69,599,505	£76,936,638	£51,874,884	£59,796,007	£68,057,914	£75,961,987	£84,717,908	£94,647,230	£98,201,975	£99,200,161	£96,754,806	£99,749,341
10% affordable housing (70:30)	£38,824,436	£56,824,436	£64,824,436	£73,824,436	£80,824,436	£54,824,436	£62,824,436	£70,824,436	£78,824,436	£86,824,436	£94,824,436	£98,824,436	£99,824,436	£96,824,436	£99,824,436
20% affordable housing (70:30)	£41,059,306	£59,765,988	£67,903,988	£76,903,988	£83,903,988	£56,903,988	£64,903,988	£72,903,988	£80,903,988	£88,903,988	£96,903,988	£100,903,988	£101,903,988	£98,903,988	£101,903,988
30% affordable housing (70:30)	£43,294,176	£62,702,542	£71,340,542	£80,340,542	£86,340,542	£59,340,542	£67,340,542	£75,340,542	£83,340,542	£91,340,542	£99,340,542	£103,340,542	£104,340,542	£101,340,542	£104,340,542
40% affordable housing (70:30)	£45,529,046	£65,643,908	£74,281,908	£83,281,908	£88,281,908	£61,281,908	£69,281,908	£77,281,908	£85,281,908	£93,281,908	£101,281,908	£105,281,908	£106,281,908	£103,281,908	£106,281,908
50% affordable housing (70:30)	£47,763,916	£68,579,270	£77,217,270	£86,217,270	£90,217,270	£63,217,270	£71,217,270	£79,217,270	£87,217,270	£95,217,270	£103,217,270	£107,217,270	£108,217,270	£105,217,270	£108,217,270
60% affordable housing (70:30)	£49,998,786	£71,514,632	£80,152,632	£89,152,632	£92,152,632	£65,152,632	£73,152,632	£81,152,632	£89,152,632	£97,152,632	£105,152,632	£109,152,632	£110,152,632	£107,152,632	£110,152,632
70% affordable housing (70:30)	£52,233,656	£74,450,988	£83,088,988	£92,088,988	£95,088,988	£67,088,988	£75,088,988	£83,088,988	£91,088,988	£99,088,988	£107,088,988	£111,088,988	£112,088,988	£109,088,988	£112,088,988
80% affordable housing (70:30)	£54,468,526	£77,387,350	£85,925,350	£94,925,350	£97,925,350	£69,925,350	£77,925,350	£85,925,350	£93,925,350	£101,925,350	£109,925,350	£113,925,350	£114,925,350	£111,925,350	£114,925,350
90% affordable housing (70:30)	£56,703,396	£80,323,712	£88,761,712	£97,761,712	£100,761,712	£71,761,712	£79,761,712	£87,761,712	£95,761,712	£103,761,712	£111,761,712	£115,761,712	£116,761,712	£113,761,712	£116,761,712
100% affordable housing (70:30)	£58,938,266	£83,260,074	£91,698,074	£100,698,074	£103,698,074	£73,698,074	£81,698,074	£89,698,074	£97,698,074	£105,698,074	£113,698,074	£117,698,074	£118,698,074	£115,698,074	£118,698,074

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,532,921	£26,804	£7,207,913	£-15,479,819	£-22,816,950	£2,244,860	£-5,666,320	£-13,930,220	£-21,242,180	£-30,598,221	£-40,627,544	£-44,082,189	£-39,080,474	£-42,635,119	£-45,629,654
10% affordable housing (70:30)	£11,318,852	£-4,704,749	£-11,591,111	£-19,382,837	£-26,152,674	£-2,847,350	£-10,200,120	£-17,947,184	£-24,700,968	£-33,385,396	£-42,745,587	£-48,100,721	£-41,415,191	£-44,703,237	£-47,599,366
20% affordable housing (70:30)	£5,100,781	£-9,646,302	£-15,974,311	£-23,288,960	£-29,488,399	£-7,933,603	£-14,733,919	£-21,971,267	£-28,219,756	£-36,704,662	£-44,869,107	£-48,182,996	£-43,740,939	£-46,882,400	£-49,889,079
30% affordable housing (70:30)	£-1,126,327	£-14,587,855	£-20,361,577	£-27,126,963	£-32,624,124	£-13,031,655	£-20,267,718	£-26,011,383	£-31,768,544	£-38,999,150	£-47,325,726	£-50,265,272	£-46,140,628	£-48,089,171	£-51,538,791
40% affordable housing (70:30)	£-7,369,705	£-21,529,407	£-24,778,407	£-31,014,026	£-36,169,528	£-18,133,809	£-23,815,529								

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£53,923,947	£36,627,829	£29,183,111	£20,911,207	£13,574,076	£38,636,828	£30,724,705	£22,452,738	£15,148,848	£5,792,804	£4,136,518	£7,691,163	£2,689,448	£6,244,093	£9,238,629
10% affordable housing (70:30)	£17,707,877	£11,696,276	£24,799,014	£17,038,198	£10,238,352	£33,543,676	£26,180,906	£18,443,941	£11,660,958	£3,005,720	£6,354,561	£9,709,696	£5,024,166	£8,312,212	£11,208,340
20% affordable housing (70:30)	£41,491,806	£26,744,724	£20,416,715	£13,151,125	£5,930,826	£28,451,522	£21,957,107	£14,419,788	£8,171,269	£1,911,964	£8,578,081	£18,731,971	£7,568,984	£10,491,374	£13,178,053
30% affordable housing (70:30)	£35,265,699	£21,803,171	£16,029,449	£9,264,062	£3,666,901	£23,369,370	£17,123,306	£10,379,642	£4,682,482	£2,608,124	£10,934,703	£13,874,246	£9,758,603	£12,698,146	£15,147,766
40% affordable housing (70:30)	£29,021,320	£16,861,618	£11,612,077	£6,376,999	£2,149,991	£18,267,217	£12,675,496	£6,339,516	£1,183,093	£5,427,612	£5,427,612	£11,904,449	£16,956,521	£19,249,848	£14,904,918
50% affordable housing (70:30)	£22,776,942	£11,895,413	£7,489,508	£3,489,936	£1,153,051	£11,170,830	£5,605,863	£2,299,280	£5,247,100	£1,038,197	£14,541,091	£17,111,691	£11,097,190	£14,541,091	£17,111,691
60% affordable housing (70:30)	£16,532,564	£6,915,074	£2,780,038	£2,431,897	£6,528,202	£8,037,537	£3,436,430	£1,756,806	£5,863,110	£11,229,144	£18,034,944	£20,121,072	£17,232,335	£19,318,463	£21,056,902
70% affordable housing (70:30)	£10,267,460	£1,934,737	£1,654,267	£1,365,335	£10,012,288	£2,904,136	£1,134,763	£5,845,809	£9,433,246	£14,237,660	£20,401,692	£22,203,347	£19,723,580	£21,526,235	£23,026,615
80% affordable housing (70:30)	£3,871,426	£3,076,943	£3,123,781	£10,434,536	£13,613,395	£2,247,256	£5,739,823	£10,021,492	£13,200,353	£17,246,175	£22,789,438	£24,288,652	£22,814,824	£23,232,007	£24,996,327
90% affordable housing (70:30)	£2,341,422	£3,324,757	£10,748,782	£14,681,682	£17,214,507	£7,443,598	£10,301,735	£14,384,635	£16,367,460	£20,254,690	£26,135,165	£26,367,896	£24,706,068	£25,638,780	£26,866,038
100% affordable housing (70:30)	£8,752,064	£13,485,982	£15,517,925	£18,828,829	£20,815,618	£18,747,792	£15,436,874	£12,734,567	£23,263,206	£27,501,933	£28,450,172	£27,197,312	£28,145,552	£28,835,752	

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£56,920,574	£39,624,636	£32,179,920	£23,908,014	£16,570,883	£41,632,635	£33,721,512	£25,449,605	£18,145,653	£8,789,612	£1,139,711	£4,694,356	£307,359	£3,247,286	£6,241,821
10% affordable housing (70:30)	£20,704,694	£14,693,094	£27,798,722	£20,034,906	£13,235,150	£35,540,483	£29,187,715	£21,440,648	£14,856,865	£8,002,527	£3,367,754	£6,712,888	£2,027,859	£5,315,405	£8,211,533
20% affordable housing (70:30)	£44,488,614	£29,741,531	£23,413,522	£16,147,933	£9,999,434	£31,448,330	£24,853,914	£17,419,575	£11,388,077	£3,208,711	£5,581,274	£8,795,164	£4,362,076	£7,494,567	£10,181,246
30% affordable housing (70:30)	£38,262,506	£24,799,978	£19,026,256	£12,260,870	£6,663,708	£26,266,177	£20,120,115	£13,376,449	£7,679,289	£3,888,683	£7,937,896	£10,877,439	£6,761,796	£9,701,339	£12,150,850
40% affordable housing (70:30)	£32,018,127	£19,858,425	£14,609,786	£8,379,807	£3,718,307	£21,264,024	£15,572,303	£9,336,323	£4,190,500	£5,430,805	£10,304,642	£12,959,714	£9,253,040	£11,908,111	£14,120,870
50% affordable housing (70:30)	£25,775,740	£14,892,230	£10,193,316	£4,486,743	£1,166,643	£16,167,746	£11,002,770	£5,298,197	£9,744,114	£5,250,293	£12,671,300	£15,041,980	£11,744,284	£14,114,884	£16,090,393
60% affordable housing (70:30)	£19,529,371	£9,911,881	£5,776,846	£3,654,910	£1,531,394	£11,034,344	£6,433,238	£1,240,002	£2,856,303	£8,232,337	£15,038,137	£17,124,265	£14,235,528	£16,321,656	£18,060,095
70% affordable housing (70:30)	£13,264,267	£4,931,544	£1,342,520	£3,368,527	£7,015,478	£9,900,943	£1,862,044	£2,849,002	£6,436,438	£11,240,853	£14,044,884	£19,206,540	£16,726,773	£18,528,428	£20,029,807
80% affordable housing (70:30)	£6,969,235	£80,136	£3,726,974	£7,437,729	£10,616,598	£7,487,551	£2,763,016	£7,024,685	£10,203,545	£14,249,368	£19,771,631	£21,268,615	£19,216,017	£20,735,200	£21,989,520
90% affordable housing (70:30)	£3,955,386	£5,127,950	£7,751,975	£11,604,876	£14,116,696	£4,446,791	£7,504,929	£11,397,628	£13,970,652	£17,751,863	£22,194,376	£23,917,881	£21,000,821	£23,869,422	
100% affordable housing (70:30)	£5,755,257	£10,489,175	£12,521,118	£15,832,022	£17,818,811	£9,935,655	£12,440,068	£15,750,972	£17,737,759	£20,266,399	£24,505,126	£26,453,965	£24,200,504	£25,148,744	£26,038,945

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£46,706,317	£29,410,299	£21,965,583	£13,093,677	£6,266,546	£31,478,298	£23,507,175	£15,235,268	£7,931,315	£1,424,726	£11,354,048	£14,908,693	£0,906,978	£13,461,623	£16,456,793
10% affordable housing (70:30)	£40,495,347	£24,498,746	£17,582,394	£9,820,869	£3,020,822	£26,528,146	£19,973,376	£11,226,311	£4,442,528	£4,211,610	£13,972,091	£16,927,226	£12,241,696	£15,529,742	£18,425,870
20% affordable housing (70:30)	£34,274,276	£19,527,104	£13,199,185	£5,933,595	£3,144,004	£21,233,992	£14,430,577	£7,202,238	£2,963,739	£7,006,166	£15,795,611	£19,009,510	£14,576,414	£17,708,904	£20,395,583
30% affordable housing (70:30)	£28,048,169	£14,585,641	£8,811,919	£2,046,532	£3,850,629	£16,141,840	£9,905,778	£3,162,112	£2,535,048	£9,825,654	£18,152,233	£21,091,776	£16,976,133	£19,915,678	£22,365,296
40% affordable housing (70:30)	£21,803,780	£9,644,688	£4,898,449	£1,840,531	£0,996,031	£11,009,897	£5,357,666	£878,014	£6,023,837	£12,645,142	£20,518,979	£23,074,051	£19,467,378	£22,102,448	£24,335,938
50% affordable housing (70:30)	£15,559,412	£4,677,885	£3,021,021	£5,747,585	£10,970,881	£9,953,409	£788,433	£4,915,140	£3,640,244	£5,464,651	£9,888,927	£9,236,327	£21,098,921	£26,304,720	
60% affordable housing (70:30)	£9,315,034	£3,024,456	£4,437,492	£9,649,427	£13,745,732	£8,007,407	£3,781,100	£8,974,336	£11,070,640	£18,446,674	£25,252,474	£27,338,602	£24,440,865	£26,274,432	
70% affordable housing (70:30)	£3,049,930	£5,282,794	£8,871,817	£13,582,865	£17,229,815	£4,313,394	£8,352,293	£13,063,339	£16,650,776	£21,495,190	£27,619,222	£29,420,877	£26,941,110	£29,742,786	£30,244,140
80% affordable housing (70:30)	£3,246,192	£10,294,473	£13,241,311	£17,662,086	£20,839,925	£9,464,786	£12,977,353	£17,230,022	£20,417,853	£24,463,706	£29,985,868	£31,923,162	£29,432,364	£30,040,597	£32,913,857
90% affordable housing (70:30)	£9,558,952	£15,342,327	£17,966,312	£21,849,212	£24,453,037	£14,661,128	£17,719,265	£22,162,185	£24,184,990	£27,472,220	£32,392,715	£33,585,427	£31,923,998	£33,156,310	£34,183,969
100% affordable housing (70:30)	£15,969,594	£20,703,512	£22,735,455	£26,098,359	£28,033,148	£20,150,192	£22,654,404	£25,605,302	£27,952,097	£30,480,736	£34,710,463	£36,667,702	£34,414,842	£35,363,092	£36,153,282

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£49,885,376	£32,238,138	£25,288,836	£16,915,708	£9,417,417	£36,786,338	£28,481,467	£21,180,774	£13,813,433	£1,985,111	£1,649,334	£3,881,181	£202,464	£2,602,464	
10% affordable housing (70:30)	£33,749,506	£23,727,905	£20,841,543	£12,979,817	£16,279,980	£29,585,304	£22,232,535	£15,485,470	£17,701,887	£9,047,348	£3,132,932	£3,668,067	£1,017,463	£2,270,573	£5,166,712
20% affordable housing (70:30)	£47,533,436	£32,786,352	£26,458,343	£19,192,764	£12,944,256	£34,493,151	£27,698,736	£20,461,397	£14,212,898	£6,252,993	£2,536,452	£5,750,342	£1,317,255	£4,449,745	£7,138,424
30% affordable housing (70:30)	£41,307,327	£27,844,800	£22,071,078	£15,305,691	£9,008,530	£29,400,999	£23,164,936	£16,421,271	£10,724,111	£3,433,505	£4,893,074	£7,832,617	£3,716,974	£6,856,517	£9,106,137
40% affordable housing (70:30)	£35,082,940	£22,903,247	£17,654,607	£11,418,628	£6,383,128	£24,309,846	£18,617,125	£11,381,145	£7,235,322	£3,144,016	£7,259,821	£9,814,893	£8,208,219	£9,863,290	£11,076,849
50% affordable housing (70:30)	£28,818,570	£17,937,042	£13,937,037	£7,531,584	£2,888,278	£19,212,567	£14,047,591	£8,341,016	£3,916,935	£2,205,472	£9,626,568	£11,997,168	£8,699,463	£11,070,062	£13,045,561
60% affordable housing (70:30)	£22,574,193	£12,956,703	£8,821,667	£3,609,732	£4,886,873	£14,079,165	£9,478,059	£4,284,233	£1,885,518	£5,187,516	£11,993,315	£14,079,443	£11,190,707	£13,276,834	£15,015,273
70% affordable housing (70:30)</															

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 3

No Units	180
Site Area	1.55 Ha

VBC as % of floorspace	50%
------------------------	-----

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£63,121,157	£45,825,039	£38,380,323	£30,108,417	£22,717,266	£47,833,038	£39,921,915	£31,650,008	£24,346,056	£14,990,015	£5,060,692	£1,506,047	£6,507,762	£2,953,117	£-41,418
10% affordable housing (70:30)	£58,965,024	£42,518,505	£35,446,024	£27,518,800	£20,535,184	£44,426,104	£36,887,217	£28,965,205	£22,007,911	£13,119,672	£3,569,549	£1,651,616	£4,938,835	£1,561,324	£-1,367,842
20% affordable housing (70:30)	£54,808,891	£39,211,970	£32,511,725	£24,915,138	£18,299,881	£41,019,170	£33,852,517	£26,280,401	£19,669,765	£11,248,329	£2,078,406	£1,233,141	£3,369,910	£1,148,032	£-2,634,256
30% affordable housing (70:30)	£50,652,757	£35,905,436	£29,577,428	£22,311,476	£16,062,978	£37,612,234	£30,817,819	£23,550,119	£17,331,622	£9,371,231	£579,923	£-2,634,607	£1,800,983	£-1,334,010	£-4,020,690
40% affordable housing (70:30)	£46,495,703	£32,598,901	£26,643,129	£19,707,816	£13,826,875	£34,205,300	£27,783,120	£20,874,417	£14,993,476	£7,479,124	£-1,001,706	£-4,036,072	£2,112,418	£-2,818,474	£-5,347,113
50% affordable housing (70:30)	£42,320,619	£29,252,366	£23,693,072	£17,104,154	£11,590,772	£30,736,366	£24,748,422	£18,188,713	£12,655,331	£5,587,017	£-2,582,819	£-5,437,539	£-1,488,219	£-4,302,938	£-10,673,538
60% affordable housing (70:30)	£38,145,535	£25,985,832	£20,736,472	£14,503,492	£9,344,024	£27,291,431	£21,098,989	£15,463,009	£10,317,186	£3,894,911	£-4,183,934	£-8,839,005	£-3,132,331	£-5,797,402	£-17,999,961
70% affordable housing (70:30)	£33,970,449	£22,666,733	£17,779,872	£11,896,831	£7,081,675	£23,984,407	£18,840,348	£12,757,305	£7,964,188	£1,802,804	£-5,775,047	£-8,240,470	£-6,806,443	£-7,271,866	£-29,326,385
80% affordable housing (70:30)	£29,795,365	£19,334,221	£14,823,272	£9,288,023	£4,819,328	£20,558,725	£15,581,706	£10,051,602	£5,598,129	£-132,516	£-7,366,160	£-9,641,936	£-6,480,554	£-8,756,329	£-10,652,809
90% affordable housing (70:30)	£25,620,280	£16,001,709	£11,866,674	£6,653,284	£2,556,978	£17,124,172	£12,523,064	£7,328,375	£3,232,070	£-2,151,475	£-8,957,275	£-11,043,401	£-8,154,666	£-10,240,793	£-11,979,232
100% affordable housing (70:30)	£21,440,485	£12,659,187	£8,908,276	£4,015,544	£2,848,410	£13,689,612	£9,464,423	£4,589,924	£1,866,011	£-4,170,435	£-10,548,388	£-12,444,868	£-9,828,777	£-11,725,257	£-13,305,657

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£95,078,458	£69,749,634	£58,749,532	£46,388,626	£36,008,387	£66,336,805	£56,207,737	£46,130,290	£34,103,691	£19,139,892	£5,060,692	£1,506,047	£6,507,762	£2,953,117	£-41,418
10% affordable housing (70:30)	£90,164,619	£65,611,139	£54,683,619	£42,100,843	£31,074,549	£63,705,529	£54,242,427	£44,164,438	£32,118,733	£15,009,072	£4,560,692	£1,233,141	£4,938,835	£1,561,324	£-1,367,842
20% affordable housing (70:30)	£85,320,753	£61,617,973	£50,617,918	£39,810,563	£29,110,474	£61,019,170	£51,277,126	£41,019,170	£29,859,778	£11,680,314	£1,233,141	£2,078,406	£3,369,910	£1,148,032	£-2,634,256
30% affordable housing (70:30)	£80,476,886	£57,224,208	£46,592,216	£36,519,167	£26,108,668	£58,517,409	£49,311,825	£39,549,524	£30,119,022	£11,678,413	£1,233,141	£1,233,141	£2,078,406	£1,148,032	£-2,634,256
40% affordable housing (70:30)	£75,633,940	£53,530,742	£43,016,515	£33,016,515	£23,610,746	£55,934,943	£46,746,523	£37,255,227	£28,116,167	£10,660,510	£1,233,141	£1,233,141	£2,078,406	£1,148,032	£-2,634,256
50% affordable housing (70:30)	£70,790,449	£49,837,277	£40,436,572	£30,102,490	£21,105,811	£53,421,276	£44,811,222	£35,960,930	£27,474,312	£10,226,626	£1,233,141	£1,233,141	£2,078,406	£1,148,032	£-2,634,256
60% affordable housing (70:30)	£65,945,109	£46,143,812	£37,393,171	£28,102,152	£19,199,520	£51,918,732	£43,660,634	£35,866,634	£27,818,437	£10,226,626	£1,233,141	£1,233,141	£2,078,406	£1,148,032	£-2,634,256
70% affordable housing (70:30)	£61,090,194	£42,448,910	£34,343,771	£25,102,813	£17,104,988	£50,414,146	£42,309,296	£34,872,338	£27,105,456	£10,226,626	£1,233,141	£1,233,141	£2,078,406	£1,148,032	£-2,634,256
80% affordable housing (70:30)	£56,235,279	£38,753,371	£31,293,871	£22,105,813	£15,109,610	£48,918,706	£40,818,011	£33,823,514	£26,105,456	£10,226,626	£1,233,141	£1,233,141	£2,078,406	£1,148,032	£-2,634,256
90% affordable housing (70:30)	£51,380,363	£35,062,938	£28,244,371	£19,106,813	£13,110,610	£47,423,276	£39,323,276	£32,333,276	£25,105,456	£10,226,626	£1,233,141	£1,233,141	£2,078,406	£1,148,032	£-2,634,256
100% affordable housing (70:30)	£46,525,448	£31,372,505	£25,244,871	£17,105,813	£11,111,610	£45,927,846	£37,833,276	£30,843,276	£24,105,456	£10,226,626	£1,233,141	£1,233,141	£2,078,406	£1,148,032	£-2,634,256

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£58,599,766	£43,882,883	£36,127,599	£29,599,505	£21,936,636	£51,974,884	£43,786,007	£35,607,914	£27,361,887	£15,717,908	£4,560,692	£1,506,047	£6,507,762	£2,953,117	£-41,418
10% affordable housing (70:30)	£54,743,816	£40,191,416	£33,261,896	£27,189,122	£20,172,739	£49,021,819	£40,830,706	£32,620,736	£24,370,718	£13,700,012	£3,569,549	£1,651,616	£4,938,835	£1,561,324	£-1,367,842
20% affordable housing (70:30)	£50,889,032	£36,495,552	£29,577,428	£24,915,138	£18,299,881	£46,164,438	£38,019,170	£30,019,170	£21,859,778	£11,680,314	£1,233,141	£2,078,406	£3,369,910	£1,148,032	£-2,634,256
30% affordable housing (70:30)	£47,034,168	£33,302,487	£27,103,495	£22,311,476	£16,062,978	£43,261,234	£35,817,819	£27,550,119	£19,331,622	£9,371,231	£579,923	£-2,634,607	£1,800,983	£-1,334,010	£-4,020,690
40% affordable housing (70:30)	£43,179,218	£29,985,901	£24,643,129	£19,707,816	£13,826,875	£40,305,300	£32,783,120	£24,874,417	£16,993,476	£7,479,124	£-1,001,706	£-4,036,072	£2,112,418	£-2,818,474	£-5,347,113
50% affordable housing (70:30)	£39,320,619	£26,666,733	£21,779,872	£17,104,154	£11,590,772	£37,366,366	£29,748,422	£21,188,713	£14,655,331	£5,587,017	£-2,582,819	£-5,437,539	£-1,488,219	£-4,302,938	£-10,673,538
60% affordable housing (70:30)	£35,465,535	£23,252,366	£18,736,472	£14,503,492	£9,344,024	£34,291,431	£27,098,989	£19,463,009	£12,317,186	£3,894,911	£-4,183,934	£-8,839,005	£-3,132,331	£-5,797,402	£-17,999,961
70% affordable housing (70:30)	£31,610,449	£20,666,733	£15,779,872	£11,896,831	£7,081,675	£31,984,407	£24,840,348	£17,757,305	£10,964,188	£1,802,804	£-5,775,047	£-8,240,470	£-6,806,443	£-7,271,866	£-29,326,385
80% affordable housing (70:30)	£27,755,365	£17,334,221	£12,823,272	£9,288,023	£4,819,328	£28,558,725	£21,581,706	£13,051,602	£6,598,129	£-132,516	£-7,366,160	£-9,641,936	£-6,480,554	£-8,756,329	£-10,652,809
90% affordable housing (70:30)	£23,899,280	£14,001,709	£10,866,674	£6,653,284	£2,556,978	£24,124,172	£17,523,064	£10,328,375	£4,232,070	£-2,151,475	£-8,957,275	£-11,043,401	£-8,154,666	£-10,240,793	£-11,979,232
100% affordable housing (70:30)	£19,044,485	£10,659,187	£7,908,276	£4,015,544	£2,848,410	£20,689,612	£14,464,423	£7,589,924	£2,866,011	£-4,170,435	£-10,548,388	£-12,444,868	£-9,828,777	£-11,725,257	£-13,305,657

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,532,921	£12,606,804	£10,270,913	£8,145,819	£6,122,810	£14,802,802	£12,666,320	£10,226,626	£7,912,180	£4,560,692	£1,506,047	£1,506,047	£6,507,762	£2,953,117	£-41,418
10% affordable housing (70:30)	£16,172,768	£11,869,731	£9,742,113	£7,819,435	£5,953,052	£14,162,132	£12,180,019	£9,762,031	£7,580,225	£3,569,549	£1,651,616	£1,651,616	£4,938,835	£1,561,324	£-1,367,842
20% affordable housing (70:30)	£15,320,655	£11,376,266	£9,370,510	£7,673,097	£5,728,156	£13,569,066	£11,725,719	£9,307,605	£7,018,470	£2,639,800	£1,233,141	£1,233,141	£3,369,910	£1,148,032	£-2,634,256
30% affordable housing (70:30)	£14,468,542	£10,886,757	£8,879,008	£7,527,759	£5,483,258	£12,976,022	£11,170,417	£8,720,116	£6,481,515	£1,731,231	£579,923	£-2,634,607	£1,800,983	£-1,334,010	£-4,020,690
40% affordable housing (70:30)	£13,614,429	£10,396,842	£8,383,129	£7,377,416	£5,238,366	£12,380,300	£10,683,120	£8,193,476	£6,293,476	£831,231	£-1,001,706	£-4,036,072	£2,112,418	£-2,818,474	£-5,347,113

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	163 121 157	145 825 039	136 380 321	£30 108 417	£22 771 286	£47 833 038	£30 921 915	£31 650 008	£24 346 056	£14 990 015	£5 080 692	£1 506 047	£6 507 762	£2 953 117	£41 418
10% affordable housing (70:30)	152 518 024	135 446 024	£27 518 800	£20 538 186	£44 426 104	£36 887 217	£28 965 205	£22 007 311	£13 119 672	£3 889 549	£165 816	£4 838 838	£1 561 524	£1 367 842	£1 367 842
20% affordable housing (70:30)	£54 808 891	£36 411 970	£32 511 725	£45 515 138	£16 239 081	£41 019 170	£33 852 517	£26 260 401	£19 860 756	£11 249 329	£2 078 406	£1 253 141	£3 389 910	£1 148 310	£2 694 226
30% affordable housing (70:30)	£50 652 757	£36 905 436	£29 577 428	£22 314 416	£16 062 978	£37 612 234	£30 871 119	£23 580 119	£17 331 622	£9 371 231	£579 923	£2 634 607	£1 800 983	£1 334 010	£4 020 690
40% affordable housing (70:30)	£46 495 703	£32 598 901	£26 643 129	£14 707 816	£13 826 875	£34 205 370	£27 783 120	£20 874 417	£14 093 476	£7 479 124	£1 001 706	£4 036 072	£2 12 418	£2 818 474	£5 347 113
50% affordable housing (70:30)	£42 323 610	£29 232 366	£23 022 072	£11 104 154	£11 590 772	£30 738 366	£24 748 427	£18 183 713	£12 587 017	£2 992 819	£5 437 539	£1 450 219	£4 303 638	£4 303 638	£4 303 638
60% affordable housing (70:30)	£38 145 536	£25 985 832	£20 736 472	£14 500 492	£9 344 024	£27 391 431	£21 998 989	£15 483 090	£10 317 186	£3 694 911	£4 183 934	£6 839 006	£3 132 331	£5 787 402	£7 999 961
70% affordable housing (70:30)	£33 970 449	£22 666 733	£17 779 872	£11 896 831	£7 081 675	£23 984 497	£18 640 348	£12 757 305	£7 064 188	£1 802 804	£5 775 047	£8 240 470	£4 806 443	£7 271 866	£9 326 385
80% affordable housing (70:30)	£29 795 365	£19 534 221	£14 823 272	£9 288 023	£4 819 238	£20 558 725	£15 581 706	£10 051 602	£5 088 129	£1 132 516	£7 368 160	£9 641 836	£6 480 554	£8 756 328	£10 652 809
90% affordable housing (70:30)	£25 620 290	£16 011 705	£11 866 674	£6 653 264	£2 856 879	£17 124 172	£12 523 064	£7 328 375	£2 957 070	£2 151 475	£8 687 275	£11 043 401	£8 154 666	£10 240 793	£11 978 232
100% affordable housing (70:30)	£21 440 485	£12 689 197	£8 908 276	£4 018 544	£2 448 410	£13 689 617	£9 464 423	£4 589 244	£1 886 011	£4 170 435	£10 548 388	£12 444 868	£9 828 777	£11 725 257	£13 305 657

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£56 920 754	£39 624 636	£32 179 920	£23 908 014	£16 570 883	£41 632 635	£33 721 512	£25 449 605	£18 145 653	£8 789 612	£1 139 711	£4 694 356	£307 359	£3 247 286	£6 241 821
10% affordable housing (70:30)	£52 764 621	£36 318 102	£29 245 621	£21 318 397	£14 334 781	£38 225 701	£30 886 816	£22 784 892	£15 807 508	£6 919 269	£2 630 854	£6 004 787	£1 281 568	£4 638 479	£1 588 245
20% affordable housing (70:30)	£48 608 468	£33 011 567	£26 311 322	£18 714 735	£12 998 678	£34 818 767	£27 852 514	£20 079 598	£13 469 363	£5 048 926	£4 121 997	£7 433 544	£2 830 493	£6 052 371	£8 894 669
30% affordable housing (70:30)	£44 452 354	£29 705 033	£23 377 026	£16 111 073	£9 862 575	£31 411 831	£24 617 416	£17 379 716	£11 131 219	£3 170 828	£5 620 480	£8 835 010	£4 399 420	£7 534 413	£10 221 093
40% affordable housing (70:30)	£40 296 300	£26 398 498	£20 442 726	£13 507 413	£7 626 472	£28 004 897	£21 582 717	£14 674 014	£8 793 073	£1 273 721	£7 202 709	£10 236 475	£5 387 385	£9 018 877	£11 547 516
50% affordable housing (70:30)	£36 140 216	£23 091 963	£17 492 650	£10 903 751	£5 380 365	£24 557 863	£18 548 019	£11 983 310	£6 454 029	£6 13 286	£8 703 222	£11 637 940	£7 668 622	£10 503 341	£13 873 941
60% affordable housing (70:30)	£31 945 132	£10 785 429	£14 536 069	£8 300 089	£3 143 621	£21 191 028	£15 498 588	£9 262 806	£4 116 783	£2 505 452	£10 384 337	£13 039 408	£9 332 734	£11 987 805	£14 200 364
70% affordable housing (70:30)	£27 770 046	£16 466 330	£11 579 469	£6 696 428	£8 81 272	£17 734 904	£12 439 946	£6 556 902	£1 763 785	£4 397 599	£11 975 450	£14 440 673	£11 006 846	£13 472 269	£15 526 798
80% affordable housing (70:30)	£23 594 962	£13 133 818	£9 522 869	£4 087 630	£1 981 075	£14 358 322	£9 381 930	£3 851 199	£6 022 274	£6 332 918	£13 568 563	£15 642 339	£12 680 957	£14 956 732	£16 836 812
90% affordable housing (70:30)	£19 419 877	£9 301 396	£5 666 271	£2 652 861	£1 643 424	£10 623 668	£6 322 861	£1 127 072	£2 968 333	£5 81 878	£15 17 678	£17 243 894	£14 445 089	£16 441 196	£18 179 835
100% affordable housing (70:30)	£15 240 082	£6 468 794	£2 707 873	£2 181 859	£5 951 993	£7 468 214	£3 264 020	£1 610 479	£5 334 392	£10 370 838	£16 748 791	£16 029 180	£17 925 660	£19 506 060	£21 086 821

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£46 706 417	£29 410 239	£21 969 583	£13 093 677	£6 396 546	£31 418 298	£23 507 175	£15 235 268	£7 831 315	£1 424 728	£11 354 048	£14 908 893	£9 306 978	£13 481 623	£16 456 789
10% affordable housing (70:30)	£42 550 294	£26 103 765	£19 031 294	£11 104 060	£4 120 444	£28 011 364	£20 472 477	£12 550 465	£5 983 170	£3 226 068	£12 845 191	£16 249 124	£11 475 905	£14 652 616	£17 782 882
20% affordable housing (70:30)	£38 394 150	£22 797 230	£16 096 985	£8 500 388	£1 884 341	£24 604 429	£17 437 777	£9 865 660	£3 255 025	£5 165 411	£14 336 335	£17 647 882	£13 044 830	£16 266 790	£19 109 006
30% affordable housing (70:30)	£34 238 017	£19 490 696	£13 162 687	£5 896 736	£3 561 763	£21 197 494	£14 403 078	£7 166 379	£916 881	£7 043 510	£15 834 818	£19 049 347	£14 613 757	£17 748 750	£20 435 430
40% affordable housing (70:30)	£30 080 963	£16 194 161	£10 228 388	£3 283 075	£2 587 885	£17 790 260	£11 388 380	£4 499 676	£1 421 264	£6 835 616	£17 416 446	£20 450 613	£16 202 322	£15 233 214	£21 781 864
50% affordable housing (70:30)	£25 925 876	£12 977 826	£7 476 331	£889 413	£4 824 968	£16 383 628	£8 333 881	£1 753 973	£3 760 409	£10 847 722	£19 007 560	£23 852 229	£17 672 869	£20 711 678	£26 088 478
60% affordable housing (70:30)	£21 770 794	£9 571 091	£4 321 732	£1 914 249	£7 070 717	£10 976 691	£5 284 249	£951 731	£6 097 554	£12 719 829	£20 586 674	£23 253 745	£19 547 071	£22 202 142	£24 414 701
70% affordable housing (70:30)	£17 555 709	£6 251 993	£1 365 132	£4 517 910	£3 333 065	£7 959 757	£2 225 607	£3 657 435	£8 450 552	£14 611 936	£22 189 787	£24 655 210	£21 221 183	£23 686 606	£25 741 125
80% affordable housing (70:30)	£13 389 625	£2 919 481	£1 591 468	£7 287 417	£11 995 413	£4 143 985	£833 024	£8 363 138	£10 916 611	£10 547 266	£23 280 891	£26 056 676	£22 995 294	£25 111 070	£27 667 549
90% affordable housing (70:30)	£9 205 540	£413 031	£4 548 067	£9 761 456	£13 857 761	£3 991 674	£3 891 876	£9 086 365	£13 182 670	£18 566 215	£25 372 015	£27 458 142	£24 569 408	£26 655 534	£28 393 973
100% affordable housing (70:30)	£5 025 745	£3 745 543	£7 506 464	£12 386 196	£16 166 330	£2 725 123	£6 950 317	£11 824 816	£15 548 729	£20 585 175	£26 983 128	£28 859 608	£26 243 519	£28 139 997	£29 720 387

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£59 985 976	£42 889 458	£35 234 741	£26 862 838	£19 815 708	£44 671 747	£36 789 338	£24 481 447	£14 130 174	£11 353 433	£11 985 111	£1 640 334	£3 888 181	£3 007 468	£3 007 468
10% affordable housing (70:30)	£55 809 442	£39 362 923	£32 290 443	£24 363 219	£17 579 603	£41 270 522	£33 731 635	£25 809 623	£18 852 329	£9 964 090	£415 967	£2 989 966	£1 783 254	£1 693 658	£4 523 423
20% affordable housing (70:30)	£51 653 309	£36 056 389	£29 356 144	£21 789 557	£15 143 499	£37 863 588	£30 696 936	£23 124 819	£16 614 184	£8 093 747	£1 077 176	£4 848 723	£2 134 306	£3 007 550	£5 849 847
30% affordable housing (70:30)	£47 497 176	£32 749 854	£26 421 846	£16 155 895	£12 907 396	£34 456 633	£27 862 237	£20 424 538	£14 176 040	£6 215 648	£2 575 699	£5 790 188	£1 354 598	£4 489 592	£7 176 272
40% affordable housing (70:30)	£43 340 122	£29 443 310	£23 487 547	£16 552 234	£10 671 294	£31 009 718	£24 627 538	£17 718 835	£11 837 895	£4 323 543	£4 157 287	£2 191 654	£2 943 163	£5 974 055	£8 502 695
50% affordable housing (70:30)	£39 185 038	£26 136 785	£20 537 400	£13 948 572	£8 435 191	£27 642 784	£21 592 840	£15 013 131	£9 499 750	£2 431 436	£5 748 401	£8 593 120	£4 613 801	£7 458 519	£9 829 119
60% affordable housing (70:30)	£34 989 953	£22 830 250	£17 580 890	£11 344 910	£6 188 442	£24 235 850	£18 543 408	£12 307 428	£7 161 605	£339 329	£7 339 515	£9 994 586	£6 287 912	£8 942 983	£11 155 542
70% affordable housing (70:30)	£30 814 868	£19 511 152	£14 624 291	£8 741 249	£3 926 994	£20 829 315	£15 464 766	£9 601 724	£4 808						

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 3

No Units	180
Site Area	1.55 Ha

VBC as % of floorspace 75%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£63,121,157	£45,825,039	£38,380,323	£30,108,417	£22,771,286	£47,833,038	£39,921,915	£31,650,008	£24,346,066	£14,990,015	£5,060,692	£1,506,047	£6,507,762	£2,963,117	£-41,418
10% affordable housing (70:30)	£61,024,960	£44,153,223	£36,894,825	£28,797,966	£21,634,806	£46,111,322	£38,386,316	£30,289,357	£23,158,554	£14,036,414	£4,296,449	£830,671	£5,704,627	£2,238,849	£-724,553
20% affordable housing (70:30)	£59,928,755	£42,482,026	£35,409,527	£27,481,541	£20,488,325	£44,389,605	£36,850,718	£28,928,707	£21,971,053	£13,882,813	£3,533,205	£126,410	£4,901,493	£1,524,590	£-1,407,898
30% affordable housing (70:30)	£58,832,568	£40,810,490	£33,924,128	£26,161,681	£19,381,844	£42,867,889	£35,315,119	£27,588,056	£20,783,550	£12,729,213	£2,767,962	£-592,179	£4,098,357	£810,312	£-2,090,825
40% affordable housing (70:30)	£54,736,371	£39,138,973	£32,438,730	£24,841,421	£18,225,364	£40,946,173	£33,779,521	£26,207,405	£19,596,048	£11,175,612	£2,003,720	£-1,312,835	£3,296,223	£59,621	£-2,773,959
50% affordable housing (70:30)	£52,640,174	£37,467,457	£30,953,332	£23,521,161	£17,068,883	£39,224,456	£32,243,353	£24,840,826	£18,408,547	£10,222,011	£1,239,476	£-2,033,492	£2,492,088	£-691,396	£-3,457,095
60% affordable housing (70:30)	£52,943,877	£35,795,941	£29,467,932	£22,200,901	£15,952,402	£37,902,740	£30,708,355	£23,469,344	£17,223,045	£9,299,011	£462,388	£-2,754,149	£1,898,954	£-1,453,551	£-4,140,230
70% affordable housing (70:30)	£46,349,711	£32,452,908	£26,497,136	£19,560,380	£13,679,440	£34,059,307	£27,637,128	£20,726,981	£14,846,042	£7,329,751	£-1,161,093	£-4,195,460	£55,596	£-2,977,862	£-5,506,501
80% affordable housing (70:30)	£44,243,820	£30,781,392	£25,005,508	£18,240,120	£12,542,960	£32,337,591	£26,101,539	£19,355,701	£13,659,540	£6,365,026	£-1,976,573	£-4,916,116	£-800,474	£-3,740,017	£-6,189,638
100% affordable housing (70:30)	£42,138,128	£29,109,875	£23,508,478	£16,919,860	£11,406,479	£30,615,875	£24,585,531	£17,984,420	£12,471,038	£5,400,301	£-2,792,054	£-5,538,773	£-1,657,453	£-4,502,172	£-8,872,772

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£35,805,489	£25,394,034	£20,746,320	£16,021,226	£11,951,367	£28,210,625	£23,317,023	£18,479,629	£13,703,699	£11,139,699	£3,622,298	£1,062,628	£4,181,891	£2,176,138	£-1,111,882
10% affordable housing (70:30)	£37,104,683	£26,976,120	£21,734,718	£16,931,677	£12,694,837	£28,512,311	£23,493,327	£18,647,826	£13,814,919	£11,403,230	£3,233,195	£1,277,997	£4,256,016	£2,259,904	£-1,284,196
20% affordable housing (70:30)	£39,200,879	£28,647,637	£23,270,116	£18,047,602	£13,821,318	£28,740,038	£23,728,225	£19,200,937	£14,06,158	£11,046,831	£2,459,438	£1,283,233	£4,285,063	£2,337,332	£-1,293,532
30% affordable housing (70:30)	£41,297,076	£29,319,153	£24,205,516	£19,167,962	£15,008,790	£28,981,754	£24,016,523	£19,581,588	£14,306,093	£11,610,431	£1,765,581	£1,287,212	£4,314,288	£2,417,315	£-1,300,248
40% affordable housing (70:30)	£43,393,272	£30,000,670	£25,000,914	£20,328,222	£16,160,909	£29,183,470	£24,301,122	£20,122,248	£14,553,556	£11,954,032	£1,285,308	£1,294,476	£4,344,414	£2,490,024	£-1,309,024
50% affordable housing (70:30)	£45,489,469	£30,682,186	£25,776,312	£21,493,482	£17,340,761	£29,385,191	£24,596,721	£20,371,096	£14,807,633	£12,689,167	£1,313,135	£1,257,555	£4,371,555	£2,562,039	£-1,318,578
60% affordable housing (70:30)	£47,585,666	£31,363,702	£26,551,711	£22,664,742	£18,522,241	£29,587,903	£24,899,319	£20,660,039	£15,060,998	£13,870,432	£1,277,637	£1,308,837	£4,400,890	£2,627,914	£-1,328,873
70% affordable housing (70:30)	£49,681,862	£32,045,218	£27,336,109	£23,836,002	£19,703,722	£29,790,615	£25,202,009	£20,931,380	£15,268,089	£14,835,167	£1,284,756	£1,304,447	£4,428,824	£2,700,349	£-1,339,369
80% affordable housing (70:30)	£51,778,058	£32,726,735	£28,116,507	£25,007,263	£20,884,203	£29,997,328	£25,417,662	£21,102,862	£15,463,661	£15,799,802	£1,302,208	£1,302,208	£4,449,047	£2,771,505	£-1,350,866
90% affordable housing (70:30)	£53,874,254	£33,408,252	£28,897,914	£26,178,714	£22,065,684	£30,200,041	£25,628,135	£21,284,335	£15,656,132	£16,721,617	£1,310,621	£1,305,621	£4,469,264	£2,832,660	£-1,362,363
100% affordable housing (70:30)	£55,969,450	£34,089,769	£29,069,321	£27,350,265	£23,248,165	£30,403,754	£25,840,604	£21,466,804	£15,849,603	£17,629,342	£1,319,021	£1,308,617	£4,489,481	£2,903,815	£-1,373,860

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£36,586,788	£25,882,883	£21,327,599	£16,599,505	£12,636,528	£28,874,884	£23,987,007	£19,197,914	£14,371,867	£11,717,908	£4,647,230	£1,391,875	£4,303,161	£2,281,811	£-1,294,941
10% affordable housing (70:30)	£38,082,982	£27,554,400	£22,812,998	£17,700,957	£13,813,717	£29,086,601	£24,198,565	£19,409,426	£14,583,366	£12,041,509	£4,141,474	£1,387,252	£4,390,025	£2,369,025	£-1,305,476
20% affordable housing (70:30)	£40,179,176	£29,225,916	£24,298,596	£18,812,407	£15,000,208	£29,297,317	£24,414,080	£19,620,937	£14,797,876	£12,256,030	£3,686,625	£1,382,717	£4,478,591	£2,456,591	£-1,316,611
30% affordable housing (70:30)	£42,275,370	£30,907,433	£25,784,196	£19,916,857	£16,192,700	£29,508,032	£24,630,634	£19,840,446	£15,002,387	£12,470,561	£3,231,100	£1,378,101	£4,561,166	£2,531,166	£-1,327,746
40% affordable housing (70:30)	£44,371,564	£32,588,949	£27,269,793	£21,017,301	£17,385,192	£29,718,747	£24,846,181	£20,051,901	£15,213,838	£12,649,032	£2,770,203	£1,372,594	£4,646,736	£2,606,802	£-1,338,891
50% affordable housing (70:30)	£46,467,758	£34,270,466	£28,751,591	£22,116,751	£18,577,684	£29,933,462	£25,061,726	£20,263,416	£15,426,289	£12,821,503	£2,212,694	£1,368,087	£4,731,281	£2,681,315	£-1,350,026
60% affordable housing (70:30)	£48,563,952	£35,952,983	£29,240,388	£23,216,201	£19,770,175	£30,148,177	£25,274,461	£20,474,941	£15,637,780	£13,003,974	£1,752,187	£1,362,580	£4,815,826	£2,756,820	£-1,361,161
70% affordable housing (70:30)	£50,660,146	£37,635,500	£30,729,185	£24,315,651	£20,964,666	£30,363,692	£25,485,990	£20,686,451	£15,849,271	£13,186,445	£1,241,680	£1,357,073	£4,899,371	£2,831,325	£-1,372,296
80% affordable housing (70:30)	£52,756,340	£39,318,017	£32,218,982	£25,416,101	£22,159,157	£30,579,207	£25,697,519	£20,897,941	£16,060,762	£13,369,916	£1,126,171	£1,352,566	£4,971,916	£2,906,830	£-1,383,421
90% affordable housing (70:30)	£54,852,534	£41,000,534	£33,708,779	£26,516,551	£23,353,648	£30,791,722	£25,909,048	£21,109,431	£16,272,273	£13,552,391	£1,000,662	£1,347,059	£5,044,061	£2,981,335	£-1,394,566
100% affordable housing (70:30)	£56,948,728	£42,683,051	£35,200,576	£27,617,001	£24,548,139	£30,996,237	£26,120,577	£21,321,901	£16,453,584	£13,734,866	£880,155	£1,342,552	£5,111,206	£3,056,840	£-1,405,711

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,532,921	£236,804	£-1,207,913	£-1,479,819	£-2,216,950	£2,244,802	£-6,666,320	£-13,938,227	£-21,242,180	£-30,598,221	£-40,527,544	£-44,082,189	£-39,080,474	£-42,635,119	£-45,629,654
10% affordable housing (70:30)	£15,436,725	£-1,434,713	£-3,693,311	£-6,190,270	£-9,953,430	£523,086	£-7,201,919	£-15,298,878	£-22,429,682	£-31,551,822	£-41,291,787	£-44,757,565	£-39,883,608	£-43,349,387	£-46,312,788
20% affordable housing (70:30)	£13,340,529	£-3,108,229	£-6,178,709	£-9,106,294	£-12,989,811	£1,189,830	£-8,775,517	£-16,859,529	£-24,811,163	£-32,605,423	£-42,058,030	£-45,461,825	£-40,686,743	£-44,063,655	£-46,996,325
30% affordable housing (70:30)	£11,244,332	£-4,777,746	£-8,168,108	£-10,426,554	£-14,266,392	£2,920,347	£-10,273,116	£-18,120,180	£-24,804,686	£-33,450,023	£-42,820,274	£-46,180,415	£-41,489,878	£-44,777,924	£-47,679,600
40% affordable housing (70:30)	£9,148,135	£-6,446,262	£-10,149,506	£-12,746,814	£-17,382,872	£4,642,063	£-11,808,714	£-19,380,831	£-25,992,187	£-34,412,624	£-43,584,616	£-46,901,071	£-42,293,013	£-40,518,816	£-44,382,195
50% affordable housing (70:30)	£7,051,938	£-8,120,779	£-12,634,904	£-16,087,074	£-20,749,132	£6,363,778	£-13,344,313	£-22,747,411	£-29,779,889	£-38,866,225	£-44,348,759	£-47,621,721	£-43,086,148		

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£53,923,947	£36,627,829	£28,183,113	£20,911,207	£13,574,076	£38,635,628	£30,724,705	£22,452,798	£16,148,845	£5,792,804	£4,136,518	£7,691,163	£2,689,448	£6,244,093	£9,239,629
10% affordable housing (70:30)	£51,897,750	£34,965,313	£27,697,715	£19,800,796	£12,937,586	£36,914,112	£29,189,106	£21,092,147	£13,961,344	£4,839,203	£4,000,761	£8,366,540	£3,492,583	£5,968,361	£8,921,763
20% affordable housing (70:30)	£49,741,554	£33,284,786	£26,212,317	£18,294,731	£11,301,116	£35,192,395	£27,653,538	£19,791,496	£11,773,842	£3,385,603	£5,655,005	£9,070,900	£4,295,717	£7,672,630	£10,604,699
30% affordable housing (70:30)	£47,636,368	£31,626,918	£24,726,918	£16,964,471	£10,164,634	£33,470,679	£26,117,909	£18,370,846	£11,586,340	£2,932,003	£6,429,248	£9,789,389	£5,098,853	£8,386,899	£11,288,035
40% affordable housing (70:30)	£46,539,161	£29,941,763	£23,241,519	£15,644,211	£9,026,153	£31,749,663	£24,592,311	£17,010,195	£10,398,838	£1,978,402	£7,193,491	£10,510,045	£5,901,897	£9,127,590	£11,971,170
50% affordable housing (70:30)	£43,442,964	£28,270,627	£21,756,121	£14,323,951	£7,891,672	£30,027,246	£23,046,712	£15,643,615	£11,211,417	£1,024,801	£7,957,734	£11,230,705	£9,988,066	£7,654,305	
60% affordable housing (70:30)	£41,346,767	£26,598,721	£20,270,722	£13,003,691	£6,756,192	£28,305,530	£21,511,114	£14,272,334	£9,023,335	£61,991	£8,734,904	£11,951,368	£7,508,257	£10,650,761	£13,337,440
70% affordable housing (70:30)	£39,250,571	£24,927,215	£18,785,324	£11,683,430	£5,618,711	£26,583,814	£19,975,515	£12,901,053	£6,836,334	£9,022,794	£9,542,823	£12,872,014	£8,311,391	£11,412,916	£14,020,576
80% affordable housing (70:30)	£37,152,401	£23,255,698	£17,299,826	£10,363,170	£4,492,230	£24,862,007	£18,438,917	£11,529,771	£5,648,832	£1,867,459	£10,358,393	£13,992,871	£9,141,614	£12,175,072	£14,703,712
90% affordable housing (70:30)	£35,046,719	£21,584,192	£15,808,298	£9,042,910	£3,345,750	£23,140,381	£16,964,316	£10,158,491	£4,461,330	£2,832,184	£11,173,784	£14,113,397	£8,897,684	£12,637,227	£15,336,846
100% affordable housing (70:30)	£32,940,918	£19,912,665	£14,311,568	£7,722,650	£2,209,269	£21,418,665	£15,368,721	£8,787,209	£3,273,828	£3,796,909	£11,889,264	£14,833,983	£10,854,664	£13,699,382	£16,069,982

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£56,920,754	£39,624,636	£32,179,920	£23,908,014	£16,570,883	£41,632,636	£33,721,512	£25,449,605	£18,146,653	£8,789,612	£1,139,711	£4,694,356	£307,959	£3,247,286	£6,241,821
10% affordable housing (70:30)	£54,854,557	£37,953,120	£30,694,522	£22,597,963	£15,434,403	£39,910,919	£32,185,913	£24,088,954	£16,959,151	£7,838,011	£1,003,954	£5,369,732	£495,776	£3,961,954	£6,924,956
20% affordable housing (70:30)	£52,728,362	£36,281,603	£29,209,124	£21,281,538	£14,293,522	£38,189,203	£30,650,313	£22,728,304	£15,770,560	£6,982,410	£1,298,910	£4,675,823	£7,608,092	£10,676,002	
30% affordable housing (70:30)	£50,632,165	£34,610,087	£27,723,725	£19,967,278	£13,161,441	£36,467,486	£29,114,716	£21,367,653	£14,583,147	£5,928,810	£3,432,441	£6,792,682	£2,102,046	£5,300,091	£8,291,228
40% affordable housing (70:30)	£48,535,968	£32,938,570	£26,238,327	£18,641,018	£12,024,961	£34,745,770	£27,578,118	£20,007,002	£13,395,645	£4,975,209	£4,196,683	£7,513,238	£2,905,180	£6,130,762	£8,974,362
50% affordable housing (70:30)	£46,439,771	£31,267,054	£24,752,929	£17,320,755	£10,889,480	£33,024,053	£26,043,530	£18,640,422	£12,208,144	£4,021,698	£4,989,027	£8,208,315	£3,708,315	£6,991,799	£9,657,498
60% affordable housing (70:30)	£44,343,574	£29,595,538	£23,267,529	£16,000,498	£9,751,909	£31,302,337	£24,507,922	£17,360,141	£11,020,642	£3,058,798	£5,738,097	£9,954,551	£4,511,449	£7,653,564	£10,340,633
70% affordable housing (70:30)	£42,247,379	£27,924,022	£21,782,131	£14,680,237	£8,615,811	£29,580,621	£22,972,323	£15,897,860	£9,833,141	£2,004,073	£6,546,016	£9,675,206	£5,314,584	£8,416,109	£11,023,769
80% affordable housing (70:30)	£40,149,308	£26,252,505	£20,296,733	£13,359,977	£7,470,937	£27,859,904	£21,436,725	£14,526,578	£8,645,639	£1,129,348	£7,361,496	£10,385,863	£6,144,807	£9,178,285	£11,706,904
90% affordable housing (70:30)	£38,043,617	£24,580,989	£18,805,105	£12,039,915	£6,340,862	£26,139,815	£19,340,546	£12,465,137	£7,458,137	£1,616,623	£8,176,976	£11,116,519	£7,000,877	£9,340,420	£12,300,939
100% affordable housing (70:30)	£35,937,725	£22,909,472	£17,308,375	£10,719,457	£5,206,076	£24,415,472	£18,270,635	£11,784,017	£6,270,635	£800,102	£8,992,457	£11,837,176	£7,857,856	£10,702,675	£13,073,175

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£46,706,417	£29,410,299	£21,965,283	£13,693,677	£6,395,596	£31,418,296	£23,501,775	£15,235,269	£7,931,315	£1,424,728	£11,384,048	£14,908,693	£9,906,978	£13,461,623	£16,466,159
10% affordable housing (70:30)	£44,610,220	£27,728,783	£20,480,185	£12,383,226	£5,220,685	£29,696,952	£21,971,576	£13,874,817	£6,743,914	£2,376,327	£12,118,292	£15,584,070	£10,710,113	£14,175,891	£17,139,263
20% affordable housing (70:30)	£42,514,024	£26,047,266	£18,994,787	£11,067,201	£4,083,585	£27,974,865	£20,436,978	£12,513,966	£5,556,312	£3,331,928	£12,862,535	£16,288,330	£11,513,247	£14,880,160	£17,822,429
30% affordable housing (70:30)	£40,417,827	£24,395,750	£17,509,389	£9,746,941	£2,947,104	£26,253,149	£18,900,379	£11,153,315	£4,368,810	£4,285,528	£13,646,778	£17,006,919	£12,316,383	£15,804,429	£18,505,565
40% affordable housing (70:30)	£38,321,631	£22,724,233	£16,023,989	£8,426,981	£1,810,623	£24,531,433	£17,369,781	£9,792,665	£3,181,308	£5,239,128	£14,411,021	£17,727,575	£13,119,517	£16,345,120	£18,989,700
50% affordable housing (70:30)	£36,225,434	£21,052,717	£14,538,991	£7,106,421	£674,142	£22,809,716	£16,829,182	£8,426,984	£2,093,807	£6,192,729	£15,175,264	£18,448,232	£13,922,692	£17,106,136	£19,871,635
60% affordable housing (70:30)	£34,129,237	£19,381,201	£13,053,192	£5,796,161	£-462,332	£21,088,004	£14,293,584	£7,064,804	£906,305	£7,155,639	£15,952,434	£19,168,888	£14,725,787	£17,868,291	£20,554,970
70% affordable housing (70:30)	£32,033,041	£17,709,685	£11,567,794	£4,465,900	£-1,598,819	£19,366,284	£12,757,985	£5,683,523	£-981,196	£8,120,264	£16,760,353	£19,889,544	£15,528,921	£18,630,446	£21,238,106
80% affordable housing (70:30)	£29,934,671	£16,038,168	£10,082,598	£3,145,840	£-2,735,300	£17,644,967	£11,222,387	£4,312,241	£-1,569,698	£9,094,989	£17,475,833	£20,810,201	£16,359,144	£19,392,002	£21,893,242
90% affordable housing (70:30)	£27,829,179	£14,366,652	£8,596,768	£1,825,380	£-3,871,780	£15,922,951	£9,868,798	£2,940,961	£-2,756,201	£10,049,714	£18,391,314	£21,330,857	£17,215,214	£20,154,757	£22,604,376
100% affordable housing (70:30)	£25,723,388	£12,695,135	£7,094,038	£505,120	£-5,009,261	£14,201,135	£8,151,190	£1,569,679	£-3,843,702	£11,014,439	£19,206,794	£22,051,513	£18,072,194	£20,916,912	£23,287,512

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£89,865,816	£62,569,698	£45,224,142	£26,962,438	£11,711,705	£144,817,453	£98,786,334	£69,648,427	£21,100,474	£11,833,133	£1,905,111	£1,649,534	£202,464	£3,197,000	
10% affordable housing (70:30)	£87,769,370	£60,997,941	£43,739,344	£25,642,385	£10,479,225	£42,965,740	£36,236,735	£27,133,776	£20,002,973	£10,880,832	£1,140,867	£2,324,911	£2,549,046	£916,732	£3,880,135
20% affordable housing (70:30)	£85,673,183	£59,326,425	£42,253,945	£24,326,360	£9,144,024	£41,234,024	£33,696,137	£25,773,125	£18,815,471	£9,927,231	£376,624	£3,029,171	£1,745,911	£1,631,001	£4,563,270
30% affordable housing (70:30)	£83,576,986	£57,654,908	£40,768,546	£23,006,100	£7,826,262	£39,512,538	£32,158,538	£24,412,474	£17,627,989	£8,973,631	£-387,619	£3,747,760	£342,776	£2,345,270	£5,246,406
40% affordable housing (70:30)	£81,480,789	£55,983,392	£39,282,148	£21,686,840	£6,509,762	£37,790,591	£30,623,940	£23,051,825	£16,440,467	£3,620,030	£-1,151,862	£4,468,416	£1,939,841	£3,085,961	£5,929,541
50% affordable housing (70:30)	£79,384,593	£54,311,875	£37,797,750	£20,365,580	£5,193,301	£36,068,875	£29,088,341	£21,686,243	£15,252,965	£7,066,420	£-1,916,105	£5,189,073	£-863,493	£3,846,977	£6,612,677
60% affordable housing (70:30)	£77,288,396	£52,640,360	£36,312,351	£19,045,320	£3,817,821	£34,347,159	£27,552,743	£20,313,963	£14,065,464	£6,103,620	£-2,693,275	£5,909,729	£-1,466,628	£4,609,132	£7,295,811
70% affordable housing (70:30)	£75,192,200	£50,969,843	£34,826,853	£17,729,059	£2,502,442	£32,626,442	£26,077,144	£18,942,681	£12,877,962						

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 4

No Units	300
Site Area	1.12 Ha

VBC as % of floorspace 0%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£90,012,996	£71,740,455	£50,968,453	£46,812,253	£36,189,968	£74,526,601	£62,410,270	£49,206,336	£37,481,337	£22,479,853	£6,531,914	£700,982	£8,922,700	£3,166,348	£-1,704,355
10% affordable housing (70:30)	£95,980,981	£61,386,553	£50,775,753	£38,685,614	£29,165,014	£63,900,071	£52,905,460	£40,749,076	£30,176,279	£16,592,338	£1,813,780	£-3,566,063	£3,950,048	£-1,291,622	£5,755,766
20% affordable housing (70:30)	£72,947,186	£31,020,532	£41,535,181	£30,538,455	£21,140,262	£33,220,560	£43,373,439	£32,201,815	£22,815,296	£10,861,147	£-3,018,533	£-7,844,571	£-1,077,297	£-6,839,049	£-9,807,177
30% affordable housing (70:30)	£59,905,207	£40,613,175	£32,294,610	£22,336,061	£14,054,037	£42,519,733	£33,802,246	£23,783,326	£15,436,341	£4,682,063	£-7,892,261	£-12,123,079	£-6,219,943	£-10,386,477	£-13,858,588
40% affordable housing (70:30)	£46,800,659	£30,184,238	£22,988,353	£14,089,374	£6,815,019	£31,760,173	£24,202,364	£15,235,572	£7,909,726	£-1,393,159	£-12,765,988	£-16,401,588	£-11,362,590	£-14,933,904	£-17,909,999
50% affordable housing (70:30)	£33,617,074	£19,670,949	£13,622,623	£5,749,176	£-3,338,531	£20,946,949	£14,532,713	£6,586,490	£431,948	£-7,604,385	£-17,639,716	£-20,680,096	£-16,505,235	£-19,481,331	£-21,961,410
60% affordable housing (70:30)	£20,359,544	£3,951,539	£4,127,879	£-2,789,968	£-7,778,472	£10,023,000	£4,723,489	£-2,233,919	£7,369,464	£-13,815,910	£-22,513,443	£-24,958,895	£-21,847,892	£-24,028,798	£-26,012,921
70% affordable housing (70:30)	£6,910,497	£-1,831,592	£-5,658,001	£-11,477,013	£-11,155,185	£-5,383,266	£-11,309,421	£-11,517,941	£-20,026,836	£-27,387,171	£-29,237,114	£-26,790,528	£-28,576,185	£-30,064,233	£-31,175,644
80% affordable housing (70:30)	£-7,035,182	£-12,987,373	£-15,538,312	£-20,164,057	£-22,656,024	£-21,669,524	£-16,622,136	£-20,355,024	£-22,956,418	£-26,238,062	£-32,260,898	£-33,515,622	£-31,933,175	£-33,123,612	£-34,115,644
90% affordable housing (70:30)	£-21,167,058	£-24,143,154	£-28,418,624	£-32,851,102	£-30,989,228	£-24,183,963	£-25,961,006	£-29,400,626	£-30,754,995	£-32,449,288	£-37,134,626	£-37,794,131	£-37,075,820	£-37,671,040	£-38,167,055
100% affordable housing (70:30)	£-35,298,935	£-35,298,935	£-35,298,935	£-37,838,146	£-37,838,146	£-35,698,202	£-35,698,202	£-38,446,228	£-38,553,372	£-42,008,354	£-42,008,354	£-42,218,467	£-42,218,467	£-42,218,467	£-42,218,467

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£1,428,997	£-3,632,546	£-2,612,597	£-5,771,027	£-7,289,333	£-3,197,489	£-3,317,654	£-4,337,654	£-5,002,881	£-9,104,141	£-18,082,086	£-21,991,913	£-18,648,291	£-18,989,883	£-20,589,589
10% affordable housing (70:30)	£-6,603,020	£-11,197,448	£-11,808,248	£-15,998,986	£-24,148,996	£-8,683,950	£-9,678,541	£-11,834,924	£-14,407,721	£-25,991,662	£-30,770,220	£-36,150,063	£-38,633,652	£-39,875,622	£-40,339,768
20% affordable housing (70:30)	£-10,636,814	£-41,598,814	£-41,048,814	£-52,045,545	£-71,443,938	£-29,363,440	£-29,201,661	£-39,292,186	£-49,768,704	£-81,322,854	£-95,602,533	£-100,426,571	£-93,661,297	£-98,423,050	£-102,391,177
30% affordable housing (70:30)	£-15,678,793	£-51,970,826	£-50,299,390	£-70,245,297	£-97,529,983	£-39,984,267	£-38,781,754	£-50,900,675	£-77,147,659	£-137,901,938	£-160,476,281	£-169,707,079	£-138,803,943	£-149,970,477	£-156,442,588
40% affordable housing (70:30)	£-20,783,341	£-62,769,762	£-60,598,647	£-82,094,626	£-110,666,981	£-40,623,827	£-38,383,638	£-51,545,428	£-78,593,274	£-130,977,159	£-168,349,968	£-178,985,368	£-140,846,590	£-151,617,904	£-160,093,999
50% affordable housing (70:30)	£-25,964,426	£-72,910,051	£-70,661,051	£-94,834,825	£-123,252,553	£-41,637,052	£-39,151,298	£-53,997,520	£-82,152,053	£-140,188,385	£-180,223,716	£-191,284,097	£-148,089,236	£-160,062,332	£-170,545,411
60% affordable housing (70:30)	£-31,225,458	£-83,526,461	£-81,276,122	£-107,373,969	£-136,382,472	£-42,960,801	£-40,880,511	£-56,347,819	£-85,943,465	£-146,399,610	£-197,097,444	£-210,542,608	£-154,213,882	£-167,612,758	£-179,596,822
70% affordable housing (70:30)	£-36,573,532	£-94,415,592	£-92,165,201	£-118,081,013	£-147,802,391	£-44,730,185	£-42,997,286	£-59,893,421	£-90,747,942	£-152,810,836	£-204,921,114	£-219,321,114	£-168,517,158	£-181,900,168	£-194,649,233
80% affordable housing (70:30)	£-41,919,152	£-105,113,973	£-102,863,512	£-128,146,058	£-157,945,058	£-46,653,524	£-45,109,137	£-62,430,024	£-94,840,416	£-158,922,064	£-212,944,699	£-228,999,644	£-176,099,624	£-189,660,644	£-202,442,588
90% affordable housing (70:30)	£-47,271,058	£-116,727,154	£-114,477,624	£-144,435,102	£-174,667,864	£-48,645,006	£-47,114,406	£-64,894,626	£-98,233,838	£-162,038,288	£-216,129,626	£-232,376,131	£-180,376,131	£-194,659,821	£-207,501,055
100% affordable housing (70:30)	£-52,623,036	£-127,882,936	£-125,633,406	£-154,122,147	£-184,228,147	£-50,638,202	£-49,106,626	£-66,998,228	£-101,347,372	£-165,444,284	£-219,594,354	£-236,696,639	£-194,802,467	£-209,002,467	£-222,002,467

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£36,995,981	£-9,906,550	£-12,078,562	£-25,294,762	£-38,897,047	£2,479,486	£-5,638,745	£-22,840,679	£-34,955,678	£-49,997,162	£-65,515,101	£-71,346,033	£-63,124,315	£-68,880,967	£-73,751,370
10% affordable housing (70:30)	£13,333,965	£-11,663,965	£-11,271,263	£-23,861,401	£-34,802,001	£-8,146,944	£-9,144,555	£-11,207,229	£-14,070,746	£-25,454,677	£-30,233,235	£-35,013,073	£-28,098,967	£-33,338,637	£-37,802,781
20% affordable housing (70:30)	£-900,171	£-21,017,483	£-20,511,334	£-41,508,560	£-60,906,953	£-18,826,455	£-28,675,576	£-39,755,200	£-49,231,719	£-81,385,968	£-95,065,548	£-99,991,586	£-73,124,312	£-77,886,064	£-81,854,192
30% affordable housing (70:30)	£-1,214,141,808	£-31,433,840	£-30,752,405	£-49,790,312	£-77,992,078	£-29,527,282	£-28,244,769	£-38,263,889	£-56,610,674	£-97,364,352	£-119,939,276	£-124,170,094	£-78,266,958	£-82,433,492	£-85,805,803
40% affordable housing (70:30)	£-2,246,356	£-41,862,777	£-40,058,682	£-67,967,641	£-95,131,996	£-40,286,842	£-37,844,651	£-50,811,433	£-74,058,289	£-123,440,174	£-154,813,000	£-158,449,803	£-93,409,605	£-98,380,910	£-100,657,014
50% affordable housing (70:30)	£-3,427,441	£-52,376,868	£-50,424,392	£-78,207,830	£-105,385,668	£-51,101,066	£-47,514,302	£-65,460,535	£-91,615,067	£-139,651,400	£-179,868,731	£-182,727,111	£-98,552,250	£-103,528,466	£-105,808,425
60% affordable housing (70:30)	£-4,688,471	£-62,989,476	£-60,919,137	£-87,836,983	£-115,825,487	£-62,023,816	£-57,323,526	£-74,310,834	£-103,408,479	£-155,862,625	£-194,560,458	£-197,005,620	£-93,684,897	£-96,075,773	£-98,059,836
70% affordable housing (70:30)	£-5,939,518	£-73,678,607	£-71,705,016	£-98,524,029	£-127,265,406	£-73,202,200	£-67,430,281	£-89,356,438	£-127,204,956	£-189,073,851	£-239,434,186	£-241,284,129	£-98,837,543	£-100,623,300	£-102,111,248
80% affordable housing (70:30)	£-7,190,197	£-84,394,389	£-82,393,397	£-109,211,072	£-138,176,334	£-84,116,538	£-77,689,151	£-99,402,039	£-138,003,433	£-199,295,077	£-249,301,813	£-255,562,867	£-103,980,190	£-105,710,627	£-108,162,689
90% affordable housing (70:30)	£-8,441,073	£-95,160,169	£-93,159,177	£-120,088,117	£-149,065,243	£-90,240,878	£-82,909,021	£-104,401,641	£-133,910,910	£-194,498,303	£-245,511,646	£-251,811,646	£-108,122,835	£-109,718,065	£-112,214,070
100% affordable housing (70:30)	£-9,693,550	£-107,345,950	£-105,345,950	£-136,255,161	£-165,165,161	£-107,745,217	£-100,146,890	£-130,493,243	£-160,600,387	£-210,707,525	£-261,055,959	£-267,114,854	£-114,265,482	£-116,265,482	£-118,265,482

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£66,071,819	£38,799,278	£27,027,277	£13,871,076	£2,246,791	£41,585,324	£29,469,093	£18,265,150	£4,540,160	£-10,461,324	£-26,400,263	£-32,240,195	£-24,018,477	£-29,774,829	£-34,645,531
10% affordable housing (70:30)	£53,039,804	£28,445,376	£17,834,576	£5,744,437	£-4,776,162	£30,968,844	£19,964,283	£7,807,889	£-2,764,898	£-16,348,839	£-31,127,397	£-36,507,239	£-29,091,129	£-34,232,799	£-38,696,942
20% affordable housing (70:30)	£40,006,030	£18,085,355	£8,594,055	£-2,402,722	£-11,801,115	£20,779,983	£10,432,282	£-849,382	£-10,125,680	£-22,280,030	£-36,959,710	£-40,			

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£92,367,270	£65,094,729	£53,327,727	£40,166,527	£28,544,242	£67,880,775	£55,761,544	£42,560,610	£30,835,611	£18,834,127	£11,812,812	£5,944,744	£2,776,974	£3,479,378	£8,350,881
10% affordable housing (70:30)	£74,305,255	£47,140,627	£41,130,026	£27,939,898	£21,519,286	£57,254,344	£46,250,734	£34,130,350	£23,530,553	£14,861,812	£4,831,946	£10,211,789	£2,895,878	£1,637,348	£12,401,463
20% affordable housing (70:30)	£56,301,450	£44,383,926	£34,889,485	£22,992,129	£14,494,336	£46,574,834	£36,727,713	£25,666,989	£16,169,570	£4,015,421	£9,664,259	£1,430,029	£7,22,023	£12,484,775	£16,466,803
30% affordable housing (70:30)	£43,259,449	£33,967,449	£25,648,884	£15,692,977	£7,408,311	£35,874,007	£27,156,520	£17,137,600	£8,790,615	£1,937,987	£14,537,887	£1,865,666	£12,865,669	£17,032,203	£20,504,314
40% affordable housing (70:30)	£40,154,933	£25,538,512	£16,342,627	£7,443,048	£9,299,293	£25,114,447	£17,556,638	£8,589,846	£6,145,000	£8,038,885	£10,411,714	£23,047,314	£18,008,316	£21,579,630	£24,555,725
50% affordable housing (70:30)	£28,973,846	£13,023,223	£4,367,527	£-3,865,450	£-9,984,279	£14,301,223	£7,886,987	£-9,246,436	£-14,250,111	£-24,385,442	£-37,325,927	£-34,159,961	£-38,127,067	£-39,607,136	£-40,871,136
60% affordable housing (70:30)	£13,712,818	£2,411,813	£-2,517,848	£-9,435,694	£-14,424,198	£3,377,473	£-1,922,237	£-8,909,545	£-14,005,191	£-20,461,336	£-29,159,169	£-31,604,332	£-28,293,680	£-30,674,484	£-32,658,547
70% affordable housing (70:30)	£264,771	£-12,303,727	£-12,303,727	£-12,303,727	£-12,303,727	£-12,303,727	£-12,303,727	£-12,303,727	£-12,303,727	£-12,303,727	£-12,303,727	£-12,303,727	£-12,303,727	£-12,303,727	£-12,303,727
80% affordable housing (70:30)	£-13,680,908	£-18,633,089	£-22,184,038	£-26,809,785	£-34,304,035	£-19,315,250	£-22,827,862	£-27,000,730	£-29,692,144	£-32,883,788	£-38,906,625	£-40,161,348	£-38,676,901	£-39,769,338	£-40,761,370
90% affordable housing (70:30)	£-27,819,784	£-30,768,860	£-35,064,360	£-45,408,628	£-56,743,954	£-30,629,689	£-35,595,732	£-46,046,352	£-57,407,821	£-69,005,014	£-83,789,392	£-84,438,657	£-83,723,546	£-84,216,766	£-84,812,761
100% affordable housing (70:30)	£-41,944,661	£-41,944,661	£-41,944,661	£-41,944,661	£-41,944,661	£-41,944,661	£-41,944,661	£-41,944,661	£-41,944,661	£-41,944,661	£-41,944,661	£-41,944,661	£-41,944,661	£-41,944,661	£-41,944,661

£5,933,684

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£94,532,704	£67,260,164	£55,488,162	£42,331,962	£30,709,677	£70,046,210	£57,929,979	£44,726,045	£33,001,046	£17,999,562	£2,951,623	£3,779,309	£4,442,408	£1,313,943	£6,184,646
10% affordable housing (70:30)	£71,500,690	£46,985,262	£40,235,461	£28,205,223	£22,694,723	£59,819,779	£48,425,168	£36,289,785	£25,698,388	£12,112,047	£2,866,511	£8,046,354	£2,500,243	£3,771,913	£10,236,057
20% affordable housing (70:30)	£58,466,895	£46,549,241	£37,054,890	£26,056,164	£16,659,771	£48,740,269	£38,853,148	£27,511,523	£18,355,005	£6,180,855	£7,498,824	£1,324,862	£5,557,588	£10,318,341	£14,287,468
30% affordable housing (70:30)	£45,424,916	£36,132,884	£27,814,319	£17,858,412	£9,573,746	£38,039,442	£29,321,955	£19,303,035	£10,956,050	£20,771	£12,372,552	£16,603,370	£10,700,234	£14,866,768	£18,338,879
40% affordable housing (70:30)	£42,320,988	£25,703,947	£16,508,062	£9,609,083	£15,433,728	£27,279,882	£19,722,073	£10,755,281	£11,610,435	£5,873,450	£17,248,278	£20,881,879	£15,842,881	£19,414,195	£22,590,290
50% affordable housing (70:30)	£29,139,293	£15,140,658	£9,142,332	£1,268,685	£-4,818,844	£16,486,658	£10,052,421	£2,106,189	£-24,049,243	£-12,084,676	£-22,120,007	£-25,160,387	£-20,885,527	£-23,961,623	£-26,441,701
60% affordable housing (70:30)	£15,878,253	£4,577,248	£-352,413	£-27,270,259	£-12,258,763	£243,198	£-36,744,110	£-11,839,756	£-18,295,901	£-26,993,735	£-39,438,897	£-48,128,173	£-58,509,049	£-60,483,113	£-62,483,113
70% affordable housing (70:30)	£7,430,206	£-8,311,883	£-10,138,292	£-15,957,904	£-19,688,682	£5,635,476	£-9,863,557	£-11,789,712	£-19,688,232	£-24,307,127	£-31,867,462	£-33,717,405	£-31,270,819	£-33,056,476	£-34,544,524
80% affordable housing (70:30)	£-11,515,473	£-17,467,654	£-20,078,693	£-24,644,345	£-27,138,560	£-17,148,815	£-20,102,427	£-24,835,316	£-27,436,799	£-30,716,953	£-36,741,130	£-37,992,913	£-36,413,486	£-37,693,904	£-38,595,835
90% affordable housing (70:30)	£-24,643,445	£-28,862,445	£-33,868,415	£-43,331,933	£-54,851,154	£-28,541,427	£-33,860,917	£-43,245,186	£-54,851,154	£-64,818,411	£-74,814,422	£-84,816,111	£-84,816,111	£-84,816,111	£-84,816,111
100% affordable housing (70:30)	£-39,779,226	£-39,779,226	£-39,779,226	£-39,779,226	£-39,779,226	£-39,779,226	£-39,779,226	£-39,779,226	£-39,779,226	£-39,779,226	£-39,779,226	£-39,779,226	£-39,779,226	£-39,779,226	£-39,779,226

£4,000,260

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£97,152,022	£69,879,481	£48,107,480	£34,351,280	£22,328,934	£62,665,527	£50,549,296	£37,345,362	£25,620,363	£10,618,880	£3,301,059	£1,199,392	£2,938,274	£3,684,626	£13,565,328
10% affordable housing (70:30)	£74,120,037	£49,525,579	£38,914,779	£26,824,840	£16,304,041	£52,639,037	£41,044,486	£28,888,102	£18,315,325	£4,743,264	£10,047,193	£1,627,036	£7,910,825	£13,162,586	£17,616,738
20% affordable housing (70:30)	£61,086,213	£38,168,558	£29,674,208	£18,677,482	£9,279,088	£41,359,887	£31,512,485	£20,340,841	£10,954,323	£1,199,827	£14,879,507	£1,705,544	£12,938,271	£17,700,023	£21,668,150
30% affordable housing (70:30)	£48,044,234	£38,752,201	£30,433,637	£10,477,729	£2,193,064	£30,658,759	£21,841,272	£11,622,352	£3,675,968	£7,178,911	£19,753,234	£2,984,053	£18,080,916	£22,247,450	£25,719,562
40% affordable housing (70:30)	£44,939,686	£18,323,685	£11,127,379	£2,228,401	£-5,945,954	£19,689,200	£12,341,391	£3,974,698	£-8,870,247	£-13,254,132	£-24,626,962	£-28,262,562	£-23,223,583	£-26,784,678	£-28,770,073
50% affordable housing (70:30)	£21,758,601	£7,809,976	£1,761,649	£-6,111,798	£-12,195,527	£3,085,975	£2,871,739	£-5,274,494	£-11,420,025	£-19,665,468	£-29,500,688	£-32,541,070	£-28,866,208	£-31,346,205	£-33,624,364
60% affordable housing (70:30)	£8,497,570	£-2,803,434	£-7,733,095	£-14,850,942	£-18,638,445	£-1,837,734	£-17,437,484	£-14,124,792	£-19,220,438	£-25,676,883	£-34,374,417	£-33,508,856	£-35,889,731	£-37,873,789	
70% affordable housing (70:30)	£-4,590,477	£-13,692,565	£-17,518,974	£-23,337,886	£-27,079,364	£-13,016,159	£-17,244,239	£-23,170,395	£-27,018,915	£-31,887,809	£-39,248,144	£-41,088,087	£-38,651,501	£-40,437,159	£-41,825,206
80% affordable housing (70:30)	£-16,086,165	£-24,883,347	£-31,380,286	£-37,025,031	£-43,513,362	£-24,539,486	£-27,483,110	£-32,215,907	£-34,811,292	£-38,089,025	£-44,121,872	£-45,376,695	£-43,789,148	£-44,984,986	£-45,976,617
90% affordable housing (70:30)	£-33,028,032	£-36,004,128	£-37,279,597	£-40,710,075	£-41,959,201	£-36,044,837	£-37,721,979	£-41,261,600	£-42,615,868	£-44,310,261	£-48,995,600	£-49,655,104	£-48,936,794	£-49,532,013	£-50,028,028
100% affordable housing (70:30)	£-47,159,909	£-47,159,909	£-47,159,909	£-47,159,909	£-47,159,909	£-47,159,909	£-47,159,909	£-47,159,909	£-47,159,909	£-47,159,909	£-47,159,909	£-47,159,909	£-47,159,909	£-47,159,909	£-47,159,909

£10,590,155

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£98,739,234	£69,485,283	£57,688,281	£44,832,931	£32,303,839	£72,246,339	£60,130,188	£46,886,174	£35,201,173	£21,189,891	£4,251,793	£1,591,180	£3,862,538	£4,384,511	£13,364,511
10% affordable housing (70:30)	£73,700,819	£49,106,391	£48,406,590	£36,405,452	£25,894,852	£61,619,908	£50,625,298	£38,468,914	£27,896,117	£14,312,176	£4,666,362	£5,846,225	£1,689,886	£3,571,784	£10,028,928
20% affordable housing (70:30)	£60,667,024	£48,749,370	£39,255,019	£28,258,293	£18,859,303	£44,093,277	£36,011,653	£20,538,134	£8,380,985	£5,298,695	£10,124,733	£3,357,459	£8,119,211	£12,087,339	£16,038,339
30% affordable housing (70:30)	£47,625,045	£38,333,013	£30,014,448	£20,088,541	£11,773,875	£40,230,571	£31,522,084	£21,503,164	£13,156,179	£2,401,300	£10,172,423	£14,403,241	£8,500,105	£12,666,639	£16,138,790
40% affordable housing (70:30)	£44,520,487	£27,904,076	£20,705,191	£11,899,212	£4,834,857	£29,480,111	£21,922,202	£12,855,410	£5,770,564	£-3,673,321	£-15,045,150	£-18,681,950	£-13,642,752	£-17,044,686	£-20,106,161
50% affordable housing (70:30)	£31,339,412	£17,390,787	£11,342,461	£-3,669,014	£-12,619,715	£18,666,787	£14,306,318	£-1,848,214	£-19,584,547	£-22,					

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 4

No Units	300
Site Area	1.12 Ha

VBC as % of floorspace 25%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£99,012,996	£71,740,455	£59,968,453	£46,812,253	£35,189,968	£74,526,501	£62,410,270	£49,206,336	£37,481,337	£22,479,853	£6,531,914	£7,900,982	£8,922,700	£3,166,348	£-1,704,355
10% affordable housing (70:30)	£89,226,897	£63,963,182	£53,071,197	£40,704,532	£29,908,370	£66,544,145	£55,269,037	£42,850,668	£31,997,117	£18,052,088	£2,980,074	£-2,510,111	£5,181,426	£-1,858,442	£-4,756,588
20% affordable housing (70:30)	£79,439,017	£56,182,791	£46,129,953	£34,536,810	£24,526,773	£58,336,471	£48,127,804	£36,494,981	£26,107,022	£13,630,646	£-393,021	£-5,733,668	£1,434,536	£-3,992,687	£-7,808,823
30% affordable housing (70:30)	£69,651,138	£48,936,652	£39,186,813	£29,449,869	£19,342,959	£50,512,103	£40,942,414	£30,139,273	£20,936,402	£9,139,204	£-4,277,992	£-8,955,226	£-2,403,986	£-7,016,933	£-10,861,057
40% affordable housing (70:30)	£59,854,705	£40,562,207	£32,243,643	£24,287,172	£14,001,844	£42,468,765	£33,751,278	£23,731,795	£15,384,148	£4,629,106	£-7,946,964	£-12,177,782	£-6,274,646	£-10,441,180	£-13,913,291
50% affordable housing (70:30)	£50,013,688	£32,727,763	£25,255,164	£16,097,632	£8,649,422	£34,386,354	£26,553,184	£17,317,076	£9,786,888	£99,800	£-11,615,935	£-18,400,340	£-10,145,307	£-13,865,426	£-16,965,525
60% affordable housing (70:30)	£40,144,010	£24,856,853	£18,246,607	£9,864,087	£3,234,383	£26,300,866	£19,294,804	£10,839,521	£4,139,825	£-4,580,806	£-15,284,907	£-18,622,897	£-14,015,987	£-17,289,672	£-20,017,760
70% affordable housing (70:30)	£30,229,933	£16,949,173	£11,173,066	£3,554,073	£-2,294,264	£18,141,162	£11,997,774	£4,304,600	£-1,806,337	£-29,252,921	£-18,953,878	£-21,845,455	£-17,886,628	£-20,713,919	£-23,069,995
80% affordable housing (70:30)	£20,255,482	£8,953,152	£4,021,964	£-2,899,375	£-7,887,878	£9,918,813	£4,617,576	£-2,373,226	£-7,468,870	£-13,925,017	£-22,622,850	£-25,068,011	£-21,757,288	£-24,138,165	£-26,122,228
90% affordable housing (70:30)	£10,181,258	£320,847	£-33,311,005	£-43,428,395	£-113,481,483	£1,574,585	£-2,946,632	£-9,171,103	£-13,331,404	£-18,597,112	£-26,291,822	£-28,290,589	£-25,627,948	£-27,562,411	£-29,174,463
100% affordable housing (70:30)	£-1,061,001	£-7,548,240	£-10,734,914	£-15,957,293	£-21,075,108	£-17,049,113	£-10,839,460	£-15,968,981	£-19,193,938	£-23,289,207	£-29,960,793	£-31,513,126	£-29,498,609	£-30,986,657	£-32,226,697

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£59,854,705	£40,562,207	£32,243,643	£24,287,172	£14,001,844	£42,468,765	£33,751,278	£23,731,795	£15,384,148	£4,629,106	£-7,946,964	£-12,177,782	£-6,274,646	£-10,441,180	£-13,913,291
10% affordable housing (70:30)	£49,068,806	£32,307,282	£24,248,758	£16,042,001	£8,649,422	£34,386,354	£26,553,184	£17,317,076	£9,786,888	£99,800	£-11,615,935	£-18,400,340	£-10,145,307	£-13,865,426	£-16,965,525
20% affordable housing (70:30)	£39,282,917	£24,856,853	£18,246,607	£9,864,087	£3,234,383	£26,300,866	£19,294,804	£10,839,521	£4,139,825	£-4,580,806	£-15,284,907	£-18,622,897	£-14,015,987	£-17,289,672	£-20,017,760
30% affordable housing (70:30)	£29,497,028	£16,949,173	£11,173,066	£3,554,073	£-2,294,264	£18,141,162	£11,997,774	£4,304,600	£-1,806,337	£-29,252,921	£-18,953,878	£-21,845,455	£-17,886,628	£-20,713,919	£-23,069,995
40% affordable housing (70:30)	£19,712,139	£8,953,152	£4,021,964	£-2,899,375	£-7,887,878	£9,918,813	£4,617,576	£-2,373,226	£-7,468,870	£-13,925,017	£-22,622,850	£-25,068,011	£-21,757,288	£-24,138,165	£-26,122,228
50% affordable housing (70:30)	£9,927,250	£320,847	£-33,311,005	£-43,428,395	£-113,481,483	£1,574,585	£-2,946,632	£-9,171,103	£-13,331,404	£-18,597,112	£-26,291,822	£-28,290,589	£-25,627,948	£-27,562,411	£-29,174,463
60% affordable housing (70:30)	£-1,061,001	£-7,548,240	£-10,734,914	£-15,957,293	£-21,075,108	£-17,049,113	£-10,839,460	£-15,968,981	£-19,193,938	£-23,289,207	£-29,960,793	£-31,513,126	£-29,498,609	£-30,986,657	£-32,226,697

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£59,854,705	£40,562,207	£32,243,643	£24,287,172	£14,001,844	£42,468,765	£33,751,278	£23,731,795	£15,384,148	£4,629,106	£-7,946,964	£-12,177,782	£-6,274,646	£-10,441,180	£-13,913,291
10% affordable housing (70:30)	£49,068,806	£32,307,282	£24,248,758	£16,042,001	£8,649,422	£34,386,354	£26,553,184	£17,317,076	£9,786,888	£99,800	£-11,615,935	£-18,400,340	£-10,145,307	£-13,865,426	£-16,965,525
20% affordable housing (70:30)	£39,282,917	£24,856,853	£18,246,607	£9,864,087	£3,234,383	£26,300,866	£19,294,804	£10,839,521	£4,139,825	£-4,580,806	£-15,284,907	£-18,622,897	£-14,015,987	£-17,289,672	£-20,017,760
30% affordable housing (70:30)	£29,497,028	£16,949,173	£11,173,066	£3,554,073	£-2,294,264	£18,141,162	£11,997,774	£4,304,600	£-1,806,337	£-29,252,921	£-18,953,878	£-21,845,455	£-17,886,628	£-20,713,919	£-23,069,995
40% affordable housing (70:30)	£19,712,139	£8,953,152	£4,021,964	£-2,899,375	£-7,887,878	£9,918,813	£4,617,576	£-2,373,226	£-7,468,870	£-13,925,017	£-22,622,850	£-25,068,011	£-21,757,288	£-24,138,165	£-26,122,228
50% affordable housing (70:30)	£9,927,250	£320,847	£-33,311,005	£-43,428,395	£-113,481,483	£1,574,585	£-2,946,632	£-9,171,103	£-13,331,404	£-18,597,112	£-26,291,822	£-28,290,589	£-25,627,948	£-27,562,411	£-29,174,463
60% affordable housing (70:30)	£-1,061,001	£-7,548,240	£-10,734,914	£-15,957,293	£-21,075,108	£-17,049,113	£-10,839,460	£-15,968,981	£-19,193,938	£-23,289,207	£-29,960,793	£-31,513,126	£-29,498,609	£-30,986,657	£-32,226,697

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£59,854,705	£40,562,207	£32,243,643	£24,287,172	£14,001,844	£42,468,765	£33,751,278	£23,731,795	£15,384,148	£4,629,106	£-7,946,964	£-12,177,782	£-6,274,646	£-10,441,180	£-13,913,291
10% affordable housing (70:30)	£49,068,806	£32,307,282	£24,248,758	£16,042,001	£8,649,422	£34,386,354	£26,553,184	£17,317,076	£9,786,888	£99,800	£-11,615,935	£-18,400,340	£-10,145,307	£-13,865,426	£-16,965,525
20% affordable housing (70:30)	£39,282,917	£24,856,853	£18,246,607	£9,864,087	£3,234,383	£26,300,866	£19,294,804	£10,839,521	£4,139,825	£-4,580,806	£-15,284,907	£-18,622,897	£-14,015,987	£-17,289,672	£-20,017,760
30% affordable housing (70:30)	£29,497,028	£16,949,173	£11,173,066	£3,554,073	£-2,294,264	£18,141,162	£11,997,774	£4,304,600	£-1,806,337	£-29,252,921	£-18,953,878	£-21,845,455	£-17,886,628	£-20,713,919	£-23,069,995
40% affordable housing (70:30)	£19,712,139	£8,953,152	£4,021,964	£-2,899,375	£-7,887,878	£9,918,813	£4,617,576	£-2,373,226	£-7,468,870	£-13,925,017	£-22,622,850	£-25,068,011	£-21,757,288	£-24,138,165	£-26,122,228
50% affordable housing (70:30)	£9,927,250	£320,847	£-33,311,005	£-43,428,395	£-113,481,483	£1,574,585	£-2,946,632	£-9,171,103	£-13,331,404	£-18,597,112	£-26,291,822	£-28,290,589	£-25,627,948	£-27,562,411	£-29,174,463
60% affordable housing (70:30)	£-1,061,001	£-7,548,240	£-10,734,914	£-15,957,293	£-21,075,108	£-17,049,113	£-10,839,460	£-15,968,981	£-19,193,938	£-23,289,207	£-29,960,793	£-31,513,126	£-29,498,609	£-30,986,657	£-32,226,697

Residual Land values compared to benchmark land values

Benchmark Z2 - Upper quartile (Based on CIL Study)

£10,133,732

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£59,854,705	£40,562,207	£32,243,643	£24,287,172	£14,001,844	£42,468,765	£33,751,278	£23,731,795	£15,384,148	£4,629,106	£-7,946,964	£-12,177,782	£-6,274,646	£-10,441,180	£-13,913,291
10% affordable housing (70:30)	£49,068,806	£32,307,282	£24,248,758	£16,042,001	£8,649,422	£34,386,354	£26,553,184	£17,317,076	£9,786,888	£99,800	£-11,615,935	£-18,400,340	£-10,145,307	£-13,865,426	£-16,965,525
20% affordable housing (70:30)	£39,282,917	£24,856,853	£18,246,607	£9,864,087	£3,234,383	£26,300,866	£19,294,804	£10,839,521	£4,139,825	£-4,580,806	£-15,284,907	£-18,622,897	£-14,015,987	£-17,289,672	£-20,017,760
30% affordable housing (70:30)	£29,497,028	£16,949,173	£11,173,066	£3,554,073	£-2,294,264	£18,141,162	£11,997,774	£4,304,600	£-1,806,337	£-29,					

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	192,367,270	165,094,729	153,322,727	140,186,527	126,544,242	167,890,775	155,764,544	142,560,610	130,435,611	116,834,127	-113,812	-5,944,744	12,776,974	-3,479,378	-18,350,081
10% affordable housing (70:30)	192,531,171	157,317,496	146,425,471	133,058,806	122,262,646	158,998,818	146,823,311	134,204,922	122,351,391	111,416,362	-63,865,853	-9,155,637	11,464,300	-6,814,168	-11,402,314
20% affordable housing (70:30)	172,793,251	140,537,065	130,484,251	117,851,094	107,981,947	151,890,745	141,462,078	129,849,235	119,824,236	109,364,520	-67,254,747	-12,378,394	-55,211,390	-10,238,414	-14,454,540
30% affordable housing (70:30)	163,005,411	141,750,926	132,541,087	121,804,143	112,697,233	143,864,377	134,296,688	123,493,547	114,290,676	102,493,478	-110,923,718	-15,600,952	-10,049,712	-11,662,659	-17,506,783
40% affordable housing (70:30)	153,208,979	143,816,481	125,597,917	116,641,446	107,597,118	136,823,039	127,105,552	117,086,069	107,738,422	97,016,620	-12,016,620	-14,592,690	-18,823,609	-12,920,372	-17,098,096
50% affordable housing (70:30)	143,367,942	126,063,037	118,499,436	104,451,906	93,993,666	127,740,687	119,307,457	110,671,249	101,671,249	93,555,928	-22,046,086	-16,819,961	-20,511,152	-13,611,251	-19,455,181
60% affordable housing (70:30)	133,498,293	118,211,127	111,602,881	93,218,361	83,411,343	119,695,140	112,648,878	104,193,795	97,505,901	91,226,552	-21,930,633	-25,268,623	-20,681,693	-23,838,388	-26,663,486
70% affordable housing (70:30)	123,684,207	110,303,445	104,827,340	-13,091,653	-18,839,990	111,496,436	105,362,048	-12,341,126	-18,252,063	-115,898,647	-125,589,604	-128,491,181	-124,532,354	-127,359,645	-129,715,721
80% affordable housing (70:30)	113,609,756	102,807,426	92,623,762	-19,545,101	-14,533,604	104,274,061	97,028,150	-19,018,952	-14,114,596	-120,870,743	-129,289,678	-131,713,737	-128,403,014	-130,783,891	-132,767,954
90% affordable housing (70:30)	103,636,536	93,824,880	83,966,731	-116,074,061	-120,127,218	-15,071,161	-19,592,358	-16,898,608	-19,077,820	-25,242,638	-32,837,548	-34,938,285	-32,733,876	-34,208,137	-36,820,189
100% affordable housing (70:30)	-16,751,727	-114,191,966	-117,380,640	-116,694,839	-125,720,834	-113,694,839	-122,614,707	-125,839,662	-122,614,707	-125,839,662	-129,914,933	-136,806,619	-138,158,852	-136,144,335	-137,632,383

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	194,532,704	167,260,164	155,488,162	142,331,962	130,709,677	170,246,210	157,929,979	144,726,045	133,001,048	117,999,562	12,051,823	-3,779,309	14,442,409	-11,313,943	-16,184,646
10% affordable housing (70:30)	194,746,606	159,482,891	148,598,905	135,224,241	123,428,070	162,083,853	150,789,746	138,370,357	127,516,926	113,581,736	-11,600,218	-6,990,402	17,011,135	-4,648,733	-13,236,979
20% affordable housing (70:30)	174,958,726	151,702,500	141,649,892	126,058,182	116,486,482	154,056,180	143,647,513	132,018,670	121,989,731	109,120,355	-10,089,312	-10,212,959	-13,045,055	-10,072,919	-12,288,114
30% affordable housing (70:30)	165,170,846	143,916,361	134,706,522	123,969,578	114,862,668	146,031,812	136,462,123	125,658,982	116,456,111	104,658,913	-18,758,283	-13,435,517	-16,884,277	-11,497,225	-15,341,348
40% affordable housing (70:30)	155,374,414	136,081,916	127,763,352	117,906,881	109,521,553	137,988,474	129,270,987	119,251,504	110,303,857	104,815	-12,427,255	-18,658,074	-10,754,938	-11,921,471	-18,393,983
50% affordable housing (70:30)	145,535,377	129,247,471	120,774,873	111,617,541	104,160,131	129,826,862	122,072,892	112,836,164	103,508,997	-14,290,491	-18,008,227	-11,680,631	-11,625,598	-18,246,717	-21,445,818
60% affordable housing (70:30)	135,663,728	120,376,562	113,768,316	93,383,799	81,245,906	121,820,575	114,914,313	105,359,230	93,440,466	-10,061,117	-10,765,108	-23,103,188	-18,496,258	-21,769,963	-24,488,051
70% affordable housing (70:30)	125,749,642	112,468,879	106,892,776	-19,298,218	-16,774,555	113,660,871	107,417,483	-117,691	-16,086,628	-113,733,212	-123,434,169	-126,326,749	-126,361,919	-125,194,210	-127,550,286
80% affordable housing (70:30)	115,775,190	104,472,881	94,669,927	-17,379,666	-12,338,169	107,368,169	101,949,162	-16,853,517	-11,949,162	-116,805,908	-127,103,441	-129,548,303	-126,237,878	-126,618,456	-130,602,520
90% affordable housing (70:30)	105,700,967	93,650,445	83,796,296	-113,908,426	-117,961,704	-12,905,726	-17,426,923	-13,651,395	-17,817,696	-22,077,463	-29,172,113	-32,045,786	-30,108,240	-33,654,754	-36,664,784
100% affordable housing (70:30)	-14,586,293	-112,026,531	-115,215,205	-120,437,584	-123,555,390	-111,520,440	-115,110,751	-120,449,272	-123,674,229	-127,749,499	-134,441,084	-136,993,417	-133,078,900	-135,466,949	-136,706,988

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	197,152,022	159,879,481	148,107,480	134,951,280	123,328,994	162,685,527	150,549,296	137,345,362	125,620,963	110,618,880	15,320,059	-11,159,992	12,938,274	-18,694,626	-13,585,328
10% affordable housing (70:30)	197,365,923	152,102,200	141,210,223	128,943,558	118,047,397	154,683,171	143,408,053	130,980,675	120,136,144	106,201,114	-9,880,900	-14,571,085	15,670,647	-12,020,415	-16,817,862
20% affordable housing (70:30)	177,586,043	144,321,817	134,269,009	122,735,837	112,765,799	146,675,497	136,266,830	124,633,987	114,600,048	101,759,672	-12,469,994	-17,593,642	-10,426,638	-15,453,661	-19,669,797
30% affordable housing (70:30)	157,790,164	136,535,679	127,325,840	116,588,896	107,481,986	138,651,130	129,081,441	118,278,300	109,075,428	97,221,770	-16,138,965	-20,816,189	-14,264,960	-18,877,907	-22,722,030
40% affordable housing (70:30)	147,993,731	128,701,233	120,382,670	110,426,139	102,140,871	130,607,792	121,890,305	111,870,622	103,623,175	97,231,869	-19,807,838	-14,038,756	-18,135,620	-12,302,154	-16,774,685
50% affordable housing (70:30)	138,152,655	120,866,750	113,384,191	94,236,658	84,211,552	122,525,360	114,892,210	105,458,102	97,074,086	88,177,173	-26,476,909	-22,491,914	-22,005,280	-26,606,489	
60% affordable housing (70:30)	128,283,046	112,955,880	106,387,634	-11,996,886	-18,626,891	114,438,893	107,433,831	-1,021,452	-17,721,148	-18,441,799	-27,146,880	-30,483,871	-29,876,941	-29,150,646	-31,878,734
70% affordable housing (70:30)	118,368,959	105,088,197	98,887,908	-18,306,900	-14,159,237	109,260,199	103,861,011	-17,556,374	-13,467,311	-121,113,895	-130,814,852	-133,706,428	-129,747,601	-132,574,892	-134,930,969
80% affordable housing (70:30)	108,394,998	92,807,821	87,399,010	-11,700,349	-10,748,851	101,942,160	97,243,298	-14,234,109	-10,289,844	-125,783,900	-143,483,824	-136,928,986	-133,818,265	-135,999,138	-137,903,203
90% affordable housing (70:30)	101,679,715	91,040,127	81,171,979	-121,289,038	-125,342,467	-110,286,409	-114,807,605	-121,032,077	-125,192,377	-130,458,086	-138,152,795	-140,151,543	-137,488,922	-139,423,384	-141,035,437
100% affordable housing (70:30)	-11,966,975	-119,407,214	-122,556,838	-127,818,267	-130,936,082	-118,010,086	-122,600,433	-127,699,935	-131,054,911	-135,190,181	-141,821,766	-143,374,099	-141,359,582	-142,847,631	-144,087,070

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	196,132,834	169,488,231	157,388,231	143,832,081	132,309,698	172,248,368	160,130,108	146,305,174	133,807,175	120,180,881	14,241,152	-11,573,180	16,842,395	-15,854,117	
10% affordable housing (70:30)	196,346,735	161,683,020	150,791,935	138,424,370	127,628,205	164,265,982	152,988,675	140,576,486	129,716,955	115,781,526	16,991,911	-14,790,273	15,901,264	-12,448,604	-17,036,750
20% affordable housing (70:30)	177,158,855	153,902,629	143,849,821	126,346,648	112,346,811	156,296,399	145,847,642	134,218,860	121,320,484	108,489,188	-12,889,183	-18,012,830	-14,846,826	-15,872,850	-19,088,985
30% affordable housing (70:30)	167,370,975	146,116,490	136,906,651	126,189,707	117,062,797	148,231,941	138,662,252	127,858,111	118,696,240	106,899,042	-16,558,154	-11,235,398	-14,684,148	-10,297,095	-13,141,219
40% affordable housing (70:30)	157,574,543	138,285,045	129,065,481	120,007,010	111,721,882	140,189,603	131,471,116	121,481,653	113,103,988	102,348,944	-10,227,128	-14,457,045	-8,564,808	-12,721,342	-16,100,454
50% affordable housing (70:30)	147,733,500	130,447,601	122,975,002	114,700,349	106,369,260	132,106,191	124,773,021	115,036,913	107,596,726	97,190,362	-12,190,362	-13,896,097	-17,680,502	-12,425,469	-16,145,588
60% affordable housing (70:30)	137,863,857	122,676,891	115,968,445	97,583,925	89,641,221	124,020,704	117,014,442	106,550,369	101,859,063	93,860,988	-17,585,069	-22,903,069	-18,296,129	-19,589,834	

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 4

No Units	300
Site Area	1.12 Ha

VBC as % of floorspace 50%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£99,012,996	£71,740,455	£59,968,453	£46,812,253	£35,189,968	£74,526,501	£62,410,270	£49,206,336	£37,481,337	£22,479,883	£6,531,914	£9,922,700	£8,922,700	£3,166,348	-£1,704,355
10% affordable housing (70:30)	£92,472,812	£66,539,812	£55,353,448	£42,723,450	£31,651,726	£69,188,220	£57,632,614	£44,952,222	£33,908,201	£19,521,196	£4,146,368	£1,454,160	£6,412,803	£3,988,744	-£3,757,412
20% affordable housing (70:30)	£86,930,848	£61,338,050	£50,724,785	£38,634,646	£28,113,484	£63,849,937	£52,854,955	£40,698,108	£30,124,747	£16,540,145	£1,760,923	£3,620,765	£3,897,092	£1,346,326	-£5,810,469
30% affordable housing (70:30)	£79,988,884	£56,132,290	£46,079,015	£34,545,844	£24,575,242	£58,445,988	£48,077,301	£36,443,993	£26,418,491	£13,548,453	£-663,724	£-5,787,371	£1,381,379	£-3,647,391	-£7,883,526
40% affordable housing (70:30)	£72,846,920	£50,928,528	£41,433,246	£30,435,394	£21,037,000	£53,119,556	£43,217,504	£32,189,879	£22,712,234	£10,556,760	£-127,399	£-7,953,978	£-1,186,703	£-5,948,456	-£9,916,584
50% affordable housing (70:30)	£66,304,956	£45,700,225	£36,787,477	£26,309,752	£17,475,599	£47,753,144	£38,460,423	£27,922,389	£19,005,978	£7,556,137	£-5,892,155	£-10,120,583	£-3,785,278	£-8,249,522	-£11,969,641
60% affordable housing (70:30)	£59,753,701	£40,469,273	£32,141,709	£22,154,110	£13,897,457	£42,366,831	£33,549,343	£23,628,733	£15,279,781	£4,923,192	£-9,656,370	£-12,287,189	£-8,394,053	£-10,550,587	-£14,022,988
70% affordable housing (70:30)	£53,176,176	£35,220,919	£27,470,445	£18,053,695	£10,319,315	£36,951,567	£28,838,263	£19,330,077	£11,830,857	£1,490,247	£-10,820,586	£-14,453,796	£-8,982,727	£-12,851,652	-£16,075,756
80% affordable housing (70:30)	£46,598,651	£29,980,367	£22,782,229	£13,880,601	£6,703,191	£31,556,303	£23,996,241	£15,026,798	£7,781,952	£-1,811,972	£-12,984,801	£-16,620,401	£-11,581,403	£-15,152,717	-£18,128,813
90% affordable housing (70:30)	£39,991,116	£24,702,260	£18,094,015	£9,707,507	£3,707,512	£26,146,273	£19,140,011	£10,682,941	£3,980,354	£-4,744,936	£-15,449,017	£-19,787,007	£-14,380,078	£-17,455,782	-£20,181,970
100% affordable housing (70:30)	£33,364,737	£19,413,296	£13,361,659	£5,484,301	£-812,069	£20,929,244	£14,271,746	£6,321,695	£1,822,833	£-8,877,901	£-17,913,232	£-20,953,613	£-16,776,752	£-19,754,848	-£22,234,928

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£62,642,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£5,439,959	£3,043,544	£2,018,544	£1,071,717	£-20,040,033	£1,071,493	£20,127,173	£43,377,864	£85,103,684	£21,103,197	£-2,853,939	£1,681,309	£1,681,309	£1,681,309	£1,681,309
10% affordable housing (70:30)	-£111,188	£-2,044,188	£-17,250,552	£-49,860,551	£-80,932,274	£-23,395,781	£-34,951,386	£-47,631,778	£-58,775,799	£-73,062,804	£-88,437,632	£-94,038,160	£-86,171,107	£-91,645,256	£-96,341,412
20% affordable housing (70:30)	£-6,653,152	£-31,247,950	£-41,859,216	£-53,949,354	£-64,470,517	£-28,734,063	£-40,470,517	£-51,885,932	£-62,450,253	£-76,043,855	£-90,823,178	£-96,204,765	£-88,686,909	£-93,930,326	£-98,394,469
30% affordable housing (70:30)	£-13,195,116	£-36,451,711	£-46,504,985	£-58,038,157	£-68,008,758	£-34,098,002	£-44,506,699	£-56,140,007	£-66,165,509	£-79,036,549	£-93,347,274	£-98,371,372	£-91,202,621	£-96,231,391	£-100,447,527
40% affordable housing (70:30)	£-19,742,060	£-41,055,472	£-51,150,756	£-62,148,608	£-71,147,001	£-30,464,448	£-40,312,493	£-50,394,121	£-60,971,766	£-74,027,241	£-88,711,939	£-102,037,308	£-93,470,703	£-98,530,487	£-102,900,984
50% affordable housing (70:30)	£-26,279,044	£-46,883,776	£-56,786,523	£-66,274,248	£-74,108,401	£-44,653,856	£-54,123,534	£-64,651,611	£-73,570,023	£-85,022,584	£-98,176,155	£-102,704,588	£-96,360,379	£-100,833,522	£-104,553,641
60% affordable housing (70:30)	£-32,830,239	£-52,123,728	£-60,442,232	£-70,399,890	£-78,689,543	£-50,271,170	£-58,934,658	£-68,956,268	£-77,304,239	£-88,000,808	£-100,640,370	£-104,871,190	£-98,968,054	£-103,134,598	£-106,908,699
70% affordable housing (70:30)	£-39,401,824	£-57,363,681	£-65,115,555	£-74,800,305	£-82,254,685	£-56,622,493	£-63,745,738	£-73,248,923	£-81,053,144	£-91,083,763	£-103,104,586	£-107,037,796	£-100,456,852	£-104,659,756	£-108,659,756
80% affordable housing (70:30)	£-46,055,343	£-64,805,633	£-73,801,771	£-84,763,399	£-93,880,809	£-62,027,607	£-68,587,759	£-77,557,226	£-84,802,048	£-94,195,012	£-105,568,801	£-109,204,401	£-100,736,717	£-107,712,613	£-111,712,613
90% affordable housing (70:30)	£-52,782,884	£-71,881,740	£-81,489,986	£-92,784,493	£-100,588,468	£-68,437,727	£-73,443,989	£-81,901,059	£-88,603,046	£-97,328,937	£-108,033,018	£-111,371,008	£-106,764,078	£-110,037,783	£-114,765,871
100% affordable housing (70:30)	£-59,219,264	£-79,170,704	£-89,222,345	£-100,099,039	£-109,196,070	£-73,894,706	£-78,312,265	£-86,262,305	£-92,421,168	£-100,461,901	£-110,497,233	£-113,537,613	£-109,362,752	£-112,338,648	£-114,816,928

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£36,989,981	£-3,068,560	£-12,078,552	£-25,234,762	£-38,857,047	£2,478,486	£5,636,745	£-22,940,679	£-34,565,678	£-49,587,162	£-65,915,101	£-71,346,033	£-63,124,315	£-68,889,667	£-73,751,370
10% affordable housing (70:30)	£-20,425,797	£-45,507,207	£-61,839,567	£-79,633,965	£-92,859,286	£-2,858,786	£-4,414,401	£-12,044,703	£-18,238,814	£-25,553,819	£-37,800,647	£-47,501,175	£-45,634,212	£-47,108,271	£-52,804,427
20% affordable housing (70:30)	£-31,883,833	£-70,170,955	£-91,322,230	£-113,432,669	£-134,933,531	£-8,197,078	£-10,192,057	£-31,348,907	£-41,922,265	£-55,506,870	£-70,286,152	£-87,667,780	£-88,149,923	£-93,393,341	£-97,857,484
30% affordable housing (70:30)	£-47,341,869	£-91,814,728	£-125,968,000	£-157,901,171	£-187,471,773	£-13,561,047	£-16,603,022	£-45,628,524	£-58,498,562	£-72,710,739	£-92,834,387	£-107,710,739	£-107,834,387	£-110,856,636	£-115,694,406
40% affordable housing (70:30)	£-61,804,905	£-111,848,487	£-150,613,768	£-191,611,621	£-231,010,015	£-16,927,489	£-20,775,511	£-58,857,158	£-74,334,781	£-91,490,256	£-115,174,954	£-139,000,993	£-133,233,718	£-137,995,471	£-141,963,899
50% affordable housing (70:30)	£-76,742,059	£-142,346,790	£-195,259,538	£-245,927,263	£-294,371,416	£-24,283,871	£-28,586,932	£-84,124,626	£-103,041,037	£-128,490,679	£-177,639,170	£-212,167,598	£-206,236,537	£-210,016,656	£-214,016,656
60% affordable housing (70:30)	£-91,293,314	£-161,586,743	£-219,905,307	£-280,862,905	£-348,149,558	£-29,680,184	£-36,387,672	£-104,418,282	£-136,387,254	£-172,552,823	£-220,103,385	£-264,334,204	£-258,431,068	£-262,507,602	£-266,069,713
70% affordable housing (70:30)	£-106,870,839	£-196,826,696	£-264,576,570	£-333,993,320	£-411,727,700	£-36,085,448	£-44,208,752	£-132,711,338	£-168,516,158	£-219,596,788	£-282,567,601	£-348,500,811	£-341,029,742	£-344,899,667	£-348,122,771
80% affordable housing (70:30)	£-123,446,384	£-242,069,648	£-319,269,788	£-398,166,414	£-487,935,024	£-40,840,640	£-49,950,774	£-157,000,217	£-204,205,053	£-273,659,987	£-355,001,816	£-438,667,416	£-433,829,418	£-437,191,928	£-440,910,818
90% affordable housing (70:30)	£-140,055,899	£-274,344,755	£-353,953,000	£-434,308,508	£-524,907,503	£-46,900,074	£-56,907,004	£-161,364,074	£-208,066,061	£-276,791,951	£-361,496,032	£-450,834,022	£-446,227,093	£-449,500,797	£-452,228,868
100% affordable housing (70:30)	£-158,682,278	£-302,633,719	£-390,685,359	£-478,562,624	£-572,659,085	£-51,957,721	£-62,775,270	£-185,728,320	£-241,884,162	£-319,924,916	£-409,960,247	£-500,000,626	£-488,825,767	£-491,801,663	£-494,281,943

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£66,071,819	£36,799,278	£27,027,277	£13,871,076	£2,246,791	£41,585,324	£29,469,093	£16,265,189	£4,540,160	£-10,461,324	£-26,409,263	£-32,240,195	£-24,018,477	£-28,774,829	£-34,645,631
10% affordable housing (70:30)	£59,531,636	£33,598,635	£22,412,271	£9,782,273	£1,289,451	£36,247,043	£24,691,437	£12,011,045	£3,877,025	£-13,410,981	£-28,794,809	£-34,336,337	£-26,526,374	£-32,002,433	£-36,698,889
20% affordable housing (70:30)	£52,989,072	£28,394,873	£17,783,606	£5,683,469	£-4,827,693	£30,969,760	£19,813,781	£7,756,931	£2,816,429	£-16,401,002	£-31,180,354	£-36,561,942	£-29,044,065	£-34,287,502	£-38,751,646
30															

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	199,012,996	171,740,455	159,968,453	146,812,263	135,189,968	174,526,501	162,410,270	149,206,336	137,481,337	122,479,853	116,531,914	170,002	16,922,700	15,166,348	-17,704,355
10% affordable housing (70:30)	198,472,126	169,539,812	155,353,448	142,723,660	131,651,726	169,188,220	157,632,614	144,952,222	133,808,201	119,521,196	114,146,369	11,454,160	16,412,603	13,744	-23,747,412
20% affordable housing (70:30)	196,930,846	161,336,765	150,724,765	138,534,646	128,113,484	163,689,956	152,844,956	140,698,108	130,124,747	116,540,145	111,740,923	-3,620,755	15,897,092	-1,946,326	-15,870,469
30% affordable housing (70:30)	195,388,984	156,132,290	146,079,015	134,545,844	124,575,242	158,465,968	148,077,301	136,443,998	126,418,491	113,546,453	-1,663,724	-15,787,371	11,381,379	-1,647,391	-17,863,526
40% affordable housing (70:30)	192,846,920	150,928,528	141,433,246	130,435,394	121,037,000	153,119,556	143,271,504	130,188,879	122,712,234	110,556,760	-3,127,939	-17,963,978	11,186,703	-15,948,456	-19,916,584
50% affordable housing (70:30)	186,304,956	145,700,225	136,497,477	126,309,122	117,475,599	147,753,144	138,460,423	127,022,368	117,556,137	105,592,155	-10,120,983	-15,785,376	11,969,641	-18,249,512	-11,969,641
60% affordable housing (70:30)	159,753,701	140,460,273	132,141,708	122,184,110	113,897,457	142,366,831	133,649,343	123,628,733	115,279,761	104,523,192	-18,056,370	-12,287,189	-16,384,053	-10,550,587	-14,022,698
70% affordable housing (70:30)	153,176,176	135,220,319	127,470,445	118,083,695	110,319,315	136,961,567	128,838,263	119,330,857	111,830,857	101,490,247	-10,520,586	-14,453,796	-12,882,727	-12,851,692	-16,075,756
80% affordable housing (70:30)	146,598,651	129,980,367	122,782,229	113,890,601	106,703,191	131,556,303	123,996,241	115,026,798	107,281,952	101,811,972	-12,984,801	-16,620,401	-11,981,403	-15,152,717	-18,128,813
90% affordable housing (70:30)	139,991,116	124,702,260	118,084,015	109,701,507	103,075,512	126,146,213	119,140,011	110,682,941	104,744,936	101,649,017	-16,489,017	-14,180,078	-11,453,762	-10,181,870	-20,181,870
100% affordable housing (70:30)	131,364,737	119,413,296	113,361,656	105,484,391	-1612,069	120,689,294	114,271,746	106,321,695	102,833	-17,877,901	-17,913,232	-120,953,613	-116,776,752	-118,754,848	-122,924,928

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	194,532,704	167,260,164	155,488,162	142,331,962	130,709,677	170,046,210	157,929,979	144,726,045	133,001,046	117,999,562	112,051,623	-3,779,309	14,442,409	-11,313,943	-16,184,646
10% affordable housing (70:30)	193,992,521	162,059,521	150,873,157	138,243,158	127,111,435	164,707,928	153,152,325	140,471,931	129,327,910	116,040,895	-3,833,823	-15,934,451	11,932,512	-13,541,547	-18,297,703
20% affordable housing (70:30)	191,450,557	156,855,759	146,244,604	134,154,355	123,833,152	159,389,946	148,374,667	136,217,517	125,644,456	112,059,854	-12,719,469	-10,101,566	15,653,199	-15,826,617	-10,290,760
30% affordable housing (70:30)	190,908,593	151,651,998	141,598,724	130,065,563	120,094,951	154,006,677	143,697,201	131,963,702	121,938,200	109,068,162	-15,144,015	-10,267,663	-13,098,912	-18,127,682	-12,343,818
40% affordable housing (70:30)	188,366,629	146,448,237	136,952,955	126,955,103	116,556,708	148,639,265	138,791,212	127,709,598	118,231,943	106,076,468	-17,608,230	-12,434,289	-15,666,994	-10,428,748	-14,396,875
50% affordable housing (70:30)	181,824,665	141,219,033	132,307,186	121,839,461	112,995,395	143,272,853	133,989,131	123,442,098	114,825,887	103,075,845	-10,072,446	-11,420,874	-16,265,661	-12,729,813	-16,440,929
60% affordable housing (70:30)	155,273,410	136,979,981	127,661,417	117,703,819	109,417,166	137,896,540	129,169,051	119,148,442	110,799,470	102,901	-12,536,661	-16,767,481	-10,864,345	-15,030,878	-18,502,990
70% affordable housing (70:30)	148,695,886	130,740,028	122,990,154	113,573,404	105,839,024	132,481,276	124,857,972	114,854,796	107,050,966	102,900,044	-115,000,877	-118,934,087	-113,463,019	-117,331,943	-20,556,047
80% affordable housing (70:30)	142,116,396	125,550,076	118,301,938	109,400,310	102,222,891	127,076,012	119,515,946	110,546,597	103,301,867	101,065,092	-121,100,692	-161,868,694	-121,100,692	-11,933,038	-12,609,104
90% affordable housing (70:30)	136,510,825	120,221,865	114,113,723	105,215,216	97,404,779	121,649,859	114,859,125	106,201,650	100,499,337	97,225,227	-19,029,408	-22,840,290	-11,840,074	-12,682,162	-12,844,074
100% affordable housing (70:30)	128,884,445	114,933,005	108,881,364	100,004,100	-15,092,361	116,200,003	109,791,454	101,841,404	-14,317,458	-12,358,192	-122,383,523	-126,433,904	-121,289,043	-124,236,139	-126,715,219

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	197,152,022	159,879,481	148,107,480	134,981,290	123,328,994	162,665,527	150,949,296	137,345,362	125,620,363	110,618,880	105,329,959	-11,159,992	12,538,274	-18,694,626	-13,585,328
10% affordable housing (70:30)	196,611,830	154,678,836	143,492,474	130,862,476	119,780,753	161,327,246	149,711,840	136,501,249	124,947,238	109,860,222	107,714,606	-13,315,133	15,448,170	-10,922,220	-15,616,366
20% affordable housing (70:30)	194,069,875	149,475,077	138,863,811	126,773,673	116,252,510	156,217,517	145,364,567	132,837,135	121,683,774	104,679,171	-10,100,151	-15,481,739	-17,963,882	-13,207,299	-17,671,443
30% affordable housing (70:30)	187,527,911	144,271,316	134,218,042	122,684,870	112,714,269	148,624,995	136,216,328	124,583,020	114,557,518	101,687,470	-12,524,698	-17,648,345	-10,479,594	-18,508,365	-19,724,500
40% affordable housing (70:30)	180,886,947	138,067,594	129,572,272	118,574,420	109,176,026	141,258,582	131,410,538	120,328,916	110,851,260	98,304,274	-14,304,214	-14,988,913	-19,814,951	-13,047,677	-11,889,430
50% affordable housing (70:30)	174,443,983	133,839,251	124,326,504	114,448,718	105,614,625	135,692,170	126,930,446	116,061,416	107,145,004	94,204,637	-16,463,129	-12,181,507	-16,646,362	-10,110,666	-12,630,615
60% affordable housing (70:30)	147,892,727	128,599,299	120,280,734	110,323,136	102,036,484	130,506,857	121,788,369	111,787,599	103,418,788	97,337,782	-19,917,344	-24,148,163	-18,245,027	-12,411,561	-12,883,872
70% affordable housing (70:30)	141,315,202	123,359,346	115,609,472	106,192,722	97,541,658	125,100,593	116,977,289	107,474,104	103,110,117	101,370,726	-122,381,560	-126,314,789	-120,943,701	-124,712,625	-127,936,729
80% affordable housing (70:30)	134,737,676	118,119,394	110,921,256	102,016,698	95,157,763	110,888,330	102,135,267	93,169,834	84,079,021	81,472,945	-124,845,775	-128,481,375	-123,442,378	-127,016,691	-129,989,187
90% affordable housing (70:30)	128,130,142	112,841,287	106,233,041	97,153,466	88,785,461	114,285,300	107,279,038	97,178,032	91,178,032	86,605,910	-127,309,991	-130,647,981	-126,041,051	-129,314,756	-132,042,844
100% affordable housing (70:30)	121,503,763	107,952,322	101,900,682	93,376,583	-12,473,043	108,826,321	102,410,772	95,539,278	-11,938,875	-129,774,205	-132,814,596	-128,839,725	-131,615,612	-134,095,901	

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	196,728,234	169,889,291	157,888,291	144,332,001	132,909,698	172,248,388	160,130,138	146,363,174	134,201,175	119,180,681	114,211,152	-11,571,180	16,862,835	-15,988,168	-18,841,168
10% affordable housing (70:30)	190,192,850	164,259,850	153,073,286	140,443,288	129,571,564	166,908,057	155,352,452	142,672,060	131,528,039	117,241,034	11,866,206	-3,734,322	14,132,641	-11,941,418	-16,037,574
20% affordable housing (70:30)	183,650,686	159,055,888	148,444,823	136,364,484	125,833,322	161,569,775	150,574,796	138,417,946	127,844,585	114,259,983	-15,939	-15,900,927	11,616,930	-13,626,488	-18,080,631
30% affordable housing (70:30)	177,108,722	153,852,127	143,798,853	132,285,682	122,295,080	156,205,806	145,787,139	134,183,931	124,138,329	111,268,291	-12,943,886	-13,067,534	18,988,783	-15,927,953	-10,143,899
40% affordable housing (70:30)	170,566,756	148,648,396	139,153,084	128,155,232	118,756,836	150,839,394	140,901,342	129,900,717	120,433,072	108,278,597	-15,608,101	-10,234,140	-13,466,865	-18,229,618	-12,186,746
50% affordable housing (70:30)	164,024,794	143,420,963	134,507,913	124,029,580	115,195,437	145,472,882	136,180,267	125,642,237	116,725,616	105,275,974	-17,872,317	-12,400,745	-16,065,540	-10,529,684	-14,249,803
60% affordable housing (70:30)	157,473,539	138,180,110	129,861,546	119,903,948	111,617,296	140,086,669	131,969,181	121,348,571	112,999,599	102,243,030	-10,336,53				

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 4

No Units	300
Site Area	1.12 Ha

VBC as % of floorspace 75%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£99,012,996	£71,740,455	£59,968,453	£46,812,253	£36,189,968	£74,626,501	£62,410,270	£49,206,336	£37,481,337	£22,479,853	£6,531,914	£700,982	£8,922,700	£3,166,348	£1,704,355
10% affordable housing (70:30)	£99,718,728	£69,116,441	£57,635,699	£44,742,368	£33,935,081	£71,832,293	£59,996,191	£47,053,796	£36,979,759	£25,312,662	£3,938,208	£7,644,181	£2,026,068	£2,758,234	
20% affordable housing (70:30)	£99,422,660	£66,489,309	£55,302,946	£42,672,432	£31,601,105	£69,138,085	£57,662,112	£44,901,254	£33,757,234	£19,469,665	£4,093,411	£1,508,863	£6,369,847	£3,891,556	£2,812,115
30% affordable housing (70:30)	£98,126,631	£63,862,178	£52,970,193	£40,602,596	£29,805,309	£66,443,880	£55,168,033	£42,748,714	£31,895,183	£17,957,701	£2,874,160	£2,619,517	£5,075,512	£2,774,849	£4,865,995
40% affordable housing (70:30)	£86,830,583	£61,235,046	£50,622,849	£38,532,712	£28,010,422	£63,749,672	£52,763,964	£40,596,173	£30,021,686	£16,435,758	£1,654,909	£1,379,178	£1,455,733	£1,455,733	£5,919,876
50% affordable housing (70:30)	£82,534,535	£58,607,915	£48,274,481	£36,462,826	£26,215,536	£61,042,920	£50,339,874	£38,443,631	£28,142,793	£14,913,815	£4,840,821	£4,840,821	£2,506,843	£2,633,617	£6,973,756
60% affordable housing (70:30)	£79,238,498	£55,393,793	£45,926,113	£34,392,341	£24,401,649	£58,334,463	£47,925,796	£36,291,991	£26,263,898	£13,991,972	£3,927,933	£3,927,933	£1,222,509	£1,311,501	£8,027,636
70% affordable housing (70:30)	£76,942,438	£53,383,652	£43,577,744	£32,317,856	£22,625,783	£55,626,005	£45,498,665	£34,138,550	£24,385,005	£11,869,929	£2,087,293	£7,062,136	£1,489,385	£9,081,517	
80% affordable housing (70:30)	£72,646,390	£50,726,520	£41,229,376	£30,229,270	£20,830,876	£52,917,548	£43,067,633	£31,986,008	£22,506,110	£10,347,986	£3,346,753	£8,172,791	£1,405,517	£6,167,269	£10,135,397
90% affordable housing (70:30)	£68,350,341	£48,080,846	£38,981,008	£28,140,683	£18,029,789	£50,209,091	£40,638,609	£29,833,468	£20,627,217	£8,826,044	£4,606,212	£9,283,466	£2,732,206	£17,345,154	£11,189,278
100% affordable housing (70:30)	£66,054,293	£45,445,386	£36,532,098	£26,052,098	£17,214,632	£47,500,534	£38,205,585	£27,664,735	£18,748,324	£7,291,352	£5,865,672	£10,394,101	£4,058,895	£8,523,038	£12,243,158

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£2,438,395	£3,943,645	£2,815,647	£2,771,747	£3,781,393	£10,057,495	£8,122,721	£43,977,684	£25,102,961	£10,104,137	£8,092,345	£1,853,019	£9,661,300	£9,817,853	£4,288,235
10% affordable housing (70:30)	£3,134,777	£2,467,559	£3,448,301	£4,741,633	£9,189,910	£9,761,707	£12,587,809	£45,530,205	£56,964,716	£7,609,241	£9,271,338	£9,292,209	£4,839,819	£9,507,932	£9,342,235
20% affordable housing (70:30)	£1,611,320	£2,094,691	£3,281,051	£3,911,518	£6,093,806	£23,445,914	£30,828,746	£38,826,746	£37,114,335	£8,490,589	£9,024,864	£9,024,864	£8,224,154	£9,188,447	£9,396,116
30% affordable housing (70:30)	£3,457,369	£2,721,822	£3,613,908	£5,191,404	£6,778,691	£26,140,121	£37,415,368	£49,835,296	£59,688,818	£7,626,300	£9,708,840	£9,520,518	£3,508,488	£9,261,849	£9,749,996
40% affordable housing (70:30)	£5,763,418	£4,148,654	£4,196,151	£5,051,298	£6,512,678	£29,834,326	£39,803,046	£51,987,824	£62,562,314	£9,149,242	£9,520,082	£9,514,172	£4,710,523	£9,430,233	£9,630,516
50% affordable housing (70:30)	£10,049,465	£3,076,085	£44,309,510	£56,121,174	£66,368,465	£31,541,081	£42,244,126	£54,140,369	£64,441,208	£7,670,185	£2,159,320	£9,742,827	£9,077,157	£9,512,617	£9,557,756
60% affordable housing (70:30)	£13,345,514	£3,603,217	£46,657,887	£58,191,080	£68,183,351	£34,249,538	£44,698,205	£56,292,909	£66,320,102	£7,919,129	£9,411,834	£9,853,482	£9,381,492	£9,395,502	£10,611,636
70% affordable housing (70:30)	£16,841,362	£3,929,349	£49,096,256	£60,206,144	£69,868,238	£36,857,295	£47,085,344	£58,445,451	£68,198,996	£8,074,071	£9,671,294	£9,946,136	£9,262,828	£9,573,398	£10,685,517
80% affordable housing (70:30)	£21,567,491	£4,157,491	£51,541,624	£62,654,740	£71,753,124	£39,666,452	£49,516,366	£60,597,952	£70,077,890	£8,626,014	£9,930,811	£9,985,517	£9,865,517	£9,865,517	£10,718,397
90% affordable housing (70:30)	£23,233,659	£4,443,154	£53,702,992	£64,443,317	£73,554,201	£42,374,909	£51,947,391	£62,750,532	£71,956,783	£9,787,567	£9,710,212	£10,187,446	£9,316,206	£9,929,155	£10,373,278
100% affordable housing (70:30)	£28,529,707	£4,713,814	£58,051,282	£66,331,903	£76,393,289	£46,083,368	£56,378,415	£68,519,265	£78,835,677	£9,892,649	£9,848,672	£10,978,107	£9,646,895	£10,107,039	£10,427,158

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£26,985,381	£3,906,560	£12,079,562	£29,234,762	£36,887,007	£2,719,486	£9,636,745	£22,840,679	£34,565,678	£49,587,162	£95,515,101	£71,346,033	£93,124,315	£88,880,887	£73,751,970
10% affordable housing (70:30)	£23,631,713	£2,903,574	£11,411,516	£27,304,646	£38,851,024	£2,414,722	£12,030,824	£24,903,219	£36,427,729	£51,072,256	£36,748,353	£72,445,223	£84,403,874	£70,600,947	£47,836,240
20% affordable housing (70:30)	£20,375,662	£5,557,706	£16,744,069	£29,374,533	£40,446,821	£2,908,929	£14,464,903	£27,145,761	£38,289,781	£52,577,562	£67,953,604	£73,555,878	£65,687,168	£71,161,462	£75,859,130
30% affordable housing (70:30)	£17,079,616	£8,184,817	£19,078,822	£31,444,418	£42,241,706	£5,803,135	£16,878,382	£29,290,301	£40,151,832	£54,089,314	£68,172,855	£74,866,532	£66,971,503	£72,324,864	£76,913,010
40% affordable housing (70:30)	£14,793,668	£10,811,969	£21,424,186	£33,614,303	£44,096,593	£8,297,243	£18,293,681	£31,450,842	£42,025,329	£55,811,257	£70,395,107	£75,777,187	£68,258,837	£73,502,748	£77,866,801
50% affordable housing (70:30)	£10,867,620	£13,439,100	£23,712,534	£28,594,189	£45,651,479	£11,004,096	£24,707,141	£43,003,384	£45,904,222	£57,133,070	£71,622,338	£76,887,942	£69,540,172	£74,680,632	£79,020,771
60% affordable housing (70:30)	£7,191,471	£16,068,232	£26,120,902	£37,654,075	£47,626,366	£13,712,552	£24,121,219	£35,565,924	£45,783,117	£58,655,143	£72,874,849	£77,988,497	£70,824,506	£75,858,516	£80,074,651
70% affordable housing (70:30)	£4,896,423	£18,693,363	£28,469,271	£39,729,159	£49,421,252	£16,421,010	£26,548,358	£37,908,465	£47,662,010	£60,177,086	£74,134,308	£79,109,151	£72,123,842	£77,036,400	£81,128,532
80% affordable housing (70:30)	£3,935,375	£21,320,495	£30,817,839	£41,817,746	£51,216,139	£19,128,467	£28,979,382	£40,961,007	£49,500,905	£61,889,029	£75,383,768	£80,213,808	£73,452,532	£78,114,294	£83,168,412
90% affordable housing (70:30)	£2,696,674	£23,956,169	£33,166,007	£43,906,332	£53,017,924	£21,857,924	£31,410,406	£42,513,477	£51,419,708	£63,620,971	£78,653,227	£81,330,461	£74,779,221	£79,392,169	£83,296,064
100% affordable housing (70:30)	£5,992,722	£26,601,620	£35,514,376	£46,954,917	£54,832,383	£24,546,381	£34,841,430	£44,382,260	£53,298,692	£64,785,663	£77,912,687	£82,441,116	£76,105,910	£80,570,083	£84,290,173

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£66,071,819	£38,799,278	£27,027,277	£13,871,673	£2,248,791	£41,585,524	£29,469,093	£16,265,159	£4,540,160	£10,461,324	£26,409,263	£32,240,195	£24,018,477	£29,774,829	£34,645,531
10% affordable housing (70:30)	£62,777,551	£36,175,265	£24,694,523	£11,801,191	£1,451,904	£38,691,117	£27,095,014	£14,112,619	£2,678,109	£11,966,418	£27,628,515	£33,339,385	£25,296,396	£30,915,109	£35,699,411
20% affordable housing (70:30)	£59,481,503	£33,548,133	£22,361,769	£9,731,305	£1,340,862	£36,198,909	£24,640,936	£11,860,078	£916,057	£13,471,511	£26,947,765	£34,450,400	£26,581,330	£32,095,624	£36,753,290
30% affordable housing (70:30)	£56,185,454	£30,921,001	£20,029,016	£7,661,420	£3,135,868	£33,502,703	£22,226,896	£9,807,537	£1,045,994	£14,983,476	£30,067,016	£35,560,664	£27,865,665	£33,210,025	£37,807,172
40% affordable housing (70:30)	£52,889,406	£28,293,869	£17,681,673	£5,591,536	£4,930,754	£30,808,496	£19,812,777	£7,654,996	£2,191,417	£16,506,419	£21,286,268	£28,671,349	£29,149,999	£34,396,900	£38,861,053
50% affordable housing (70:30)	£49,593,358	£25,666,738	£15,35												

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£92,367,270	£65,094,729	£55,322,727	£40,166,527	£28,544,242	£67,880,775	£56,764,544	£42,560,610	£30,836,611	£15,834,127	-£113,812	-£5,944,744	£2,276,974	-£3,479,378	-£8,350,081
10% affordable housing (70:30)	£89,073,002	£62,470,715	£50,989,073	£35,749,355	£25,749,355	£65,189,567	£53,350,865	£40,408,070	£28,973,560	£14,239,030	-£1,333,064	-£7,043,305	£89,455	-£4,819,658	-£9,403,861
20% affordable housing (70:30)	£85,783,054	£59,857,583	£48,657,219	£33,125,745	£24,954,488	£62,492,360	£50,336,386	£38,255,926	£27,111,508	£12,823,939	-£2,552,315	-£8,154,589	£285,879	-£6,760,173	-£10,457,841
30% affordable housing (70:30)	£82,480,905	£57,216,452	£46,334,467	£33,956,870	£23,159,683	£59,798,154	£48,522,307	£36,102,988	£26,249,457	£11,311,975	-£3,771,566	-£9,265,243	-£1,670,214	-£8,223,575	-£11,511,721
40% affordable housing (70:30)	£79,184,656	£54,589,320	£43,977,123	£31,886,986	£21,364,606	£57,103,946	£46,106,278	£33,950,447	£24,376,960	£9,790,032	-£4,999,818	-£10,376,895	-£2,854,548	-£8,101,459	-£12,565,602
50% affordable housing (70:30)	£75,883,609	£51,962,189	£41,628,155	£29,817,100	£19,569,810	£54,397,135	£43,694,148	£31,737,205	£23,469,567	£7,268,089	-£6,221,046	-£11,466,553	-£4,138,983	-£9,279,343	-£13,819,482
60% affordable housing (70:30)	£72,582,760	£49,335,057	£39,280,387	£27,747,214	£17,774,923	£51,888,737	£41,280,070	£29,645,365	£19,618,172	£6,746,146	-£7,473,560	-£12,597,208	-£5,423,217	-£10,457,228	-£14,673,362
70% affordable housing (70:30)	£69,286,712	£46,707,926	£36,932,018	£25,672,130	£16,580,037	£48,980,279	£38,892,931	£27,492,824	£17,739,279	£5,224,203	-£8,733,019	-£13,707,862	-£6,724,553	-£11,635,111	-£15,227,243
80% affordable housing (70:30)	£66,000,664	£44,080,794	£34,583,650	£23,583,544	£14,185,150	£46,271,822	£36,421,907	£26,240,292	£15,861,384	£3,702,260	-£9,892,479	-£14,818,517	-£8,051,243	-£12,812,995	-£16,781,323
90% affordable housing (70:30)	£62,704,615	£41,445,120	£32,235,282	£21,484,957	£12,384,073	£43,563,365	£33,990,665	£23,187,742	£13,981,981	£2,180,919	-£11,251,938	-£15,928,127	-£8,377,832	-£13,980,860	-£17,836,084
100% affordable housing (70:30)	£59,408,567	£38,799,660	£29,896,013	£19,406,372	£10,586,906	£40,854,806	£31,558,859	£21,019,009	£12,102,597	£846,636	-£12,511,398	-£17,039,827	-£10,704,621	-£15,168,764	-£18,888,884

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£94,532,704	£67,260,164	£56,488,162	£42,331,962	£30,709,677	£70,046,210	£57,929,979	£44,726,045	£33,001,046	£17,999,562	£2,051,623	-£3,779,309	£4,442,400	-£1,313,943	-£6,184,646
10% affordable housing (70:30)	£91,238,456	£64,636,150	£53,155,408	£40,262,076	£28,974,780	£67,352,002	£55,515,900	£42,373,508	£31,139,995	£16,894,468	£352,371	-£4,878,900	£3,163,990	-£2,454,223	-£7,238,526
20% affordable housing (70:30)	£87,942,389	£62,039,018	£50,822,654	£38,192,191	£27,119,903	£64,657,795	£53,101,821	£40,420,963	£29,276,943	£14,989,574	-£386,880	-£5,989,155	£1,879,555	-£3,594,738	-£8,292,407
30% affordable housing (70:30)	£84,646,340	£59,381,887	£48,489,901	£36,122,305	£26,326,018	£61,963,589	£50,687,742	£38,268,423	£27,414,891	£13,477,409	-£1,606,131	-£7,099,608	£596,221	-£4,768,140	-£9,346,286
40% affordable housing (70:30)	£81,350,291	£56,754,755	£46,142,258	£34,052,421	£24,530,131	£59,269,381	£48,275,663	£36,115,881	£26,541,395	£11,955,467	-£2,825,383	-£8,210,463	-£899,114	-£5,936,024	-£10,400,167
50% affordable housing (70:30)	£78,054,244	£54,127,624	£43,784,190	£31,892,535	£22,735,245	£56,462,626	£46,890,683	£33,963,940	£23,662,501	£10,433,524	-£4,055,611	-£9,321,118	-£1,973,448	-£7,113,908	-£11,454,047
60% affordable housing (70:30)	£74,758,195	£51,500,492	£41,445,822	£29,812,649	£19,940,388	£53,854,171	£43,445,504	£31,810,800	£21,783,607	£9,911,580	-£5,308,125	-£10,431,773	-£3,257,733	-£8,291,793	-£12,507,927
70% affordable housing (70:30)	£71,462,147	£48,873,361	£39,097,453	£27,837,566	£18,145,471	£41,016,365	£29,658,258	£19,904,714	£17,389,638	£6,567,584	-£11,542,427	-£4,559,118	-£9,469,677	-£13,561,808	
80% affordable housing (70:30)	£68,166,099	£46,246,229	£36,749,085	£25,748,979	£16,350,585	£38,437,257	£36,587,342	£27,505,717	£18,025,819	£5,867,696	-£7,267,044	-£12,653,082	-£6,885,808	-£10,647,561	-£14,615,688
90% affordable housing (70:30)	£64,870,050	£43,610,655	£34,403,717	£23,660,302	£14,485,344	£35,445,112	£33,185,218	£24,345,763	£15,986,503	£3,763,737	-£7,419,497	-£11,625,445	-£7,219,489	-£11,625,445	-£16,869,609
100% affordable housing (70:30)	£61,574,002	£40,985,095	£32,052,348	£21,571,806	£12,734,341	£33,184,444	£31,268,032	£21,811,061	£12,668,032	£2,111,061	-£10,345,963	-£14,874,392	-£8,539,186	-£13,003,329	-£18,723,449

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£97,152,022	£69,879,481	£58,107,480	£44,951,280	£33,326,994	£82,969,527	£70,549,296	£57,345,362	£45,620,363	£10,618,980	-£5,229,059	-£11,759,992	-£2,938,274	-£8,894,626	-£13,965,328
10% affordable housing (70:30)	£93,857,754	£67,265,468	£54,774,726	£42,891,394	£31,534,108	£79,371,320	£66,135,216	£52,192,822	£40,758,312	£9,113,785	-£6,548,311	-£12,259,182	-£4,216,730	-£9,834,905	-£14,619,208
20% affordable housing (70:30)	£90,561,706	£64,638,336	£52,441,921	£40,811,508	£19,739,221	£77,277,113	£65,101,139	£53,040,281	£41,896,260	£7,608,692	-£7,767,562	-£13,369,837	-£5,501,127	-£10,975,420	-£16,673,089
30% affordable housing (70:30)	£87,265,658	£62,001,205	£41,109,219	£38,741,623	£17,944,335	£74,582,906	£63,307,059	£50,780,740	£40,034,209	£6,096,727	-£8,988,813	-£14,480,491	-£6,785,481	-£12,138,822	-£18,728,969
40% affordable housing (70:30)	£83,969,609	£59,374,073	£38,761,676	£36,571,738	£16,149,449	£71,989,696	£60,892,980	£48,735,199	£38,180,712	£4,874,784	-£10,206,065	-£15,581,748	-£8,069,786	-£13,316,706	-£17,760,950
50% affordable housing (70:30)	£80,673,561	£56,746,941	£36,413,598	£34,601,853	£14,365,862	£69,181,946	£58,478,801	£46,582,656	£36,281,819	£3,052,842	-£11,436,284	-£16,701,901	-£9,354,130	-£14,494,590	-£19,834,740
60% affordable housing (70:30)	£77,377,513	£44,119,809	£34,085,140	£32,531,967	£12,559,676	£46,473,489	£38,064,822	£24,404,117	£14,402,925	£1,530,898	-£12,688,807	-£17,812,456	-£10,638,465	-£15,672,476	-£19,888,610
70% affordable housing (70:30)	£74,081,465	£41,492,678	£31,716,770	£30,456,882	£10,764,789	£43,765,031	£33,637,683	£22,277,576	£12,524,031	£8,995	-£13,948,267	-£18,923,109	-£11,939,801	-£16,850,399	-£20,942,490
80% affordable housing (70:30)	£70,785,416	£38,865,546	£29,388,402	£18,368,297	£9,969,302	£41,056,974	£31,298,669	£20,125,026	£10,645,137	£1,812,987	-£15,201,727	-£20,033,764	-£13,286,491	-£15,098,243	-£21,098,370
90% affordable housing (70:30)	£67,489,367	£36,239,872	£27,020,034	£16,279,710	£7,168,206	£38,348,117	£27,775,844	£17,972,484	£8,766,243	£-0,034,930	-£16,467,185	-£21,144,419	-£14,593,719	-£19,206,128	-£23,050,251
100% affordable housing (70:30)	£64,193,320	£33,584,412	£24,671,665	£14,191,124	£5,353,658	£35,639,661	£26,344,611	£15,903,762	£8,867,350	£-0,569,622	-£17,726,645	-£22,255,074	-£15,819,868	-£20,384,012	-£24,104,131

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£86,782,834	£60,488,281	£49,688,281	£34,532,091	£24,339,806	£72,246,338	£60,180,188	£48,968,174	£34,201,115	£20,189,891	£4,291,782	-£1,579,180	£6,842,538	£3,984,511	-£3,984,511
10% affordable housing (70:30)	£83,486,566	£57,863,149	£47,063,149	£32,403,149	£22,149,806	£69,151,338	£57,069,188	£45,856,174	£32,072,115	£18,080,891	£2,182,782	-£3,679,180	£5,842,538	£2,984,511	-£2,984,511
20% affordable housing (70:30)	£80,190,298	£55,238,012	£44,463,012	£30,273,012	£20,019,806	£66,022,338	£54,938,188	£42,726,174	£29,942,115	£15,971,891	£1,173,782	-£4,674,180	£4,842,538	£1,984,511	-£1,984,511
30% affordable housing (70:30)	£76,894,030	£52,612,875	£41,862,875	£28,142,875	£17,889,806	£62,893,338	£51,819,188	£40,596,174	£27,812,115	£13,862,891	£16,173,782	-£5,675,180	£3,842,538	£984,511	-£984,511
40% affordable housing (70:30)	£73,597,762	£50,000,000	£39,262,000	£26,012,000	£15,759,806	£59,764,338	£48,700,188	£38,466,174	£25,682,115	£11,753,891	£26,174,782	-£6,676,180	£2,842,538	£-84,511	-£-84,511
50% affordable housing (70:30)	£70,301,494	£47,387,133	£36,662,133	£23,882,133	£13,629,806	£56,635,338	£46,501,188	£36,336,174	£23,552,115	£9,644,891	£35,176,782	-£7,676,180	£1,842,538	£-844,511	-£-844,511
60% affordable housing (70:30)	£67,005,226	£44,774,262	£34,042,262	£21,752,262	£11,500,806	£53,506,338	£44,296,188	£34,206,174	£21						

**LB SOUTHWARK
VACANT BUILDING TESTING**

Site typology 5

No Units	450
Site Area	2.75 Ha

VBC as % of floorspace 0%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£116,706,644	£77,785,150	£60,908,915	£41,919,496	£24,941,003	£79,793,131	£62,365,798	£42,760,912	£25,169,590	£2,876,576	£20,718,754	£29,599,012	£17,719,558	£26,134,641	£33,147,211
10% affordable housing (70:30)	£98,265,490	£53,081,002	£47,765,348	£30,190,949	£14,811,604	£64,624,554	£48,785,832	£30,604,669	£14,534,117	£5,801,427	£27,560,386	£35,599,135	£24,963,539	£32,527,115	£38,838,427
20% affordable housing (70:30)	£79,730,710	£48,235,695	£34,481,200	£18,352,734	£4,620,795	£49,392,234	£35,104,130	£18,519,933	£3,824,055	£14,526,476	£34,402,017	£41,599,598	£32,187,522	£38,919,598	£44,529,644
30% affordable housing (70:30)	£61,166,536	£33,251,563	£21,041,366	£6,486,467	£5,749,569	£33,992,030	£21,252,091	£5,937,824	£7,082,474	£23,251,524	£41,243,648	£47,599,381	£39,421,504	£45,312,062	£50,220,861
40% affordable housing (70:30)	£42,362,971	£18,058,562	£7,567,625	£5,616,543	£18,195,506	£18,378,164	£7,267,081	£6,697,293	£18,051,545	£31,976,573	£46,085,279	£53,599,503	£46,655,485	£51,704,536	£55,912,077
50% affordable housing (70:30)	£23,231,471	£2,771,142	£6,199,697	£17,825,640	£26,641,442	£2,561,255	£7,028,291	£19,429,526	£29,020,617	£40,701,622	£54,926,910	£69,599,626	£53,889,468	£58,087,409	£61,603,294
60% affordable housing (70:30)	£3,988,798	£12,877,859	£20,097,798	£20,394,758	£37,087,379	£13,993,986	£21,442,516	£32,181,756	£39,989,688	£49,626,972	£61,769,542	£65,599,750	£61,123,449	£64,489,483	£67,294,510
70% affordable housing (70:30)	£15,949,557	£28,572,183	£33,981,878	£42,243,836	£47,533,216	£29,811,443	£38,856,742	£44,893,989	£58,151,721	£68,610,173	£71,599,927	£68,367,431	£70,881,956	£72,985,728	
80% affordable housing (70:30)	£36,851,423	£44,266,505	£47,872,970	£54,452,933	£57,979,253	£46,028,901	£50,270,967	£57,626,220	£61,927,831	£66,876,770	£75,451,804	£77,599,995	£75,591,414	£77,274,430	£78,676,944
90% affordable housing (70:30)	£56,753,287	£59,963,829	£61,764,861	£66,962,031	£68,425,191	£62,246,359	£64,685,193	£70,358,452	£72,396,303	£75,601,919	£82,293,436	£83,600,116	£82,825,395	£83,986,904	£84,368,160
100% affordable housing (70:30)	£75,655,152	£75,655,152	£75,655,152	£75,655,152	£75,655,152	£78,871,128	£78,871,128	£78,871,128	£83,900,683	£83,966,974	£86,326,869	£89,135,087	£89,600,241	£90,059,378	£90,059,378

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£110,330,136	£74,541,827	£58,417,871	£39,459,291	£25,985,761	£77,633,659	£61,365,799	£41,565,878	£22,196,307	£2,214,020	£19,442,541	£28,046,394	£17,046,394	£25,896,428	£32,891,597
10% affordable housing (70:30)	£129,058,296	£164,245,785	£179,561,439	£107,135,838	£212,516,183	£162,702,232	£178,540,955	£196,722,117	£212,792,669	£233,128,213	£254,887,172	£262,925,921	£252,290,326	£259,853,901	£266,168,213
20% affordable housing (70:30)	£147,536,076	£179,091,092	£192,845,586	£208,974,052	£222,592,395	£192,222,656	£209,007,433	£223,502,732	£241,853,262	£261,728,033	£268,926,044	£259,514,308	£268,246,375	£271,856,431	
30% affordable housing (70:30)	£166,100,250	£194,075,223	£206,285,421	£220,840,319	£230,076,385	£193,534,757	£206,074,695	£221,388,963	£234,409,260	£250,578,511	£268,570,434	£274,926,168	£266,748,230	£272,638,648	£277,547,847
40% affordable housing (70:30)	£184,963,616	£209,269,225	£218,609,161	£232,943,330	£243,522,292	£208,948,622	£220,001,708	£234,024,060	£246,378,332	£269,303,860	£276,412,666	£280,926,290	£273,989,272	£279,011,323	£283,248,963
50% affordable housing (70:30)	£204,095,315	£224,554,644	£233,526,483	£245,152,427	£253,988,228	£224,355,077	£246,766,311	£256,347,033	£268,028,409	£282,253,697	£286,926,413	£281,216,254	£285,423,796	£288,930,081	
60% affordable housing (70:30)	£223,438,079	£240,204,646	£247,417,575	£257,367,524	£264,414,166	£240,920,772	£248,789,303	£259,488,543	£267,316,475	£276,753,458	£289,096,328	£292,926,536	£289,450,236	£291,916,269	£294,621,297
70% affordable housing (70:30)	£243,276,344	£255,888,969	£261,368,965	£269,570,629	£274,880,103	£257,198,230	£263,163,528	£272,220,775	£273,285,566	£285,478,507	£296,938,860	£298,926,859	£295,648,718	£298,208,743	£300,310,514
80% affordable housing (70:30)	£263,193,292	£271,593,292	£275,189,756	£281,179,720	£285,365,890	£271,597,654	£273,355,858	£277,597,654	£280,833,007	£284,203,651	£290,778,559	£294,960,762	£294,601,216	£296,003,731	
90% affordable housing (70:30)	£283,080,073	£287,287,615	£289,090,847	£293,988,817	£296,717,077	£282,573,145	£282,011,079	£287,685,238	£290,223,689	£292,908,626	£300,620,223	£310,926,905	£310,152,182	£310,993,691	£311,694,947
100% affordable housing (70:30)	£302,981,939	£302,981,939	£302,981,939	£306,197,914	£306,197,914	£306,790,603	£306,426,205	£307,417,470	£311,192,761	£311,693,655	£316,461,854	£316,927,027	£317,396,164	£317,396,164	

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£60,194,509	£98,116,003	£115,392,238	£134,991,657	£151,980,150	£97,708,022	£114,535,355	£139,140,211	£151,731,293	£174,024,577	£197,819,997	£206,500,165	£194,629,711	£203,035,794	£210,048,368
10% affordable housing (70:30)	£78,632,661	£113,620,151	£132,156,805	£148,710,204	£162,989,849	£112,276,599	£128,115,321	£146,296,484	£162,367,036	£182,702,580	£204,461,539	£212,800,269	£201,654,692	£209,428,268	£215,736,580
20% affordable housing (70:30)	£97,110,443	£128,665,458	£142,419,953	£158,548,419	£172,290,588	£127,518,919	£141,797,023	£158,581,600	£173,077,098	£191,427,625	£211,303,170	£218,500,411	£209,088,675	£215,820,741	£221,430,757
30% affordable housing (70:30)	£115,734,617	£143,649,590	£155,859,787	£170,414,688	£182,650,722	£142,809,123	£155,649,062	£170,963,329	£183,983,627	£200,152,677	£218,144,801	£224,500,534	£216,322,667	£222,213,215	£227,122,014
40% affordable housing (70:30)	£134,538,182	£158,842,591	£169,233,529	£182,617,698	£193,096,659	£158,622,989	£168,534,072	£184,958,446	£194,958,698	£209,877,726	£224,086,432	£230,500,656	£222,538,638	£228,605,689	£232,813,230
50% affordable housing (70:30)	£153,660,682	£174,130,011	£183,100,860	£194,726,743	£203,542,565	£174,319,836	£183,923,444	£198,330,676	£205,921,770	£217,602,775	£231,628,963	£238,000,778	£230,750,621	£234,948,162	£238,534,447
60% affordable housing (70:30)	£173,012,445	£189,779,012	£198,931,941	£206,935,891	£215,988,532	£190,495,139	£198,343,669	£209,062,909	£216,890,841	£226,327,625	£238,669,695	£242,500,903	£238,024,602	£241,380,636	£244,195,663
70% affordable housing (70:30)	£192,850,710	£205,473,336	£210,983,031	£219,144,989	£224,344,469	£206,712,592	£212,757,895	£221,795,142	£227,899,913	£235,052,874	£245,511,326	£249,501,025	£245,258,584	£247,783,109	£249,898,881
80% affordable housing (70:30)	£212,782,576	£221,167,659	£224,774,123	£231,358,088	£234,800,049	£222,830,054	£223,172,120	£224,527,373	£229,839,894	£234,717,823	£242,352,867	£244,501,148	£242,492,567	£244,175,593	£245,710,087
90% affordable housing (70:30)	£232,654,402	£239,661,482	£238,666,514	£243,653,184	£245,326,344	£239,147,516	£241,598,046	£247,259,448	£254,798,056	£262,502,972	£269,194,589	£269,501,271	£265,726,548	£260,568,057	£261,269,313
100% affordable housing (70:30)	£252,558,305	£252,558,305	£252,558,305	£255,772,281	£255,772,281	£255,364,969	£255,000,571	£259,991,836	£260,767,127	£261,298,022	£269,038,220	£268,501,984	£266,860,531	£266,960,531	

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£36,824,290	£3,097,204	£19,973,438	£38,962,858	£55,941,351	£1,089,223	£18,516,556	£38,121,442	£56,712,044	£78,005,778	£101,601,108	£110,481,366	£98,601,912	£107,016,995	£114,020,564
10% affordable housing (70:30)	£17,396,126	£17,891,352	£33,117,005	£59,691,405	£96,070,750	£16,257,799	£32,096,522	£50,277,695	£66,348,236	£86,883,780	£108,442,739	£116,481,489	£105,835,993	£113,409,468	£119,720,781
20% affordable housing (70:30)	£1,091,644	£32,646,669	£46,401,163	£62,539,619	£76,261,569	£31,500,120	£45,778,223	£62,863,000	£77,056,290	£95,408,830	£115,284,371	£122,481,612	£111,068,875	£119,801,942	£125,411,998
30% affordable housing (70:30)	£1,715,817	£47,630,790	£59,840,988	£74,395,867	£86,631,922	£46,990,324	£59,630,263	£74,944,530	£87,964,288	£104,133,875	£122,126,092	£128,481,73			

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£100,389,013	£51,467,519	£44,591,284	£25,001,865	£9,623,372	£63,475,500	£46,048,167	£26,443,281	£9,852,319	£13,441,055	£37,036,385	£45,916,643	£34,037,189	£42,432,272	£40,464,842
10% affordable housing (70:30)	£91,369,859	£46,783,371	£41,447,717	£18,313,378	£1,506,027	£48,306,323	£32,468,231	£14,287,058	£1,783,514	£22,110,058	£43,978,017	£51,916,766	£41,271,170	£48,844,746	£35,156,056
20% affordable housing (70:30)	£83,473,079	£43,918,064	£38,163,889	£22,036,103	£1,636,356	£33,094,963	£19,798,409	£2,917,722	£2,453,577	£20,194,664	£50,719,646	£57,916,889	£48,959,153	£55,237,419	£30,947,276
30% affordable housing (70:30)	£44,848,906	£16,933,932	£4,723,735	£9,831,164	£2,027,200	£17,674,399	£4,934,460	£10,379,807	£23,400,105	£30,589,155	£57,561,279	£63,017,012	£55,739,135	£61,629,693	£66,538,402
40% affordable housing (70:30)	£26,045,340	£1,740,931	£9,750,006	£21,934,174	£3,913,137	£2,060,833	£9,050,550	£23,014,824	£34,369,176	£49,294,204	£64,402,910	£69,917,134	£62,973,116	£68,022,167	£72,229,708
50% affordable housing (70:30)	£6,913,840	£13,546,469	£24,143,271	£42,989,073	£13,736,376	£23,345,922	£37,147,156	£49,348,369	£57,019,263	£71,244,541	£75,917,257	£70,207,099	£74,414,640	£77,830,925	
60% affordable housing (70:30)	£1,428,293	£29,195,490	£36,408,419	£46,352,369	£53,405,010	£29,911,617	£37,760,147	£48,479,387	£56,307,391	£66,744,393	£78,086,173	£81,917,381	£77,441,080	£80,807,114	£83,612,141
70% affordable housing (70:30)	£32,267,188	£44,889,814	£59,299,509	£66,851,467	£63,859,047	£46,129,074	£52,174,373	£61,211,620	£67,276,319	£74,469,352	£84,927,804	£87,917,503	£84,675,062	£87,189,587	£89,303,359
80% affordable housing (70:30)	£52,169,084	£60,584,136	£84,180,631	£70,770,564	£47,246,884	£62,346,532	£69,588,598	£73,943,861	£78,245,462	£83,184,401	£91,789,435	£93,917,626	£91,909,045	£93,592,061	£94,994,576
90% affordable housing (70:30)	£72,070,616	£79,074,460	£97,081,692	£82,978,667	£54,742,822	£78,963,989	£91,002,894	£96,676,038	£99,210,450	£101,910,463	£98,611,067	£98,917,749	£98,143,026	£98,884,535	£100,686,791
100% affordable housing (70:30)	£91,972,783	£91,972,783	£95,188,758	£95,188,758	£94,781,447	£95,188,758	£94,781,447	£95,188,758	£100,644,500	£105,452,698	£105,917,872	£106,377,009	£106,377,009	£106,377,009	£106,377,009

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£106,706,929	£56,784,435	£49,908,200	£30,918,781	£13,940,288	£68,792,416	£51,365,083	£31,760,197	£14,169,235	£8,124,139	£31,719,469	£40,599,727	£28,720,273	£37,135,356	£44,147,928
10% affordable housing (70:30)	£97,267,775	£52,082,287	£38,784,633	£19,190,234	£3,810,889	£53,623,839	£37,783,117	£19,603,354	£3,533,402	£16,802,142	£38,561,101	£46,589,850	£35,954,254	£43,927,830	£49,839,142
20% affordable housing (70:30)	£88,789,995	£37,234,580	£23,486,485	£7,352,019	£6,379,520	£38,381,519	£24,103,415	£7,318,638	£7,176,660	£25,527,191	£45,402,732	£52,599,073	£43,188,237	£49,920,303	£55,530,359
30% affordable housing (70:30)	£50,165,821	£22,250,848	£10,040,651	£4,514,248	£1,750,284	£22,991,315	£10,251,376	£15,062,891	£18,083,189	£34,252,239	£52,244,363	£58,600,096	£50,422,219	£56,312,777	£61,221,576
40% affordable housing (70:30)	£31,362,256	£7,057,847	£3,433,030	£16,617,258	£2,196,221	£3,737,449	£3,733,633	£17,698,008	£20,052,260	£42,977,288	£50,089,994	£54,600,218	£47,856,200	£52,705,261	£56,912,792
50% affordable housing (70:30)	£12,230,756	£9,220,619	£17,200,412	£28,828,355	£37,842,167	£8,419,460	£10,029,086	£30,450,240	£40,021,392	£51,702,337	£62,937,625	£70,600,341	£64,890,183	£69,907,724	£72,604,096
60% affordable housing (70:30)	£7,112,007	£23,878,574	£31,091,503	£41,095,453	£48,068,094	£24,594,701	£32,443,231	£43,162,471	£50,990,403	£60,427,387	£72,769,257	£76,600,465	£72,124,164	£76,490,198	£78,295,225
70% affordable housing (70:30)	£26,950,272	£39,072,398	£44,982,593	£53,234,031	£58,534,031	£40,812,158	£46,857,457	£55,894,704	£61,959,475	£69,152,436	£79,610,888	£82,600,587	£77,368,146	£81,882,671	£83,986,443
80% affordable housing (70:30)	£46,852,138	£55,267,220	£80,733,685	£65,453,646	£46,979,588	£67,628,616	£81,221,082	£88,626,935	£97,896,546	£107,817,485	£126,452,519	£136,502,328	£108,275,145	£109,677,659	£110,867,859
90% affordable housing (70:30)	£66,745,042	£70,861,544	£97,664,716	£77,662,746	£57,425,966	£97,247,074	£116,685,948	£131,859,167	£143,697,618	£158,802,334	£184,294,151	£194,600,633	£156,865,110	£154,867,616	£156,867,616
100% affordable housing (70:30)	£86,655,867	£86,655,867	£89,871,843	£89,871,843	£89,464,531	£90,100,133	£90,100,133	£90,100,133	£94,866,689	£98,527,584	£100,135,782	£100,660,956	£101,060,093	£101,060,093	£101,060,093

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£97,582,717	£48,862,223	£41,785,989	£12,786,969	£4,181,924	£50,670,206	£33,242,872	£13,627,965	£3,952,076	£3,246,350	£40,841,681	£48,721,939	£46,892,484	£55,257,588	£62,270,137
10% affordable housing (70:30)	£89,145,564	£33,959,075	£19,643,422	£11,088,023	£4,511,322	£35,801,828	£19,662,925	£14,817,743	£14,528,809	£24,923,953	£56,053,512	£64,722,061	£54,076,464	£61,690,041	£67,861,353
20% affordable housing (70:30)	£80,667,784	£19,112,789	£5,358,274	£1,710,192	£4,502,132	£20,259,507	£5,981,204	£10,503,573	£25,298,872	£33,649,402	£63,524,943	£70,722,184	£61,310,448	£68,042,514	£73,652,570
30% affordable housing (70:30)	£32,043,610	£4,128,637	£8,081,561	£22,636,459	£34,872,495	£4,869,104	£7,870,835	£23,185,102	£36,205,400	£52,374,450	£70,368,574	£76,722,307	£68,544,430	£74,434,988	£79,343,787
40% affordable housing (70:30)	£13,240,044	£11,064,364	£21,555,301	£34,739,469	£46,318,432	£10,744,762	£21,855,845	£35,820,220	£47,074,472	£61,089,920	£77,205,205	£82,722,429	£76,775,412	£80,827,462	£86,035,003
50% affordable housing (70:30)	£5,891,455	£26,351,794	£35,302,623	£46,948,667	£56,764,388	£26,541,671	£36,151,217	£46,852,451	£58,145,454	£69,864,849	£84,940,837	£88,722,553	£83,014,394	£87,219,636	£90,726,420
60% affordable housing (70:30)	£25,234,219	£42,000,786	£49,213,714	£59,157,664	£68,216,934	£42,716,812	£50,565,442	£61,284,683	£69,112,615	£78,549,588	£90,891,468	£94,722,676	£90,246,375	£93,612,409	£96,417,437
70% affordable housing (70:30)	£45,072,484	£57,695,109	£63,104,805	£71,369,762	£76,656,243	£58,934,370	£64,979,698	£74,016,915	£80,091,696	£87,274,647	£97,733,098	£100,722,798	£97,480,358	£100,004,883	£102,108,654
80% affordable housing (70:30)	£64,974,340	£73,840,421	£90,985,896	£83,755,859	£67,100,180	£97,151,827	£118,393,893	£136,740,147	£151,050,787	£169,999,698	£204,574,730	£216,722,921	£194,714,340	£198,307,268	£207,789,870
90% affordable housing (70:30)	£84,876,213	£90,083,755	£100,886,987	£95,784,957	£67,548,117	£91,369,265	£108,808,118	£129,481,378	£149,019,829	£170,724,746	£201,416,362	£212,723,045	£191,948,321	£192,789,830	£193,401,087
100% affordable housing (70:30)	£104,778,078	£104,778,078	£104,778,078	£104,994,054	£107,994,054	£107,586,743	£108,222,344	£112,213,610	£112,998,300	£113,449,795	£118,257,994	£118,732,304	£119,182,304	£119,182,304	£119,182,304

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£111,108,081	£57,108,081	£50,313,983	£28,380,385	£10,348,385	£74,184,519	£56,767,186	£31,182,289	£10,577,338	£12,722,038	£38,311,367	£47,133,625	£35,733,116	£43,733,255	£48,454,842
10% affordable housing (70:30)	£92,859,878	£47,482,389	£42,166,736	£24,592,337	£2,912,992	£59,025,942	£43,187,219	£25,006,057	£8,935,505	£11,400,098	£33,158,998	£41,197,747	£30,652,151	£38,125,727	£44,437,039
20% affordable housing (70:30)	£74,192,098	£42,637,083	£28,882,588	£12,754,122	£9,277,818	£43,783,621	£29,505,518	£12,720,741	£1,774,558	£20,125,088	£40,000,629	£47,197,870	£37,786,134	£44,518,200	£50,128,258
30% affordable housing (70:30)	£55,967,924	£27,852,951	£15,442,753	£8,987,255	£11,346,181	£28,383,418	£16,653,479	£3,026,121	£12,691,086	£29,850,136	£46,842,260	£53,197,993	£45,020,116	£50,910,674	£55,815,473
40% affordable housing (70:30)	£36,784,356	£12,459,950	£1,989,013	£11,215,155	£21,794,118	£1,868,460	£12,805,806	£32,650,158	£37,676,186	£53,693,891	£69,188,115	£72,254,098	£57,803,148	£61,510,689	
50% affordable housing (70:30)	£17,632,859	£27,827,470	£1,798,309	£23,424,253	£32,047,054	£3,017,357	£12,609,323	£25,028,137	£34,619,229	£46,300,235	£60,525,523	£65,198,239	£59,488,080	£63,695,622	£67,201,906

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 5

No Units	450
Site Area	2.75 Ha

VBC as % of floorspace 25%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£116,706,644	£77,785,150	£60,908,915	£41,919,496	£24,941,003	£79,793,311	£62,965,786	£42,760,912	£25,169,950	£2,876,576	£-20,718,574	£-29,599,012	£-17,719,558	£-26,134,641	£-33,147,211
10% affordable housing (70:30)	£102,861,370	£66,737,922	£51,027,832	£33,126,464	£17,319,814	£68,396,705	£52,170,883	£33,626,908	£17,169,037	£3,644,967	£-25,874,782	£-34,123,908	£-23,169,847	£-30,953,800	£-37,440,427
20% affordable housing (70:30)	£86,991,114	£55,811,533	£41,080,891	£24,233,764	£9,698,626	£58,897,695	£41,922,101	£24,443,630	£9,188,123	£-10,213,258	£-31,030,808	£-28,620,137	£-35,772,959	£-41,733,943	
30% affordable housing (70:30)	£75,065,246	£44,443,715	£31,070,790	£15,321,064	£1,978,122	£45,478,119	£31,584,983	£15,161,075	£1,052,702	£-16,782,147	£-36,186,835	£-43,173,699	£-54,070,427	£-60,592,117	
40% affordable housing (70:30)	£61,073,977	£31,156,736	£20,945,211	£8,388,850	£-5,848,782	£33,897,202	£21,155,935	£5,840,208	£-7,181,687	£-23,390,738	£-41,342,861	£-47,698,594	£-59,520,717	£-60,320,074	
50% affordable housing (70:30)	£46,956,403	£21,742,461	£10,815,630	£-2,688,295	£-13,708,038	£22,188,672	£10,650,531	£-3,636,263	£-15,433,295	£-29,919,328	£-46,498,688	£-52,223,490	£-64,871,007	£-68,613,990	
60% affordable housing (70:30)	£32,701,124	£10,396,141	£597,422	£-11,869,912	£-21,867,294	£10,372,627	£-2,931,611	£-13,212,229	£-23,984,901	£-38,487,919	£-51,654,915	£-56,748,385	£-60,421,297	£-63,948,693	
70% affordable housing (70:30)	£18,239,640	£-1,280,740	£-9,846,093	£-21,051,538	£-29,426,550	£-1,604,516	£-10,805,471	£-22,786,207	£-41,036,508	£-63,056,508	£-76,104,942	£-81,273,281	£-85,867,587	£-89,199,722	
80% affordable housing (70:30)	£3,893,474	£-13,076,286	£-20,289,214	£-30,233,165	£-37,286,806	£-13,792,413	£-21,640,943	£-32,360,184	£-40,188,116	£-49,625,099	£-61,966,969	£-65,798,176	£-61,321,876	£-64,687,910	
90% affordable housing (70:30)	£11,197,321	£-24,871,831	£-30,732,336	£-39,414,791	£-45,145,063	£-25,980,399	£-32,476,416	£-41,334,161	£-48,439,722	£-56,193,689	£-67,122,996	£-70,323,071	£-66,772,167	£-69,507,089	
100% affordable housing (70:30)	£-26,148,523	£-36,667,377	£-41,175,458	£-48,596,418	£-53,004,318	£-38,188,206	£-43,311,888	£-51,388,128	£-56,891,329	£-62,762,279	£-72,279,022	£-74,847,967	£-72,222,456	£-74,326,227	

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£62,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£119,620,193	£149,421,331	£168,417,331	£185,455,291	£209,388,784	£147,933,855	£169,989,289	£184,963,875	£203,199,837	£224,660,810	£248,045,241	£268,352,799	£281,366,244	£291,481,838	£301,673,891
10% affordable housing (70:30)	£124,466,417	£160,588,954	£176,298,954	£194,200,322	£210,006,872	£158,990,092	£175,155,904	£193,699,676	£210,157,750	£230,971,754	£253,201,568	£261,450,694	£269,496,634	£278,290,586	£287,167,213
20% affordable housing (70:30)	£138,335,672	£171,715,233	£186,245,906	£203,103,022	£217,627,960	£170,399,092	£185,404,688	£202,883,187	£219,158,663	£237,540,344	£258,367,594	£265,075,590	£272,946,924	£281,090,429	£289,060,429
30% affordable housing (70:30)	£152,261,540	£182,883,072	£196,235,997	£212,005,723	£225,348,664	£181,548,688	£195,741,894	£212,165,712	£226,274,084	£244,109,934	£263,513,624	£270,590,485	£278,397,213	£287,918,904	£293,583,645
40% affordable housing (70:30)	£166,240,910	£194,710,061	£206,381,576	£220,937,937	£233,176,548	£183,429,944	£206,710,651	£221,486,079	£234,908,474	£253,617,505	£269,689,046	£275,063,381	£282,847,804	£287,648,865	£292,646,865
50% affordable housing (70:30)	£180,370,384	£205,584,326	£216,507,156	£230,015,072	£241,034,825	£205,138,114	£226,676,256	£242,760,081	£257,246,011	£272,625,675	£279,590,276	£277,207,794	£277,557,221	£281,940,076	£286,333,292
60% affordable housing (70:30)	£194,625,683	£221,020,645	£228,739,385	£239,196,998	£248,894,080	£216,364,250	£227,297,288	£240,539,016	£251,011,688	£265,814,705	£276,981,702	£284,075,172	£277,748,083	£282,376,379	£286,333,292
70% affordable housing (70:30)	£209,087,145	£228,601,536	£237,472,879	£248,378,326	£256,733,386	£228,933,386	£239,132,457	£250,112,983	£259,263,294	£270,383,295	£284,137,728	£288,660,167	£283,198,374	£287,185,598	£290,528,598
80% affordable housing (70:30)	£223,633,313	£240,403,072	£249,616,001	£257,659,951	£264,612,593	£241,111,190	£249,367,710	£259,666,070	£267,514,902	£276,361,668	£283,293,755	£283,648,865	£282,014,687	£284,911,424	£289,014,424
90% affordable housing (70:30)	£238,624,107	£252,198,618	£258,059,122	£266,741,578	£272,477,849	£253,005,066	£259,803,673	£269,260,948	£275,766,590	£283,520,045	£289,444,783	£292,648,688	£284,088,953	£286,833,855	£290,112,940
100% affordable housing (70:30)	£253,475,310	£263,994,164	£268,502,245	£275,932,204	£280,331,103	£265,494,992	£270,838,674	£278,834,924	£284,918,115	£290,698,092	£299,605,809	£302,174,750	£290,549,242	£301,683,014	£303,405,156

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£90,194,508	£99,116,003	£115,992,238	£134,981,657	£151,990,180	£97,198,022	£114,535,355	£134,140,241	£151,731,203	£174,029,977	£197,619,907	£206,590,165	£199,620,717	£203,035,794	£210,048,364
10% affordable housing (70:30)	£104,038,782	£120,548,782	£138,548,782	£158,548,782	£179,548,782	£108,548,782	£124,730,270	£143,734,245	£169,735,116	£195,746,120	£202,775,935	£211,035,661	£200,071,000	£201,845,865	£211,341,591
20% affordable housing (70:30)	£127,910,039	£142,289,520	£163,820,272	£182,627,389	£203,227,327	£119,913,458	£134,979,052	£162,457,553	£187,733,030	£217,114,711	£207,931,961	£215,549,956	£205,521,290	£212,674,112	£218,634,796
30% affordable housing (70:30)	£101,835,007	£132,457,438	£145,830,363	£161,580,089	£174,923,031	£131,423,034	£145,316,260	£161,740,078	£175,848,451	£193,683,300	£213,087,888	£220,074,852	£212,871,580	£217,493,202	£222,928,012
40% affordable housing (70:30)	£115,827,176	£143,744,417	£155,955,942	£170,512,903	£182,748,935	£143,093,951	£155,745,218	£171,960,945	£184,082,840	£200,251,491	£218,244,014	£224,599,747	£216,421,870	£222,312,227	£227,221,227
50% affordable housing (70:30)	£129,944,740	£156,159,692	£166,081,523	£179,589,438	£190,809,191	£154,712,481	£166,250,622	£180,539,405	£192,434,448	£206,801,481	£223,400,041	£229,124,643	£221,872,160	£227,131,587	£231,514,443
60% affordable housing (70:30)	£144,200,029	£166,595,012	£176,313,731	£188,771,065	£198,468,447	£168,528,626	£178,617,635	£190,113,382	£200,586,054	£212,389,072	£226,556,068	£233,649,538	£222,322,450	£231,950,746	£235,807,659
70% affordable housing (70:30)	£158,661,511	£178,181,893	£186,787,246	£197,982,891	£208,327,703	£178,505,669	£187,706,669	£200,837,661	£210,957,661	£220,973,661	£233,712,095	£238,174,434	£232,772,740	£236,709,905	£240,100,875
80% affordable housing (70:30)	£173,201,679	£193,671,749	£197,190,387	£207,134,318	£214,186,998	£180,983,966	£188,542,096	£200,261,307	£211,089,289	£220,266,292	£230,868,122	£232,699,329	£228,229,023	£231,589,863	£234,944,071
90% affordable housing (70:30)	£188,096,474	£201,772,984	£207,633,498	£216,315,944	£220,862,216	£202,881,642	£209,377,569	£218,935,314	£225,340,875	£233,044,842	£244,024,149	£247,224,224	£242,673,920	£246,408,222	£248,687,307
100% affordable housing (70:30)	£203,049,676	£213,568,530	£218,076,611	£225,497,571	£229,905,471	£215,069,390	£220,213,041	£228,409,291	£233,562,492	£239,663,432	£249,180,175	£251,749,120	£240,133,600	£251,227,380	£252,980,523

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£36,824,290	£3,097,204	£-19,973,408	£-38,962,858	£-55,941,361	£-1,089,223	£-18,516,556	£-38,121,442	£-55,712,044	£-78,005,778	£-101,601,108	£-110,481,366	£-98,801,912	£-107,016,995	£-114,029,564
10% affordable housing (70:30)	£21,979,016	£14,144,432	£-20,854,522	£-47,759,990	£-69,692,439	£-12,485,649	£-28,711,471	£-47,295,445	£-63,713,317	£-84,527,321	£-106,757,135	£-115,096,261	£-104,092,201	£-111,836,154	£-118,322,780
20% affordable housing (70:30)	£8,108,761	£25,270,821	£39,801,476	£56,665,690	£71,183,528	£-23,894,659	£-38,800,253	£-56,438,764	£-71,714,231	£-91,098,912	£-111,073,161	£-119,331,157	£-109,502,491	£-116,663,312	£-122,615,086
30% affordable housing (70:30)	£-5,817,017	£-36,438,639	£-49,811,564	£-65,581,290	£-78,904,231	£-36,404									

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£100,389,013	£81,467,519	£44,591,284	£26,601,865	£8,623,372	£63,475,500	£46,048,167	£26,443,281	£8,852,319	£13,447,095	£37,036,389	£45,916,643	£34,037,189	£42,432,272	£49,484,842
10% affordable housing (70:30)	£96,545,728	£50,420,291	£24,710,261	£16,808,833	£3,029,074	£53,853,252	£17,309,277	£9,149,266	£1,951,406	£14,952,598	£42,102,411	£50,441,530	£38,887,478	£47,271,431	£53,759,058
20% affordable housing (70:30)	£72,673,483	£30,263,902	£24,763,250	£2,906,133	£6,618,805	£40,670,054	£25,804,470	£5,125,969	£7,149,508	£26,531,189	£47,346,439	£54,956,434	£44,937,768	£56,000,590	£58,051,274
30% affordable housing (70:30)	£60,156,488	£28,126,054	£14,753,150	£1,266,567	£14,330,500	£26,166,488	£15,267,262	£1,156,556	£15,264,929	£33,009,778	£52,504,466	£59,401,330	£50,386,058	£56,900,748	£62,344,400
40% affordable housing (70:30)	£44,756,346	£16,839,105	£4,627,580	£9,928,781	£22,156,413	£17,579,571	£4,838,304	£10,477,423	£23,499,318	£39,668,369	£57,660,492	£64,016,225	£55,836,348	£61,728,907	£66,837,705
50% affordable housing (70:30)	£30,638,772	£5,424,921	£1,103,051	£18,035,916	£30,025,669	£3,871,041	£5,967,100	£19,955,884	£46,238,969	£82,616,519	£99,541,121	£61,398,638	£66,549,081	£70,903,921	
60% affordable housing (70:30)	£16,383,493	£6,011,490	£15,730,209	£28,187,543	£37,884,925	£5,945,104	£16,288,113	£29,529,860	£40,002,632	£52,805,550	£67,972,546	£73,066,016	£66,736,928	£71,367,224	£75,224,137
70% affordable housing (70:30)	£11,922,011	£17,598,371	£26,163,724	£37,389,169	£40,744,181	£17,922,147	£27,123,102	£38,103,838	£48,254,139	£59,374,139	£73,128,573	£77,590,012	£72,189,219	£76,186,383	£79,517,383
80% affordable housing (70:30)	£12,624,157	£23,333,917	£36,806,845	£46,590,796	£53,605,437	£30,110,044	£37,968,574	£48,677,815	£56,905,747	£66,942,730	£78,284,600	£82,116,907	£77,639,507	£81,006,541	£83,810,569
90% affordable housing (70:30)	£27,514,552	£41,188,462	£47,049,867	£55,732,422	£61,462,634	£42,027,800	£48,748,047	£58,261,792	£64,949,057	£72,511,320	£83,440,827	£86,640,702	£83,089,788	£86,824,700	£88,103,785
100% affordable housing (70:30)	£42,468,154	£52,885,008	£57,493,089	£64,314,049	£69,321,949	£54,485,827	£62,599,519	£67,820,961	£70,079,910	£78,596,653	£87,165,598	£88,540,087	£80,643,858	£82,397,001	

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£105,705,929	£66,784,435	£49,908,200	£30,918,781	£13,940,286	£68,792,416	£51,965,083	£31,760,197	£14,169,238	£8,124,139	£31,719,469	£40,599,727	£28,720,273	£37,135,356	£44,147,936
10% affordable housing (70:30)	£91,865,655	£55,737,207	£40,027,117	£22,125,749	£9,319,199	£57,389,990	£41,170,168	£22,626,183	£5,189,322	£14,645,892	£36,975,497	£45,124,623	£34,170,562	£41,964,515	£48,441,142
20% affordable housing (70:30)	£77,990,359	£44,610,816	£30,080,166	£13,223,049	£1,301,885	£45,986,980	£30,921,986	£14,442,885	£1,532,592	£21,214,273	£40,901,523	£49,649,518	£39,620,852	£46,773,674	£52,734,368
30% affordable housing (70:30)	£64,064,531	£33,443,000	£20,070,076	£4,300,349	£9,022,593	£34,477,404	£20,584,178	£4,160,360	£19,948,013	£27,782,862	£47,187,550	£54,174,414	£45,071,142	£51,502,832	£57,027,574
40% affordable housing (70:30)	£50,073,262	£22,156,021	£3,844,496	£14,811,865	£16,849,497	£22,896,497	£10,155,220	£5,160,507	£18,182,402	£34,351,453	£52,343,576	£59,698,399	£50,921,432	£56,411,991	£61,320,789
50% affordable housing (70:30)	£36,065,696	£10,741,746	£1,181,085	£13,680,000	£24,708,753	£11,187,657	£2,560,184	£14,638,968	£26,434,010	£40,200,965	£57,409,825	£63,226,205	£55,971,722	£61,231,149	£65,614,005
60% affordable housing (70:30)	£21,700,400	£6,094,574	£10,413,293	£22,370,627	£32,568,009	£6,626,188	£10,971,197	£24,212,944	£34,685,616	£47,488,534	£62,555,630	£67,749,100	£61,422,012	£66,500,308	£69,907,221
70% affordable housing (70:30)	£17,238,927	£12,281,455	£20,846,808	£32,092,253	£40,427,268	£12,605,231	£21,806,186	£33,786,022	£43,937,223	£54,097,223	£67,811,657	£72,273,096	£66,872,302	£70,869,467	£74,200,437
80% affordable housing (70:30)	£17,307,241	£24,077,001	£31,293,929	£41,293,880	£48,296,521	£24,763,128	£32,641,659	£43,360,896	£51,188,631	£60,625,514	£72,967,684	£76,768,991	£72,322,691	£75,688,623	£78,493,663
90% affordable housing (70:30)	£22,198,036	£36,872,546	£41,739,824	£50,415,646	£56,145,776	£36,881,024	£43,477,131	£53,934,676	£60,440,437	£69,184,404	£78,122,711	£81,327,882	£77,772,892	£80,768,869	£82,768,869
100% affordable housing (70:30)	£37,149,238	£47,668,092	£52,176,173	£59,597,153	£64,005,033	£49,188,221	£54,312,603	£62,508,853	£67,692,044	£73,762,994	£83,279,737	£86,848,682	£83,231,171	£85,326,942	£87,080,085

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£97,583,717	£48,562,223	£31,789,989	£12,796,569	£4,781,924	£50,670,205	£33,242,872	£13,637,995	£3,952,976	£26,246,350	£49,941,681	£58,721,939	£46,842,484	£55,257,988	£62,270,137
10% affordable housing (70:30)	£73,736,444	£37,614,996	£21,904,906	£4,003,638	£11,803,012	£39,273,778	£23,947,957	£4,503,962	£11,953,890	£32,767,893	£54,007,708	£63,246,634	£52,202,773	£60,076,726	£66,863,953
20% affordable housing (70:30)	£59,868,188	£26,488,607	£11,957,955	£4,899,162	£10,424,100	£27,864,769	£12,790,175	£4,679,327	£19,954,803	£39,336,484	£60,153,734	£67,771,729	£57,743,064	£64,895,855	£70,858,569
30% affordable housing (70:30)	£45,842,320	£15,320,788	£1,947,864	£13,801,863	£27,144,804	£16,355,103	£2,461,968	£13,961,852	£28,070,224	£48,905,074	£65,309,761	£72,236,625	£63,193,363	£69,715,043	£75,149,785
40% affordable housing (70:30)	£31,851,081	£4,653,810	£3,177,716	£22,234,076	£34,971,708	£8,774,276	£7,969,991	£23,262,719	£36,304,613	£52,473,664	£70,465,787	£76,821,530	£69,643,643	£74,534,202	£79,443,900
50% affordable housing (70:30)	£17,833,477	£7,380,465	£18,303,236	£31,611,412	£42,830,864	£6,834,254	£16,472,395	£32,761,179	£44,666,921	£59,042,254	£75,821,615	£81,346,416	£74,093,334	£79,253,391	£83,186,416
60% affordable housing (70:30)	£13,678,197	£18,816,785	£28,535,504	£40,992,838	£50,690,220	£18,750,399	£29,093,408	£42,335,155	£52,807,828	£66,610,845	£80,777,842	£85,871,311	£79,544,223	£84,172,519	£88,029,432
70% affordable housing (70:30)	£10,883,285	£30,403,666	£39,969,019	£50,174,465	£59,649,476	£30,727,442	£39,928,307	£51,909,133	£61,099,434	£72,179,435	£85,933,868	£90,396,207	£84,994,513	£89,991,678	£92,322,648
80% affordable housing (70:30)	£25,429,452	£44,199,212	£48,412,141	£59,366,091	£68,498,733	£42,615,598	£50,763,870	£61,483,110	£69,211,042	£79,749,025	£91,089,895	£94,921,102	£90,444,805	£93,610,838	£96,616,864
90% affordable housing (70:30)	£40,320,247	£53,994,758	£59,855,262	£68,537,718	£74,267,989	£55,103,235	£61,599,342	£71,057,088	£77,562,646	£85,316,615	£96,245,022	£99,445,998	£95,895,993	£98,629,995	£100,909,800
100% affordable housing (70:30)	£55,271,450	£65,790,304	£70,298,385	£77,719,344	£82,127,244	£67,291,132	£72,434,814	£80,631,064	£85,814,255	£93,885,200	£101,401,948	£103,070,893	£101,345,362	£103,449,154	£105,202,236

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£111,108,391	£72,188,331	£55,310,385	£38,300,883	£19,367,388	£74,194,919	£56,167,388	£31,162,289	£10,377,388	£24,722,038	£49,317,367	£58,101,695	£46,315,170	£54,733,284	£62,336,825
10% affordable housing (70:30)	£97,262,758	£61,139,310	£45,429,220	£27,527,852	£11,721,902	£62,798,092	£46,572,271	£28,026,296	£11,570,424	£19,243,579	£41,473,494	£49,722,520	£38,768,459	£46,552,412	£53,039,039
20% affordable housing (70:30)	£83,392,502	£50,012,921	£35,482,269	£15,000,214	£1,301,885	£51,389,083	£36,323,489	£18,844,987	£3,569,511	£18,812,170	£36,629,420	£44,247,415	£34,218,750	£41,371,671	£47,332,255
30% affordable housing (70:30)	£69,464,634	£38,846,102	£25,472,178	£9,722,451	£3,620,480	£39,879,507	£25,986,280	£9,562,463	£24,545,910	£32,360,760	£41,785,447	£48,772,311	£39,669,039	£46,190,728	£51,625,471
40% affordable housing (70:30)	£55,676,395	£27,588,124	£15,346,595	£7,996,236	£11,447,394	£28,269,500	£15,557,323	£24,139,885	£12,760,299	£28,949,350	£46,941,473	£53,297,295	£45,119,339	£51,000,889	£56,919,898
50% affordable housing (70:30)	£41,367,791	£16,143,949	£5,221,018	£18,286,898	£19,306,650	£5,051,919	£19,236,865	£31,011,907	£35,517,940	£52,097,501	£67,822,102	£70,560,620	£55,829,042	£60,211,902	
60% affordable housing (70:30)	£27,102,511	£4,707,629	£5,011,190	£17,468,524	£27,169,906	£4,774,915	£5,569,094	£18,810,841	£29,283,514	£42,086,531	£57,253,528	£62,346,997	£58,019,909	£60,648,205	£64,505,11

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 5

No Units	450
Site Area	2.75 Ha

VBC as % of floorspace	50%
------------------------	-----

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£116,706,644	£77,785,150	£60,908,915	£41,919,496	£24,941,003	£79,793,131	£62,365,798	£42,760,912	£25,169,950	£2,876,576	£-20,718,574	£-29,599,012	£-17,719,558	£-26,134,641	£-33,147,211
10% affordable housing (70:30)	£107,454,249	£70,389,478	£54,290,317	£37,029,332	£19,828,226	£72,168,854	£55,555,934	£36,649,149	£19,903,956	£1,488,509	£-24,189,177	£-32,648,690	£-21,386,155	£-29,390,485	£-36,042,425
20% affordable housing (70:30)	£98,176,872	£62,987,373	£47,671,719	£30,084,794	£14,716,445	£64,531,904	£48,882,203	£30,509,843	£14,437,961	£-25,900,640	£-37,859,599	£-25,693,349	£-32,626,358	£-38,937,841	
30% affordable housing (70:30)	£89,899,486	£55,517,904	£40,986,054	£24,127,608	£9,602,671	£56,895,135	£41,828,472	£24,347,444	£9,071,968	£-10,312,771	£-31,130,022	£-38,748,016	£-28,719,351	£-35,872,172	£-41,832,856
40% affordable housing (70:30)	£79,605,589	£48,048,436	£34,291,546	£18,100,423	£4,425,561	£49,194,975	£34,914,476	£18,127,043	£3,628,820	£-14,724,902	£-34,600,444	£-41,797,685	£-32,385,949	£-34,728,070	
50% affordable housing (70:30)	£70,247,222	£40,523,344	£27,536,338	£12,133,238	£-774,633	£41,480,375	£27,970,927	£11,906,640	£-1,845,972	£-19,137,033	£-38,070,866	£-44,847,353	£-36,052,946	£-42,363,859	£-47,623,286
60% affordable housing (70:30)	£60,889,856	£32,967,083	£20,752,900	£8,193,616	£-3,047,299	£33,307,548	£20,963,824	£5,844,974	£-7,390,114	£-25,649,164	£-41,541,288	£-47,897,021	£-39,719,144	£-46,629,702	£-50,618,501
70% affordable housing (70:30)	£51,449,745	£25,330,206	£13,970,461	£1,338,494	£-11,319,784	£26,902,145	£13,927,969	£-878,425	£-12,914,257	£-27,961,297	£-45,011,711	£-50,946,689	£-43,385,742	£-48,855,546	£-53,413,716
80% affordable housing (70:30)	£41,983,663	£17,673,940	£7,177,157	£-3,017,397	£-16,592,359	£17,993,542	£6,876,613	£-7,094,147	£-18,448,399	£-32,373,428	£-48,482,134	£-53,996,358	£-47,052,340	£-52,101,390	£-56,308,931
90% affordable housing (70:30)	£32,416,643	£10,017,675	£2,984,871	£-12,167,852	£-21,864,934	£10,084,661	£-2,687,638	£-13,509,870	£-23,982,542	£-38,785,589	£-51,852,556	£-57,046,025	£-50,718,937	£-55,347,233	£-59,204,146
100% affordable housing (70:30)	£22,985,694	£2,283,058	£-6,695,763	£-18,321,708	£-27,137,510	£2,083,171	£-17,524,358	£-19,925,592	£-32,516,685	£-41,197,690	£-56,095,694	£-60,985,534	£-54,885,534	£-58,953,076	£-62,099,361

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£119,630,133	£149,241,533	£168,217,331	£198,355,291	£239,288,784	£147,933,855	£109,288,289	£114,362,912	£60,139,831	£-2,940,810	£-28,045,241	£-36,352,799	£-30,966,244	£-34,811,808	£-43,873,881
10% affordable housing (70:30)	£110,872,538	£156,937,308	£173,034,700	£191,297,455	£207,498,561	£155,167,933	£117,170,552	£100,677,638	£207,622,831	£-228,815,295	£-251,515,953	£-259,075,466	£-248,712,942	£-256,707,272	£-263,369,212
20% affordable housing (70:30)	£123,149,914	£164,339,414	£179,658,068	£197,237,982	£217,611,338	£162,794,792	£117,634,584	£106,816,944	£212,888,825	£-233,227,426	£-254,986,385	£-263,025,135	£-252,379,540	£-259,953,114	£-266,264,428
30% affordable housing (70:30)	£138,427,290	£177,808,893	£196,340,732	£203,199,178	£217,724,115	£170,431,851	£185,498,315	£202,379,343	£218,254,818	£-227,639,557	£-238,456,808	£-248,074,803	£-256,046,137	£-263,198,588	£-269,159,642
40% affordable housing (70:30)	£144,721,197	£178,278,300	£193,035,260	£209,166,364	£222,801,225	£178,133,611	£192,412,310	£208,189,444	£223,697,766	£-242,681,680	£-251,921,231	£-260,124,412	£-266,124,412	£-270,124,412	£-274,124,412
50% affordable housing (70:30)	£157,079,554	£196,803,443	£199,791,449	£215,133,540	£228,101,420	£185,846,412	£199,355,959	£212,426,146	£229,172,758	£-246,463,820	£-255,307,653	£-272,174,139	£-283,373,332	£-289,690,646	£-294,950,073
60% affordable housing (70:30)	£168,437,990	£194,359,704	£208,573,887	£221,133,170	£233,373,995	£193,619,239	£208,363,162	£221,681,812	£234,708,901	£-230,875,951	£-238,868,075	£-272,223,808	£-287,043,931	£-292,936,489	£-297,845,287
70% affordable housing (70:30)	£175,877,042	£201,996,582	£213,336,325	£227,188,293	£238,646,570	£201,424,642	£213,398,617	£230,459,817	£240,241,044	£-235,288,983	£-242,338,487	£-278,279,476	£-290,710,526	£-294,182,382	£-298,740,502
80% affordable housing (70:30)	£186,343,123	£220,652,246	£220,149,529	£243,904,183	£243,919,146	£209,453,245	£220,450,174	£234,420,933	£245,775,185	£-239,700,414	£-245,808,520	£-291,323,144	£-294,378,123	£-298,638,716	
90% affordable housing (70:30)	£194,910,144	£211,309,112	£227,032,216	£239,494,339	£249,101,720	£212,242,726	£222,504,425	£240,836,656	£251,300,328	£-244,12,345	£-249,279,342	£-284,372,812	£-276,045,724	£-282,674,020	£-286,530,933
100% affordable housing (70:30)	£204,576,093	£225,043,729	£234,022,593	£245,648,495	£254,644,298	£225,233,616	£234,881,145	£247,252,919	£256,845,471	£-248,524,447	£-262,749,765	£-287,422,481	£-281,712,321	£-285,918,863	£-289,426,147

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£80,194,509	£99,116,003	£115,992,238	£134,981,857	£151,999,150	£97,198,022	£114,535,355	£134,140,241	£151,731,203	£174,029,577	£197,619,907	£206,590,165	£194,620,711	£203,035,794	£210,048,364
10% affordable housing (70:30)	£86,446,904	£108,511,635	£126,610,389	£146,871,921	£165,072,927	£104,122,299	£121,245,219	£140,255,094	£157,097,197	£175,389,662	£201,090,330	£209,449,633	£198,267,204	£206,261,638	£212,943,578
20% affordable housing (70:30)	£97,724,281	£113,913,780	£129,229,434	£148,806,365	£164,185,705	£112,369,150	£128,208,950	£146,391,310	£162,463,192	£182,801,793	£204,560,752	£212,599,502	£201,953,906	£209,527,481	£215,838,794
30% affordable housing (70:30)	£88,001,657	£121,383,249	£135,915,099	£152,773,549	£167,298,482	£120,006,018	£135,072,881	£152,553,709	£167,829,185	£187,213,924	£208,031,378	£215,649,169	£205,620,504	£212,773,325	£218,734,009
40% affordable housing (70:30)	£97,295,564	£128,852,177	£142,699,697	£159,740,730	£172,478,592	£127,706,778	£144,886,677	£168,774,110	£184,272,333	£191,626,055	£211,591,597	£218,998,838	£209,287,102	£216,010,188	£221,829,223
50% affordable housing (70:30)	£108,653,931	£138,377,809	£149,365,615	£164,107,915	£177,676,786	£135,620,778	£148,339,326	£164,804,613	£178,747,125	£196,088,168	£214,972,019	£221,748,508	£212,833,699	£219,263,012	£224,524,439
60% affordable housing (70:30)	£115,012,297	£143,934,070	£156,148,253	£170,707,537	£182,948,362	£143,193,695	£157,837,529	£171,256,179	£184,281,267	£200,450,317	£216,442,441	£224,798,174	£216,620,297	£222,510,855	£227,419,654
70% affordable housing (70:30)	£125,451,408	£151,570,948	£162,930,932	£176,762,859	£189,220,937	£150,999,099	£162,973,194	£177,579,578	£189,815,410	£204,482,450	£221,612,864	£227,847,842	£220,286,895	£225,756,699	£230,314,889
80% affordable housing (70:30)	£134,911,691	£159,227,713	£169,723,996	£182,914,950	£193,493,512	£159,987,211	£170,034,540	£183,985,300	£198,349,595	£209,274,981	£225,393,287	£230,897,511	£223,963,943	£229,103,843	£233,210,094
90% affordable housing (70:30)	£144,484,510	£166,885,478	£176,668,582	£189,068,705	£198,768,087	£166,817,991	£176,788,791	£190,411,023	£200,883,695	£212,686,712	£228,853,799	£233,947,178	£227,620,050	£232,248,386	£236,105,299
100% affordable housing (70:30)	£154,150,459	£174,616,025	£183,595,916	£195,222,861	£204,035,653	£174,507,982	£184,425,611	£198,626,745	£206,417,838	£218,098,843	£232,324,131	£236,996,847	£231,286,687	£235,494,229	£239,000,514

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£36,824,290	£3,097,204	£-19,973,438	£-38,962,858	£-55,941,361	£-1,089,223	£-38,121,442	£-56,712,404	£-85,712,404	£-78,005,778	£-101,601,108	£-110,481,366	£-107,016,995	£-114,029,564	
10% affordable housing (70:30)	£36,571,895	£-10,492,876	£-26,592,037	£-48,853,022	£-69,054,128	£-8,713,500	£-25,326,420	£-44,233,205	£-61,079,398	£-92,370,862	£-105,071,539	£-115,531,034	£-102,269,509	£-110,924,779	
20% affordable housing (70:30)	£17,294,516	£-17,894,981	£-33,210,635	£-50,767,860	£-68,169,006	£-16,360,360	£-32,190,151	£-50,372,611	£-68,444,392	£-86,782,894	£-108,241,952	£-116,580,702	£-105,535,107	£-110,508,682	
30% affordable housing (70:30															

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£5,933,684														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£116,706,644	£77,785,150	£60,908,915	£41,919,496	£24,941,003	£79,793,131	£62,365,798	£42,760,912	£25,169,950	£2,676,576	£-20,718,754	£-29,599,012	£-17,719,558	£-26,134,641	£-33,147,311
10% affordable housing (70:30)	£169,454,269	£70,389,478	£54,296,317	£36,029,332	£19,828,226	£72,168,864	£55,555,934	£36,649,149	£19,803,956	£1,468,509	£-24,189,177	£-33,648,680	£-21,386,155	£-29,380,485	£-36,042,425
20% affordable housing (70:30)	£38,176,872	£62,987,873	£47,671,710	£30,994,794	£14,715,448	£64,553,994	£48,892,203	£30,509,943	£14,837,961	£-9,900,640	£-67,699,689	£-52,052,753	£-35,698,349	£-32,626,328	£-38,897,841
30% affordable housing (70:30)	£88,899,496	£55,517,904	£40,986,054	£24,127,608	£9,602,671	£56,895,861	£41,828,472	£24,347,444	£9,071,968	£-10,312,771	£-31,130,022	£-38,748,016	£-28,815,852	£-35,872,012	£-41,832,856
40% affordable housing (70:30)	£49,059,589	£48,048,426	£34,291,546	£16,160,423	£4,426,561	£49,194,075	£34,914,476	£16,127,043	£3,628,820	£-14,724,902	£-34,600,444	£-41,797,685	£-32,385,849	£-39,118,015	£-44,728,070
50% affordable housing (70:30)	£70,247,222	£40,523,341	£27,525,236	£12,193,228	£-1,474,653	£41,480,375	£27,970,927	£12,906,640	£1,307,003	£-69,070,866	£-44,847,363	£-56,052,546	£-42,363,599	£-47,623,266	
60% affordable housing (70:30)	£80,888,856	£32,967,383	£20,752,900	£8,193,616	£-6,047,209	£33,707,548	£20,983,624	£8,644,074	£-7,380,114	£-23,549,164	£-41,541,288	£-47,897,021	£-39,719,144	£-45,609,702	£-50,618,501
70% affordable housing (70:30)	£51,449,746	£25,330,206	£13,870,461	£1,338,494	£-11,319,794	£26,902,145	£13,927,869	£-678,425	£-12,914,257	£-27,961,297	£-45,011,711	£-50,846,689	£-43,385,742	£-48,855,546	£-53,413,716
80% affordable housing (70:30)	£41,982,653	£17,673,940	£7,177,157	£-3,013,397	£-16,592,359	£17,993,542	£8,676,613	£-7,094,147	£-18,448,399	£-32,373,428	£-48,482,134	£-53,896,358	£-47,062,340	£-52,101,391	£-56,308,931
90% affordable housing (70:30)	£32,416,643	£10,017,676	£2,994,671	£-12,167,602	£-21,864,934	£10,094,661	£-2,997,638	£-13,609,870	£-22,862,542	£-38,785,569	£-51,892,656	£-57,046,026	£-50,718,937	£-55,347,233	£-59,204,146
100% affordable housing (70:30)	£21,993,694	£2,983,058	£-6,695,763	£-18,321,708	£-27,137,510	£-2,093,171	£-7,524,358	£-19,925,592	£-29,516,685	£-41,197,690	£-56,422,978	£-60,056,694	£-54,385,534	£-58,593,076	£-62,099,361

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£4,000,260														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£105,705,929	£66,784,435	£49,908,200	£30,918,781	£13,940,286	£68,792,416	£51,965,083	£31,760,197	£14,169,235	£-8,124,139	£-31,719,469	£-40,599,727	£-28,720,273	£-37,135,356	£-44,147,936
10% affordable housing (70:30)	£59,453,534	£59,388,763	£43,289,602	£25,028,617	£9,827,511	£61,168,139	£44,555,218	£25,642,844	£9,803,241	£-12,489,224	£-35,189,892	£-43,648,395	£-32,386,870	£-40,381,200	£-47,043,140
20% affordable housing (70:30)	£87,176,157	£51,986,858	£36,671,004	£19,094,079	£3,714,733	£53,531,279	£37,891,488	£19,509,128	£3,437,246	£-16,901,355	£-68,699,634	£-66,063,468	£-43,627,043	£-49,938,356	
30% affordable housing (70:30)	£77,896,781	£44,517,189	£29,895,339	£13,126,893	£-1,389,044	£46,894,420	£30,827,757	£13,346,729	£-1,928,747	£-21,313,486	£-42,130,737	£-49,748,731	£-39,720,066	£-46,872,887	£-52,833,571
40% affordable housing (70:30)	£88,604,874	£37,047,721	£23,290,831	£7,159,708	£-3,975,157	£38,194,250	£23,913,761	£7,126,328	£7,371,995	£-25,725,617	£-45,801,159	£-52,738,490	£-43,386,694	£-50,118,730	£-56,728,785
50% affordable housing (70:30)	£29,246,507	£29,522,620	£16,534,623	£1,193,523	£-11,775,348	£30,439,660	£16,970,112	£3,906,925	£-12,846,887	£-30,137,746	£-49,071,581	£-55,848,068	£-47,053,261	£-53,364,574	£-58,624,001
60% affordable housing (70:30)	£49,888,141	£21,965,368	£9,752,185	£-4,807,099	£-17,047,924	£22,706,833	£9,962,900	£-5,355,741	£-18,380,829	£-34,549,979	£-52,542,003	£-58,897,736	£-50,719,893	£-56,610,417	£-61,519,216
70% affordable housing (70:30)	£40,449,030	£14,329,490	£7,969,746	£-10,882,221	£-22,320,499	£14,901,940	£2,927,254	£-11,679,140	£-23,914,972	£-38,962,012	£-56,012,428	£-61,947,404	£-54,386,457	£-59,856,261	£-64,414,431
80% affordable housing (70:30)	£30,982,948	£8,673,225	£3,829,569	£-17,014,112	£-27,593,074	£8,392,827	£4,124,102	£-18,094,962	£-29,449,114	£-43,374,143	£-59,482,849	£-64,897,073	£-58,053,565	£-63,102,108	£-67,309,646
90% affordable housing (70:30)	£21,415,356	£-9,983,940	£-10,708,144	£-23,168,487	£-32,869,649	£-19,656,649	£-11,268,353	£-24,510,266	£-34,983,497	£-47,788,274	£-62,463,271	£-66,046,740	£-61,719,652	£-66,347,968	£-70,804,861
100% affordable housing (70:30)	£11,749,979	£-8,717,657	£-17,698,478	£-29,322,423	£-38,138,225	£-8,907,554	£-16,525,073	£-30,926,307	£-40,517,400	£-52,198,405	£-66,423,693	£-71,096,409	£-66,386,249	£-69,593,791	£-73,100,076

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£10,590,155														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£87,583,717	£48,962,223	£31,789,989	£12,796,589	£4,181,924	£50,670,205	£33,242,872	£13,637,995	£3,982,976	£-26,246,390	£-49,941,681	£-58,721,939	£-46,842,848	£-55,257,588	£-62,270,737
10% affordable housing (70:30)	£78,331,323	£41,286,552	£29,187,399	£9,936,405	£3,294,700	£43,045,827	£28,433,098	£7,528,222	£3,918,971	£-20,611,435	£-53,312,103	£-60,809,081	£-49,771,608	£-59,603,411	£-65,165,392
20% affordable housing (70:30)	£69,053,946	£33,864,448	£18,548,792	£9,797,866	£-14,407,478	£35,409,068	£19,969,276	£1,386,916	£-14,884,965	£-35,023,566	£-56,782,525	£-64,821,275	£-54,175,680	£-61,749,254	£-68,060,567
30% affordable housing (70:30)	£59,776,570	£26,394,978	£11,863,128	£4,995,318	£-10,620,255	£27,772,210	£12,705,546	£-4,775,483	£-20,050,958	£-39,436,697	£-60,252,648	£-67,870,943	£-67,842,277	£-64,995,098	£-70,965,782
40% affordable housing (70:30)	£40,482,663	£18,926,510	£5,168,620	£-10,862,804	£-20,697,365	£20,072,049	£5,391,550	£-10,995,884	£-25,494,106	£-43,847,828	£-63,723,370	£-70,920,611	£-61,503,875	£-69,240,942	£-73,850,997
50% affordable housing (70:30)	£41,124,426	£11,400,417	£1,587,489	£-18,303,688	£-29,897,460	£16,257,448	£1,152,099	£-17,218,286	£-30,968,898	£-46,239,860	£-67,163,792	£-74,970,279	£-65,175,472	£-71,486,786	£-76,146,912
60% affordable housing (70:30)	£31,765,930	£3,844,156	£-8,370,026	£-22,929,310	£-36,170,135	£4,584,622	£8,159,302	£-23,477,952	£-36,503,041	£-52,672,091	£-67,064,215	£-77,019,948	£-68,842,071	£-74,732,628	£-79,641,427
70% affordable housing (70:30)	£22,326,819	£-3,792,721	£-15,152,465	£-28,984,433	£-40,442,710	£3,220,781	£-15,194,967	£-29,801,351	£-42,937,183	£-57,094,223	£-74,134,637	£-80,068,015	£-72,508,668	£-77,978,472	£-82,536,642
80% affordable housing (70:30)	£12,869,737	£-11,448,986	£-21,945,769	£-35,136,323	£-45,715,296	£-11,129,395	£-22,246,314	£-36,217,073	£-47,371,328	£-61,498,364	£-77,605,069	£-83,119,284	£-78,176,266	£-81,224,318	£-86,013,858
90% affordable housing (70:30)	£3,293,716	£-19,105,252	£-28,828,355	£-41,290,479	£-50,987,860	£-19,038,866	£-29,390,565	£-42,632,796	£-53,105,468	£-65,908,495	£-81,075,482	£-86,168,952	£-79,641,863	£-84,470,002	£-88,327,072
100% affordable housing (70:30)	£-6,372,233	£-26,839,869	£-35,818,690	£-47,444,634	£-56,260,436	£-27,029,756	£-36,647,265	£-49,008,619	£-60,320,616	£-74,545,904	£-89,218,620	£-93,508,461	£-87,716,002	£-91,222,287	

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£2,035,859														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£111,108,331	£72,188,331	£55,310,323	£38,300,883	£19,362,981	£74,184,919	£56,167,188	£37,162,299	£19,817,338	£-22,722,036	£-49,317,367	£-58,117,625	£-43,313,170	£-51,185,823	£-58,184,643
10% affordable housing (70:30)	£101,855,637	£64,790,866	£48,691,704	£30,430,719	£14,229,614	£56,570,241	£40,957,522	£21,056,536	£14,205,343	£-7,087,121	£-29,787,789	£-38,247,292	£-26,984,767	£-34,979,097	£-41,641,038
20% affordable housing (70:30)	£92,678,260	£57,388,760	£42,073,106	£24,496,182	£9,116,836	£58,933,382	£43,093,590	£24,911,230	£8,839,349	£-11,499,252	£-33,258,211	£-41,296,961	£-30,651,366	£-38,224,940	£-44,536,253
30% affordable housing (70:30)	£83,500,894	£49,919,292	£35,387,442	£18,528,996	£4,104,059	£51,256,523	£36,229,860	£18,746,831	£3,473,396	£-15,911,383	£-36,726,634	£-44,346,629	£-34,317,963	£-41,470,784	£-47,451,468
40% affordable housing (70:30)	£64,648,010	£34,924,731	£21,936,725	£9,594,626	£-6,573,246	£35,891,763	£22,372,215	£8,308,028	£-7,444,584	£-24,735,646	£-43,669,478	£-50,445,955	£-41,651,158	£-47,962,471	£-53,221,898
50% affordable housing (70:30)	£55,290,244	£27,368,470	£15,154,288	£9,005,041	£-11,645,821	£28,108,936									

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 5

No Units	450
Site Area	2.75 Ha

VBC as % of floorspace 75%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£116,706,644	£77,485,150	£60,908,915	£41,919,496	£24,941,003	£79,793,131	£62,365,798	£42,760,912	£26,169,960	£2,876,676	£20,718,764	£29,599,012	£17,719,558	£26,134,641	£33,147,211
10% affordable housing (70-30)	£112,047,128	£74,041,033	£58,927,000	£38,927,000	£22,336,536	£75,841,004	£58,921,666	£39,671,388	£22,438,875	£687,202	£22,503,573	£31,173,452	£19,602,463	£27,807,169	£34,644,425
20% affordable housing (70-30)	£107,382,619	£70,286,919	£54,186,687	£35,934,504	£19,732,070	£72,076,293	£55,462,305	£36,554,321	£19,707,801	£1,887,722	£21,288,390	£32,147,993	£21,485,369	£29,470,898	£36,141,639
30% affordable housing (70-30)	£102,678,134	£66,552,801	£50,840,574	£32,934,153	£17,127,604	£68,211,584	£51,983,625	£33,437,255	£16,976,226	£8,843,394	£26,073,208	£34,322,334	£23,368,274	£31,152,226	£37,638,853
40% affordable housing (70-30)	£97,993,637	£62,800,113	£47,484,459	£29,902,482	£14,523,137	£64,346,874	£48,504,944	£30,320,188	£14,245,651	£6,099,067	£27,858,026	£35,896,775	£25,251,180	£32,824,755	£39,136,067
50% affordable housing (70-30)	£93,309,139	£59,018,565	£44,086,240	£26,870,812	£11,918,671	£60,482,164	£45,026,264	£27,203,122	£11,514,577	£8,454,739	£26,642,844	£37,471,216	£27,134,086	£34,497,283	£40,633,282
60% affordable housing (70-30)	£88,624,642	£55,237,016	£40,701,572	£23,838,142	£9,314,235	£56,517,454	£41,547,854	£24,088,978	£9,781,057	£10,810,411	£31,427,682	£39,045,857	£29,016,991	£36,189,912	£42,130,486
70% affordable housing (70-30)	£84,940,145	£51,455,468	£37,306,906	£20,807,472	£6,677,766	£52,724,573	£38,000,698	£20,000,698	£6,008,705	£12,866,084	£33,212,479	£40,620,098	£30,899,897	£37,842,341	£43,627,711
80% affordable housing (70-30)	£79,235,348	£47,673,919	£33,912,238	£17,775,801	£4,038,004	£48,820,457	£34,535,169	£17,742,420	£3,238,353	£15,121,756	£34,997,298	£42,194,539	£32,782,802	£39,514,869	£45,124,925
90% affordable housing (70-30)	£74,509,885	£43,874,753	£30,483,857	£14,744,130	£1,392,421	£44,916,343	£31,015,300	£14,584,141	£467,001	£17,377,428	£36,782,116	£43,768,979	£34,665,708	£41,187,398	£46,622,138
100% affordable housing (70-30)	£69,784,421	£40,049,209	£27,054,560	£11,712,460	£1,270,701	£41,012,228	£27,496,692	£11,425,963	£2,342,330	£19,633,101	£38,586,934	£45,343,420	£38,548,614	£42,859,926	£48,119,353

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£110,801,143	£71,941,621	£56,917,871	£38,407,291	£22,523,784	£75,653,688	£58,960,389	£39,149,211	£20,256,807	£2,820,210	£20,455,210	£28,365,791	£16,365,911	£25,025,791	£32,061,433
10% affordable housing (70-30)	£115,270,650	£75,285,753	£60,773,989	£40,939,787	£24,904,900	£81,355,783	£61,468,421	£41,655,309	£24,847,512	£2,266,693	£24,930,359	£35,500,239	£24,529,249	£35,133,056	£42,071,212
20% affordable housing (70-30)	£110,964,156	£71,029,869	£57,130,099	£37,130,099	£20,794,717	£77,842,421	£61,864,482	£40,772,468	£22,018,987	£1,508,508	£22,914,508	£32,116,176	£20,670,680	£28,806,426	£35,468,426
30% affordable housing (70-30)	£105,648,643	£67,393,985	£53,488,213	£34,392,633	£19,199,183	£73,115,203	£57,343,162	£37,889,531	£21,030,061	£931,170,181	£25,339,384	£34,649,121	£23,036,663	£30,479,013	£37,465,639
40% affordable housing (70-30)	£101,333,150	£63,628,674	£49,842,357	£30,742,304	£17,803,649	£69,379,912	£53,761,942	£37,006,598	£19,318,181	£623,426,854	£26,184,832	£33,223,651	£22,017,866	£29,151,342	£36,462,684
50% affordable housing (70-30)	£97,017,648	£60,308,221	£46,545,974	£28,455,974	£16,448,116	£66,844,623	£50,320,523	£32,123,665	£15,512,512	£235,681,525	£26,069,631	£34,798,002	£24,460,372	£31,821,070	£37,902,068
60% affordable housing (70-30)	£92,702,144	£57,089,770	£43,625,214	£26,039,445	£14,012,582	£63,709,332	£48,779,202	£30,237,808	£13,545,730	£327,937,188	£26,754,449	£35,372,443	£26,343,777	£33,496,599	£40,457,283
70% affordable housing (70-30)	£88,388,641	£53,871,319	£40,019,881	£23,519,315	£10,949,631	£60,620,213	£45,206,088	£26,426,088	£12,317,881	£240,102,070	£26,030,286	£34,846,884	£26,226,884	£33,169,128	£40,964,697
80% affordable housing (70-30)	£84,001,438	£50,632,868	£37,114,540	£20,850,986	£8,291,993	£57,506,329	£42,001,618	£20,848,267	£10,486,542	£242,486,542	£26,010,589	£34,321,329	£26,100,589	£33,641,655	£41,417,172
90% affordable housing (70-30)	£79,726,810	£47,832,432	£34,083,922	£18,212,582	£5,225,346	£54,414,454	£39,310,857	£17,742,645	£6,269,786	£244,704,215	£26,108,902	£34,055,766	£26,192,494	£33,848,925	£41,924,925
100% affordable housing (70-30)	£75,542,365	£45,277,578	£32,072,226	£16,614,328	£3,997,487	£51,861,559	£36,930,924	£15,900,924	£2,229,688,828	£246,969,897	£26,693,720	£32,670,207	£26,693,720	£32,670,207	£39,446,138

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£90,194,509	£59,116,093	£45,992,238	£31,991,897	£19,980,190	£67,008,022	£51,535,395	£34,140,241	£19,731,203	£1,744,024,577	£19,619,307	£26,500,165	£19,620,711	£23,035,794	£29,048,364
10% affordable housing (70-30)	£94,854,025	£62,864,129	£49,348,352	£34,964,817	£20,960,149	£71,979,487	£57,229,745	£37,644,678	£17,243,951	£1,694,424,726	£19,640,726	£26,970,626	£19,640,726	£23,035,794	£29,048,364
20% affordable housing (70-30)	£89,538,522	£58,604,235	£45,704,466	£31,966,649	£18,769,083	£67,438,648	£52,438,648	£34,346,832	£15,793,352	£1,778,458,575	£20,189,543	£26,940,604	£19,368,222	£26,380,851	£32,042,792
30% affordable housing (70-30)	£84,223,019	£54,348,352	£42,060,579	£28,967,000	£17,733,549	£63,889,569	£48,374,528	£31,463,898	£13,924,427	£1,804,744,547	£20,207,361	£27,123,467	£20,207,361	£26,053,379	£32,042,792
40% affordable housing (70-30)	£79,907,816	£50,110,140	£38,419,894	£25,968,671	£16,238,016	£60,354,278	£45,396,209	£28,580,985	£12,655,502	£1,833,000,220	£20,479,179	£27,120,828	£20,215,233	£26,072,066	£32,042,792
50% affordable housing (70-30)	£75,592,014	£47,892,288	£35,808,913	£23,030,341	£14,882,492	£57,416,989	£42,318,689	£26,698,031	£11,555,892	£1,855,255,892	£20,543,907	£27,120,828	£20,215,233	£26,072,066	£32,042,792
60% affordable housing (70-30)	£71,276,511	£44,621,847	£32,699,581	£20,052,011	£13,586,948	£54,844,623	£40,324,175	£24,600,096	£10,511,564	£1,878,111,564	£20,638,815	£27,120,828	£20,215,233	£26,072,066	£32,042,792
70% affordable housing (70-30)	£67,011,008	£41,455,485	£29,994,247	£18,093,681	£11,292,337	£52,176,580	£38,446,746	£24,000,435	£9,070,914	£1,897,767,237	£20,113,832	£27,120,828	£20,215,233	£26,072,066	£32,042,792
80% affordable housing (70-30)	£62,746,805	£38,271,234	£27,388,915	£15,129,382	£9,172,868	£49,009,698	£35,365,984	£21,519,733	£7,192,862,800	£1,922,022,800	£21,188,451	£27,120,828	£20,215,233	£26,072,066	£32,042,792
90% affordable housing (70-30)	£58,481,268	£35,062,400	£24,807,296	£13,157,023	£7,170,520	£45,984,221	£32,317,012	£16,484,152	£5,194,278,881	£1,948,278,881	£21,038,289	£27,120,828	£20,215,233	£26,072,066	£32,042,792
100% affordable housing (70-30)	£54,216,732	£31,851,945	£22,846,593	£11,159,693	£5,178,118	£42,888,925	£29,404,461	£15,475,290	£3,193,243,192	£1,964,543,291	£21,038,289	£27,120,828	£20,215,233	£26,072,066	£32,042,792

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£36,824,280	£23,097,204	£18,073,438	£12,962,858	£8,941,351	£31,089,223	£24,116,556	£16,121,442	£8,712,044	£78,005,778	£10,601,108	£14,481,366	£9,601,912	£10,601,912	£12,029,564
10% affordable housing (70-30)	£41,164,774	£26,841,321	£21,329,553	£14,955,354	£9,945,817	£34,941,253	£27,960,688	£19,110,966	£9,449,479	£80,225,152	£10,385,926	£14,195,806	£10,484,817	£10,689,529	£12,526,779
20% affordable housing (70-30)	£36,480,217	£20,885,436	£16,685,686	£11,047,650	£7,160,284	£30,806,061	£24,420,049	£16,328,033	£8,174,565	£82,470,076	£10,670,743	£14,130,247	£10,267,723	£10,362,052	£11,022,993
30% affordable housing (70-30)	£31,795,780	£14,329,552	£10,401,780	£7,948,201	£5,744,270	£28,898,729	£22,445,099	£15,005,628	£6,724,745	£106,955,562	£11,520,688	£14,020,628	£11,034,680	£11,520,627	£12,526,779
40% affordable housing (70-30)	£27,111,283	£11,082,241	£8,397,894	£5,879,871	£4,389,216	£26,535,480									

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£100,389,013	£61,467,519	£44,591,284	£25,601,955	£9,623,372	£63,475,500	£46,048,167	£26,443,281	£8,852,319	£13,441,055	£37,036,385	£45,916,643	£34,037,189	£42,482,272	£49,484,842
10% affordable housing (70:30)	£85,729,492	£57,723,402	£41,725,170	£22,809,360	£8,018,895	£59,623,373	£43,804,095	£23,353,757	£6,121,244	£15,960,429	£38,691,294	£47,491,083	£35,920,094	£44,124,800	£50,962,056
20% affordable housing (70:30)	£71,045,090	£45,779,026	£37,579,026	£19,616,373	£5,418,309	£55,758,864	£39,144,674	£20,236,836	£3,395,170	£17,905,353	£30,656,021	£39,085,524	£27,803,000	£35,459,270	£42,559,270
30% affordable housing (70:30)	£56,360,503	£30,235,170	£34,522,943	£16,616,522	£809,973	£51,893,953	£36,686,994	£17,110,624	£659,095	£20,161,025	£22,300,830	£30,630,965	£39,689,905	£47,489,857	£53,956,844
40% affordable housing (70:30)	£41,675,006	£46,462,482	£31,166,828	£13,584,851	£1,794,494	£48,029,243	£32,187,313	£14,002,557	£2,071,980	£22,416,698	£24,175,657	£32,214,406	£41,568,811	£49,142,386	£55,453,698
50% affordable housing (70:30)	£7,911,539	£42,730,454	£27,718,609	£10,553,181	£4,398,960	£44,164,533	£28,709,633	£10,985,491	£4,910,641	£24,672,370	£45,360,475	£43,451,717	£50,814,914	£56,950,913	
60% affordable housing (70:30)	£72,307,011	£38,919,385	£24,383,941	£7,521,511	£7,003,426	£40,299,823	£25,229,983	£7,741,347	£7,538,574	£26,928,042	£47,745,293	£55,963,288	£45,334,622	£52,487,443	£58,448,127
70% affordable housing (70:30)	£67,622,514	£36,137,837	£20,989,275	£4,489,841	£8,639,865	£36,406,942	£21,736,776	£4,683,067	£10,307,926	£29,183,715	£49,530,110	£46,937,729	£47,217,522	£59,945,342	
80% affordable housing (70:30)	£52,917,717	£31,395,288	£17,994,607	£1,493,170	£12,256,527	£32,502,626	£18,217,538	£1,424,769	£1,439,278	£31,079,278	£51,439,387	£59,812,170	£49,100,433	£56,859,800	£61,442,556
90% affordable housing (70:30)	£38,192,254	£27,557,122	£14,175,228	£1,573,051	£14,825,210	£29,998,712	£14,698,299	£1,733,490	£1,699,930	£33,695,059	£55,096,747	£60,068,610	£50,983,598	£57,545,028	£62,339,784
100% affordable housing (70:30)	£53,466,780	£23,731,578	£10,736,929	£4,605,171	£17,588,332	£24,894,597	£11,179,061	£4,891,768	£18,659,670	£35,950,732	£54,884,565	£61,661,051	£52,866,245	£59,177,557	£64,436,884

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£105,705,929	£66,784,435	£49,908,200	£30,918,781	£13,940,288	£68,792,416	£51,365,083	£31,760,197	£14,169,235	£8,124,139	£31,716,469	£40,599,727	£28,720,273	£37,135,356	£44,147,928
10% affordable housing (70:30)	£101,046,413	£63,040,319	£46,352,086	£27,326,285	£11,335,821	£64,940,285	£47,920,851	£28,870,673	£11,438,180	£10,343,513	£33,504,286	£42,174,167	£30,603,178	£38,807,894	£45,645,140
20% affordable housing (70:30)	£85,361,916	£59,236,203	£43,195,372	£24,933,759	£8,731,355	£61,075,576	£44,461,590	£25,553,606	£9,707,086	£12,588,437	£35,289,105	£43,748,608	£32,486,054	£40,480,413	£47,142,354
30% affordable housing (70:30)	£71,677,419	£55,562,086	£39,839,859	£21,933,438	£6,126,889	£57,210,869	£40,982,910	£22,436,540	£5,976,011	£14,844,109	£37,073,923	£45,323,049	£34,368,989	£42,152,941	£48,639,568
40% affordable housing (70:30)	£56,992,422	£51,799,298	£36,483,744	£18,901,767	£3,522,422	£53,546,155	£37,504,229	£19,319,473	£3,244,936	£17,999,782	£38,858,741	£46,897,490	£36,251,895	£43,825,470	£50,136,782
50% affordable housing (70:30)	£26,398,424	£48,017,650	£33,085,525	£15,870,097	£977,956	£49,481,448	£34,025,449	£16,302,407	£3,133,862	£19,355,454	£40,643,555	£48,471,321	£38,134,891	£45,407,098	
60% affordable housing (70:30)	£77,623,927	£44,238,301	£29,700,857	£12,638,427	£1,686,510	£45,716,735	£30,546,889	£13,058,263	£2,210,658	£21,611,126	£42,428,377	£50,046,372	£40,017,706	£47,170,527	£53,131,211
70% affordable housing (70:30)	£72,939,430	£40,454,753	£26,306,757	£9,806,757	£4,322,249	£41,723,856	£27,053,692	£9,899,983	£4,991,010	£23,866,799	£44,213,194	£51,620,813	£41,900,612	£48,843,058	£54,628,426
80% affordable housing (70:30)	£68,234,633	£36,673,204	£22,911,523	£6,775,986	£6,965,621	£37,819,742	£23,534,454	£6,741,705	£7,762,362	£26,122,471	£45,988,013	£53,195,254	£43,783,517	£50,615,684	£56,125,640
90% affordable housing (70:30)	£63,609,170	£32,974,638	£18,933,142	£3,745,415	£9,606,294	£33,815,626	£20,015,615	£3,883,466	£10,533,714	£28,378,143	£47,798,591	£54,769,694	£45,168,113	£51,822,953	
100% affordable housing (70:30)	£58,783,706	£29,048,484	£16,053,845	£7,111,745	£12,271,416	£30,911,513	£16,495,977	£4,25,148	£13,342,754	£30,633,816	£49,567,649	£56,344,135	£47,549,329	£53,880,641	£59,120,668

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£97,593,717	£48,682,223	£31,785,989	£12,796,569	£4,781,324	£50,670,205	£33,242,872	£13,637,985	£3,952,976	£26,246,350	£49,841,981	£58,721,939	£46,842,484	£55,297,568	£62,710,137
10% affordable housing (70:30)	£82,324,202	£44,918,107	£28,429,875	£9,804,074	£2,786,390	£46,816,077	£29,788,739	£10,848,451	£5,654,051	£26,465,725	£51,628,469	£60,296,378	£46,725,389	£56,930,096	£64,761,561
20% affordable housing (70:30)	£67,239,705	£41,173,902	£25,073,761	£6,811,578	£9,330,856	£42,953,367	£28,339,379	£7,431,395	£9,415,125	£30,710,648	£45,113,316	£51,870,819	£39,608,295	£48,602,624	£55,264,566
30% affordable housing (70:30)	£53,555,208	£37,429,875	£21,717,648	£3,811,227	£11,995,323	£38,088,657	£22,860,698	£4,314,329	£12,146,201	£32,966,321	£56,196,134	£63,445,280	£52,491,201	£60,275,152	£66,761,779
40% affordable housing (70:30)	£38,670,711	£33,677,187	£18,361,533	£7,793,669	£14,569,789	£36,223,946	£18,382,018	£1,137,262	£14,877,276	£35,221,893	£56,980,952	£65,019,701	£54,374,106	£61,847,681	£68,295,094
50% affordable housing (70:30)	£18,184,413	£29,883,639	£14,973,314	£2,252,114	£17,204,255	£31,489,247	£15,903,337	£1,919,965	£17,608,350	£37,477,665	£58,765,770	£66,894,142	£56,247,012	£63,620,208	
60% affordable housing (70:30)	£58,501,716	£26,110,686	£11,578,646	£5,283,785	£19,808,722	£27,494,528	£14,424,668	£5,063,248	£20,341,870	£39,733,338	£60,550,589	£68,168,583	£58,139,917	£65,292,738	£71,263,422
70% affordable housing (70:30)	£54,817,219	£22,332,541	£8,183,979	£3,315,454	£22,445,160	£23,601,647	£9,931,480	£8,222,228	£23,113,221	£41,989,010	£62,335,406	£69,743,024	£60,022,823	£66,965,267	£72,759,637
80% affordable housing (70:30)	£40,112,422	£18,650,892	£4,789,311	£1,147,125	£28,987,632	£19,897,531	£8,412,242	£11,380,508	£25,984,573	£44,244,855	£64,120,224	£71,317,465	£61,985,729	£68,637,795	£74,247,891
90% affordable housing (70:30)	£46,386,959	£14,781,827	£1,370,931	£14,978,796	£27,730,506	£15,793,416	£1,893,004	£14,538,785	£28,655,926	£46,500,556	£65,905,042	£72,891,906	£63,788,634	£70,310,324	£75,745,065
100% affordable housing (70:30)	£40,681,495	£10,926,282	£2,068,368	£17,410,466	£30,393,627	£11,889,302	£1,626,234	£17,697,063	£13,464,968	£48,758,027	£67,889,660	£74,466,347	£65,671,534	£71,982,852	£77,242,273

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£111,188,331	£72,188,387	£55,310,533	£36,320,855	£14,392,390	£74,194,118	£56,781,186	£27,162,299	£13,317,338	£22,122,036	£48,311,367	£57,197,825	£43,313,254	£51,753,254	£58,746,885
10% affordable housing (70:30)	£106,448,516	£68,442,421	£51,954,189	£33,329,388	£16,737,924	£70,342,991	£53,323,053	£24,072,775	£16,840,263	£4,941,411	£28,102,185	£36,772,064	£25,201,075	£33,405,782	£40,243,037
20% affordable housing (70:30)	£91,764,019	£64,698,306	£48,598,075	£30,335,892	£14,133,458	£66,477,681	£49,863,693	£20,955,704	£10,149,189	£7,186,334	£29,887,002	£38,346,505	£27,083,981	£35,078,310	£41,740,252
30% affordable housing (70:30)	£77,079,522	£50,954,189	£45,241,962	£27,335,541	£11,528,991	£62,612,971	£46,385,012	£27,938,643	£11,378,113	£9,442,007	£31,671,820	£39,920,946	£29,968,887	£36,750,838	£43,237,486
40% affordable housing (70:30)	£62,385,625	£37,201,501	£41,885,847	£24,329,870	£9,924,525	£58,748,265	£42,986,332	£24,721,576	£8,847,036	£11,697,678	£33,456,638	£41,495,387	£30,840,792	£38,637,367	£44,724,880
50% affordable housing (70:30)	£87,710,527	£35,419,653	£26,497,628	£12,272,200	£6,320,059	£54,983,505	£39,427,651	£21,694,509	£5,915,964	£13,953,351	£35,241,456	£43,069,628	£32,732,698	£40,095,895	£46,231,894
60% affordable housing (70:30)	£63,028,030	£49,638,404	£36,102,960	£18,240,529	£3,715,592	£51,018,842	£36,946,972	£18,460,366							

**LB SOUTHWARK
VACANT BUILDING TESTING**

Site typology 6

No Units	650
Site Area	5.08 Ha

VBC as % of floorspace 0%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£158,614,008	£103,588,837	£79,536,062	£52,287,534	£27,922,524	£109,932,488	£86,128,873	£57,812,333	£33,431,468	£1,315,555	£33,590,519	£46,166,548	£27,711,360	£40,143,214	£50,503,092
10% affordable housing (70:30)	£132,876,758	£89,847,370	£69,952,778	£39,733,890	£17,412,738	£93,904,930	£70,752,439	£44,855,496	£22,076,733	£8,145,666	£40,998,846	£52,642,486	£38,180,757	£49,369,425	£58,693,316
20% affordable housing (70:30)	£106,877,952	£61,892,626	£42,148,663	£18,913,232	£1,400,971	£77,786,536	£56,232,961	£31,924,567	£10,550,890	£17,628,403	£48,401,773	£59,118,424	£48,650,153	£58,595,636	£66,883,538
30% affordable housing (70:30)	£80,615,749	£40,652,984	£23,143,671	£1,673,478	£-16,532,537	£61,527,420	£41,563,094	£18,704,438	£-1,204,836	£27,111,141	£55,815,501	£65,594,362	£59,119,549	£67,821,847	£75,073,762
40% affordable housing (70:30)	£53,997,968	£19,102,105	£3,818,818	£-16,026,486	£-31,655,103	£45,074,235	£26,769,984	£5,214,450	£-1,173,943	£-36,593,878	£63,223,828	£77,020,301	£69,588,945	£77,048,057	£83,263,985
50% affordable housing (70:30)	£26,870,378	£3,203,277	£-16,523,120	£-33,753,821	£-46,777,667	£28,484,970	£11,679,430	£-8,622,951	£-26,143,052	£-68,076,615	£70,632,156	£78,546,239	£80,058,342	£86,274,269	£91,454,208
60% affordable housing (70:30)	£-1,204,863	£-26,068,370	£-36,724,245	£-51,481,155	£-61,900,233	£11,509,377	£-3,831,748	£-22,846,937	£-37,112,160	£-55,859,362	£78,940,483	£85,022,177	£90,527,738	£95,603,480	£99,844,431
70% affordable housing (70:30)	£-30,286,683	£-48,933,464	£-56,925,370	£-69,208,490	£-77,027,799	£-66,005,818	£-116,615,777	£-36,468,527	£-49,081,267	£-65,402,089	£88,448,810	£91,488,115	£100,997,135	£104,726,691	£107,834,654
80% affordable housing (70:30)	£-59,366,704	£-71,798,558	£-77,126,495	£-86,935,825	£-92,146,364	£-82,781,822	£-96,393,804	£-50,391,006	£-61,590,375	£-74,524,826	£92,867,138	£97,974,053	£111,466,631	£113,952,902	£116,024,878
90% affordable housing (70:30)	£-86,447,724	£-94,663,851	£-97,327,620	£-104,663,159	£-107,287,929	£-141,857,926	£-51,171,832	£-64,313,691	£-73,016,463	£-84,007,563	£100,285,465	£104,449,992	£121,935,927	£123,179,112	£124,215,100
100% affordable housing (70:30)	£-117,528,745	£-117,528,745	£-117,528,745	£-117,528,745	£-117,528,745	£-159,333,830	£-86,949,859	£-80,236,376	£-84,988,591	£-93,490,300	£107,673,792	£100,925,931	£132,405,323	£132,405,323	£132,405,323

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£341,330,385	£216,345,726	£160,336,611	£97,147,033	£52,912,093	£238,332,120	£183,332,120	£126,022,240	£68,503,302	£18,610,019	£62,562,331	£84,645,330	£59,645,330	£84,645,330	£109,642,666
10% affordable housing (70:30)	£287,057,815	£197,087,202	£158,981,795	£94,200,883	£46,651,535	£236,030,222	£184,182,134	£124,979,077	£70,858,200	£28,028,028	£60,033,419	£82,577,055	£58,115,320	£82,577,055	£107,672,659
20% affordable housing (70:30)	£231,036,621	£158,042,317	£117,785,910	£61,021,341	£34,344,544	£186,071,612	£143,383,013	£97,010,016	£50,383,013	£17,562,976	£48,341,746	£67,022,997	£48,341,746	£67,022,997	£88,818,111
30% affordable housing (70:30)	£179,281,659	£109,281,659	£78,790,502	£41,821,094	£21,591,170	£138,407,153	£101,371,479	£61,230,134	£34,139,409	£14,045,714	£37,750,074	£52,526,935	£37,750,074	£52,526,935	£69,008,334
40% affordable housing (70:30)	£136,106,665	£60,632,465	£31,615,255	£-6,535,915	£-24,180,636	£94,860,336	£63,164,589	£34,120,124	£18,308,516	£-6,626,529,451	£63,158,407	£82,004,874	£63,158,407	£82,004,874	£106,198,588
50% affordable housing (70:30)	£93,064,195	£42,317,850	£23,456,073	£-4,853,688,304	£-16,712,240	£61,469,602	£40,256,143	£24,557,524	£14,027,625	£-6,661,011,188	£40,566,728	£58,408,812	£40,566,728	£58,408,812	£75,388,781
60% affordable housing (70:30)	£42,139,236	£16,002,943	£-6,658,918	£-17,419,728	£-34,334,306	£28,425,196	£12,772,321	£-4,420,480,210	£-14,046,733	£-47,493,925	£47,975,056	£64,956,750	£47,975,056	£64,956,750	£85,579,004
70% affordable housing (70:30)	£-16,200,266	£-48,888,037	£-64,889,943	£-80,843,063	£-94,867,972	£-68,940,381	£-128,940,381	£-68,940,381	£-84,976,661	£-104,015,840	£84,976,661	£95,383,363	£84,976,661	£95,383,363	£116,769,227
80% affordable housing (70:30)	£-47,303,230	£-67,733,130	£-74,061,038	£-86,976,936	£-97,076,936	£-120,076,936	£-59,328,317	£-70,328,317	£-80,628,317	£-94,928,317	£104,928,317	£112,928,317	£104,928,317	£112,928,317	£134,928,317
90% affordable housing (70:30)	£-78,382,207	£-94,588,224	£-101,262,193	£-114,527,325	£-124,027,325	£-161,492,325	£-84,106,405	£-98,248,264	£-112,054,056	£-132,424,876	£120,200,038	£124,384,564	£120,200,038	£124,384,564	£146,429,673
100% affordable housing (70:30)	£-117,528,745	£-117,528,745	£-117,528,745	£-117,528,745	£-117,528,745	£-160,368,403	£-86,949,859	£-80,236,376	£-84,988,591	£-93,490,300	£107,673,792	£100,925,931	£132,405,323	£132,405,323	£132,405,323

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£168,170,687	£123,195,938	£92,728,614	£57,149,141	£29,882,151	£126,852,187	£102,852,187	£68,872,243	£36,383,288	£12,469,121	£39,976,194	£52,951,223	£36,383,288	£52,951,223	£68,883,788
10% affordable housing (70:30)	£143,937,917	£98,831,986	£74,831,986	£41,313,986	£22,889,326	£102,832,927	£81,832,927	£54,832,927	£28,832,927	£10,832,927	£34,832,927	£46,832,927	£28,832,927	£46,832,927	£61,832,927
20% affordable housing (70:30)	£119,006,723	£78,892,410	£58,892,410	£31,892,410	£17,892,410	£88,892,410	£70,892,410	£47,892,410	£25,892,410	£9,892,410	£28,892,410	£38,892,410	£28,892,410	£38,892,410	£51,892,410
30% affordable housing (70:30)	£94,188,327	£54,188,327	£34,188,327	£17,188,327	£8,188,327	£61,188,327	£50,188,327	£33,188,327	£18,188,327	£7,188,327	£21,188,327	£28,188,327	£21,188,327	£28,188,327	£37,188,327
40% affordable housing (70:30)	£69,286,707	£34,286,707	£19,286,707	£9,286,707	£4,286,707	£46,286,707	£38,286,707	£25,286,707	£13,286,707	£5,286,707	£16,286,707	£21,286,707	£16,286,707	£21,286,707	£28,286,707
50% affordable housing (70:30)	£44,385,046	£22,385,046	£12,385,046	£6,385,046	£3,385,046	£33,385,046	£28,385,046	£19,385,046	£10,385,046	£4,385,046	£13,385,046	£18,385,046	£13,385,046	£18,385,046	£24,385,046
60% affordable housing (70:30)	£29,483,398	£14,483,398	£8,483,398	£4,483,398	£2,483,398	£23,483,398	£19,483,398	£13,483,398	£7,483,398	£3,483,398	£10,483,398	£14,483,398	£10,483,398	£14,483,398	£19,483,398
70% affordable housing (70:30)	£14,581,750	£7,581,750	£4,581,750	£2,581,750	£1,581,750	£13,581,750	£11,581,750	£8,581,750	£4,581,750	£2,581,750	£7,581,750	£10,581,750	£7,581,750	£10,581,750	£14,581,750
80% affordable housing (70:30)	£-1,320,102	£-6,720,102	£-10,120,102	£-13,520,102	£-16,920,102	£-10,320,102	£-12,720,102	£-8,720,102	£-4,720,102	£-2,720,102	£4,720,102	£6,720,102	£4,720,102	£6,720,102	£9,720,102
90% affordable housing (70:30)	£-37,382,207	£-54,588,224	£-68,988,224	£-84,388,224	£-97,788,224	£-114,188,224	£-84,588,224	£-98,988,224	£-112,388,224	£-132,788,224	£120,188,224	£124,588,224	£120,188,224	£124,588,224	£146,588,224
100% affordable housing (70:30)	£-117,528,745	£-117,528,745	£-117,528,745	£-117,528,745	£-117,528,745	£-160,368,403	£-86,949,859	£-80,236,376	£-84,988,591	£-93,490,300	£107,673,792	£100,925,931	£132,405,323	£132,405,323	£132,405,323

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,202,242	£45,822,929	£69,875,704	£97,124,232	£127,489,242	£39,479,278	£64,282,893	£91,499,433	£115,980,288	£148,096,211	£183,002,285	£195,678,314	£183,002,285	£195,678,314	£219,914,859
10% affordable housing (70:30)	£-16,535,008	£-66,564,396	£-88,458,988	£-113,678,077	£-139,999,220	£-65,507,416	£-97,659,328	£-134,456,271	£-177,395,393	£-217,857,433	£199,410,612	£202,954,252	£199,410,612	£202,954,252	£219,914,859
20% affordable housing (70:30)	£-42,533,610	£-107,863,104	£-150,498,534	£-210,821,737	£-281,625,291	£-133,178,835	£-217,487,210	£-318,860,867	£-437,040,169	£-574,000,169	£317,818,940	£308,530,190	£317,818,940	£308,530,190	£326,007,402
30% affordable housing (70:30)	£-68,796,017	£-168,758,802	£-248,268,096	£-347,758,238	£-468,534,303	£-287,984,346	£-477,848,672								

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£128,470,893	£73,445,723	£49,392,947	£22,144,420	£2,220,591	£79,789,373	£54,985,758	£27,769,218	£3,288,953	£28,827,560	£63,733,633	£76,390,662	£57,854,475	£70,296,329	£80,646,207
10% affordable housing (70:30)	£120,723,604	£70,724,266	£49,899,863	£25,590,275	£16,730,377	£63,181,236	£40,600,324	£14,812,281	£8,066,742	£38,288,781	£71,141,981	£82,785,600	£58,323,872	£70,512,640	£88,838,431
20% affordable housing (70:30)	£76,759,837	£31,749,141	£17,026,548	£11,229,883	£31,553,096	£47,943,421	£26,959,466	£17,811,492	£19,552,235	£47,771,518	£79,550,298	£89,261,538	£78,793,247	£88,736,751	£97,026,653
30% affordable housing (70:30)	£50,472,634	£10,500,850	£6,999,444	£28,469,636	£46,675,652	£31,384,305	£11,419,979	£11,438,676	£31,347,951	£57,254,256	£85,958,615	£86,737,477	£89,262,664	£97,964,962	£105,216,876
40% affordable housing (70:30)	£23,854,853	£11,041,010	£26,524,296	£46,169,601	£61,798,171	£14,931,120	£3,373,131	£24,928,665	£43,917,058	£66,736,993	£83,958,943	£102,213,416	£99,739,660	£107,181,172	£113,407,100
50% affordable housing (70:30)	£3,272,736	£33,346,736	£83,996,935	£76,630,762	£1,676,144	£1,464,684	£38,766,066	£55,166,166	£76,619,270	£108,697,354	£110,201,487	£115,613,417	£121,597,323	£127,582,323	£133,567,323
60% affordable housing (70:30)	£31,347,778	£56,211,485	£66,867,360	£81,624,270	£92,043,648	£18,633,738	£33,890,863	£52,688,751	£67,255,275	£86,702,466	£108,183,598	£115,165,292	£120,670,853	£125,643,594	£129,787,545
70% affordable housing (70:30)	£60,428,978	£97,076,579	£87,088,485	£99,351,605	£107,185,914	£36,148,933	£49,758,892	£66,811,436	£107,521,382	£95,185,203	£115,991,925	£121,841,230	£131,140,290	£134,869,808	£137,977,769
80% affordable housing (70:30)	£89,809,818	£101,841,672	£107,289,610	£117,078,939	£122,288,473	£85,324,936	£95,536,919	£80,538,121	£91,183,480	£104,667,941	£123,000,252	£128,117,168	£141,809,645	£144,096,017	£146,167,992
90% affordable housing (70:30)	£124,608,765	£127,400,725	£134,806,274	£137,411,044	£141,703,941	£99,318,946	£94,456,806	£94,456,806	£103,181,678	£114,103,678	£138,498,580	£134,033,106	£152,079,082	£153,327,227	£154,339,215
100% affordable housing (70:30)	£147,671,860	£147,671,860	£152,533,610	£152,533,610	£152,533,610	£89,476,945	£92,097,974	£107,939,490	£115,131,706	£123,633,415	£137,816,906	£141,069,045	£162,548,438	£162,548,438	£162,548,438

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£136,292,687	£93,267,517	£59,214,741	£31,966,213	£7,601,203	£89,611,167	£64,807,552	£37,591,012	£13,110,147	£19,005,766	£53,911,839	£66,487,868	£48,032,681	£60,464,535	£70,824,413
10% affordable housing (70:30)	£112,555,338	£62,526,980	£40,631,457	£15,412,368	£8,908,983	£73,583,030	£50,431,118	£24,634,175	£1,755,952	£28,466,987	£61,320,167	£72,963,868	£58,502,078	£69,690,746	£79,014,637
20% affordable housing (70:30)	£86,556,831	£41,570,935	£21,827,342	£11,408,089	£21,731,292	£57,465,244	£35,911,640	£11,693,236	£37,970,441	£37,949,724	£68,728,434	£79,439,745	£68,971,473	£78,916,957	£87,204,859
30% affordable housing (70:30)	£60,274,628	£20,331,644	£2,822,380	£18,647,842	£36,853,858	£41,206,999	£21,241,773	£1,616,882	£21,526,157	£47,432,462	£76,136,822	£85,915,683	£79,440,870	£88,143,168	£95,395,882
40% affordable housing (70:30)	£33,676,647	£1,219,216	£16,702,503	£36,347,807	£51,976,423	£34,752,914	£5,446,853	£15,106,871	£33,495,264	£56,915,199	£83,049,148	£92,391,922	£89,910,286	£97,389,378	£103,585,306
50% affordable housing (70:30)	£8,549,056	£23,524,568	£36,844,441	£54,075,142	£57,098,988	£8,143,650	£8,842,891	£29,944,272	£24,464,372	£66,397,936	£90,053,476	£98,867,860	£100,370,683	£105,506,659	£111,776,559
60% affordable housing (70:30)	£41,525,984	£46,389,691	£57,045,566	£71,802,476	£82,221,564	£8,811,344	£24,159,059	£42,866,957	£57,433,481	£75,880,872	£98,361,804	£105,343,488	£105,849,059	£115,821,801	£119,965,752
70% affordable housing (70:30)	£50,607,004	£69,254,785	£77,246,691	£89,520,111	£97,344,120	£26,327,139	£39,937,098	£56,789,642	£69,402,588	£85,363,409	£109,770,131	£111,810,436	£121,318,456	£125,048,012	£128,153,975
80% affordable housing (70:30)	£78,098,024	£92,119,878	£97,447,816	£107,251,146	£112,466,884	£44,103,142	£55,715,725	£70,712,327	£87,331,888	£94,846,147	£113,178,456	£116,286,374	£131,787,851	£134,274,223	£136,346,198
90% affordable housing (70:30)	£108,769,645	£114,868,912	£117,668,941	£124,884,450	£131,973,147	£71,493,135	£84,625,012	£93,340,894	£104,328,894	£114,224,484	£129,617,312	£142,251,246	£146,540,433	£144,538,411	£144,538,411
100% affordable housing (70:30)	£137,850,066	£137,850,066	£137,850,066	£142,711,816	£142,711,816	£79,856,161	£87,217,180	£98,557,926	£105,309,912	£113,811,621	£127,995,112	£131,247,252	£152,726,644	£152,726,644	£152,726,644

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£104,816,021	£49,790,850	£26,726,074	£13,510,453	£25,875,463	£56,134,501	£31,330,886	£14,114,465	£20,968,520	£32,482,433	£97,388,506	£99,869,358	£81,509,547	£93,941,201	£104,301,080
10% affordable housing (70:30)	£79,078,771	£29,045,363	£7,154,780	£16,064,298	£40,385,250	£40,106,363	£16,954,461	£9,842,892	£11,721,615	£91,943,654	£94,796,533	£108,440,473	£91,978,744	£103,187,412	£112,491,363
20% affordable housing (70:30)	£53,079,965	£9,094,269	£11,649,325	£34,884,755	£55,207,959	£23,988,548	£2,434,974	£4,247,108	£17,426,391	£102,205,181	£112,916,411	£102,448,140	£112,393,624	£120,681,526	£128,871,740
30% affordable housing (70:30)	£26,817,761	£13,145,023	£30,654,317	£52,124,509	£70,330,524	£7,729,433	£12,234,893	£35,093,549	£55,002,823	£80,909,128	£109,613,488	£119,392,349	£112,917,537	£121,819,935	£128,871,740
40% affordable housing (70:30)	£13,981,881	£34,085,882	£50,179,169	£69,624,473	£86,453,690	£8,729,752	£27,028,003	£48,583,538	£65,971,931	£90,391,865	£117,021,816	£125,868,288	£123,386,333	£130,845,945	£137,061,972
50% affordable housing (70:30)	£2,927,609	£57,001,265	£70,341,108	£97,861,808	£100,976,665	£55,333,017	£46,119,597	£82,400,939	£78,948,984	£98,874,802	£124,430,143	£138,344,427	£133,856,359	£140,072,258	£145,252,196
60% affordable housing (70:30)	£55,002,651	£79,868,358	£90,522,233	£105,279,143	£124,288,610	£57,635,736	£76,343,624	£90,910,147	£109,357,339	£131,838,470	£138,820,165	£144,325,725	£149,288,467	£153,442,418	
70% affordable housing (70:30)	£84,083,670	£102,731,452	£110,723,358	£123,006,477	£130,820,786	£59,903,805	£73,413,764	£90,266,308	£102,879,255	£118,840,076	£139,246,798	£145,296,103	£154,795,122	£159,524,678	£161,632,642
80% affordable housing (70:30)	£114,644,601	£135,566,545	£130,934,482	£140,735,812	£149,943,361	£77,879,898	£89,191,792	£104,088,994	£114,948,363	£129,323,814	£146,653,125	£161,772,241	£169,264,519	£177,750,869	£182,822,865
90% affordable housing (70:30)	£142,245,712	£148,461,638	£151,125,607	£158,461,147	£161,065,917	£95,395,814	£104,969,819	£118,111,679	£126,814,470	£137,905,551	£154,063,453	£168,247,978	£175,733,915	£176,977,100	£178,013,087
100% affordable housing (70:30)	£171,326,732	£171,326,732	£171,326,732	£176,188,483	£176,188,483	£113,131,817	£127,947,847	£132,034,363	£138,788,578	£147,288,285	£181,471,779	£184,723,919	£186,203,311	£186,203,311	£186,203,311

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£48,211,884	£9,248,814	£181,388	£11,845,311	£1,581,393	£89,890,324	£4,788,709	£17,810,169	£23,989,391	£8,038,809	£43,932,682	£38,580,111	£38,053,534	£30,865,378	£20,845,268
10% affordable housing (70:30)	£122,534,595	£75,505,207	£50,610,614	£28,391,526	£3,070,574	£83,562,187	£60,010,275	£34,613,332	£17,716	£18,487,830	£51,341,010	£62,984,649	£48,622,921	£59,711,589	£69,035,480
20% affordable housing (70:30)	£86,536,788	£51,550,092	£31,806,499	£8,571,068	£11,752,135	£67,444,372	£45,899,797	£15,582,393	£08,716	£27,970,567	£58,749,337	£69,640,587	£58,992,316	£68,937,800	£77,225,702
30% affordable housing (70:30)	£20,273,585	£30,310,801	£12,801,507	£9,988,685	£26,874,911	£51,185,296	£31,220,930	£8,302,275	£11,547,000	£37,463,305	£66,157,654	£75,396,526	£69,461,713	£76,168,011	£86,415,925
40% affordable housing (70:30)	£43,695,894	£8,799,941	£9,725,345	£26,368,650	£41,997,266	£24,730,071	£16,427,830	£5,127,714	£23,516,107	£46,538,042	£78,686,962	£82,412,465	£79,831,106	£87,300,271	£93,806,149
50% affordable housing (70:30)	£16,528,215	£13,545,441	£26,865,284	£44,095,984	£57,119,831	£18,122,807	£1,336								

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 6

No Units	650
Site Area	5.08 Ha

VBC as % of floorspace	25%
------------------------	-----

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£158,614,008	£103,588,837	£79,536,062	£52,287,534	£27,922,524	£109,932,488	£85,128,873	£57,912,333	£33,431,468	£1,315,555	£-33,690,519	£-46,166,548	£-27,711,360	£-40,143,214	£-50,003,092
10% affordable housing (70:30)	£145,756,128	£93,237,916	£70,228,331	£44,002,306	£20,668,538	£97,231,639	£75,526,166	£49,257,893	£25,868,566	£-9,005,072	£-38,549,722	£-50,504,158	£-32,976,537	£-44,786,797	£-54,628,682
20% affordable housing (70:30)	£132,822,655	£82,792,117	£60,898,871	£35,676,319	£13,933,885	£88,522,417	£65,978,639	£40,596,486	£18,225,907	£-11,347,216	£-43,908,926	£-54,841,769	£-38,241,712	£-49,430,381	£-58,754,270
30% affordable housing (70:30)	£115,796,200	£72,333,558	£51,471,034	£27,290,305	£5,962,363	£77,731,282	£56,177,056	£31,867,186	£10,491,829	£-17,689,359	£-48,468,129	£-59,179,379	£-43,506,888	£-54,073,963	£-62,879,860
40% affordable housing (70:30)	£106,769,747	£61,780,444	£42,035,440	£18,796,867	£-1,531,882	£66,905,180	£46,384,063	£23,060,021	£2,660,080	£-24,031,502	£-53,427,332	£-63,516,989	£-48,717,063	£-56,717,547	£-67,005,449
50% affordable housing (70:30)	£93,633,552	£51,155,788	£32,551,290	£10,207,814	£-9,123,643	£55,981,940	£36,572,290	£14,145,753	£-5,296,311	£-30,373,645	£-58,386,536	£-67,854,601	£-54,037,239	£-63,361,130	£-71,131,038
60% affordable housing (70:30)	£80,449,987	£40,483,130	£22,989,122	£1,493,655	£-16,715,493	£44,961,012	£26,985,295	£5,094,502	£-13,296,894	£-38,715,789	£-63,345,739	£-72,192,211	£-59,302,416	£-66,004,713	£-75,256,928
70% affordable housing (70:30)	£67,177,988	£29,746,306	£13,256,166	£-7,376,162	£-24,307,164	£33,912,160	£16,817,151	£-4,124,286	£-45,035,928	£-68,304,942	£-76,529,822	£-84,667,591	£-72,648,296	£-77,291,879	£-83,507,806
80% affordable housing (70:30)	£53,774,343	£18,869,374	£3,378,921	£-16,270,308	£-31,898,923	£22,717,759	£6,413,495	£-13,426,394	£-29,295,302	£-49,400,075	£-73,264,145	£-89,867,432	£-89,832,767	£-93,507,806	£-97,807,806
90% affordable housing (70:30)	£40,216,437	£7,815,838	£-6,696,857	£-25,164,452	£-39,490,684	£11,332,225	£-4,020,615	£-22,728,503	£-37,295,025	£-56,742,218	£-78,223,348	£-96,205,044	£-93,987,943	£-91,935,462	£-97,633,365
100% affordable housing (70:30)	£26,583,528	£-3,508,053	£-18,827,896	£-34,058,598	£-47,082,445	£-293,0811	£-14,559,491	£-45,294,749	£-62,084,361	£-82,182,552	£-99,542,654	£-100,383,118	£-98,579,046	£-91,758,985	

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£62,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£91,130,535	£51,245,135	£34,008,311	£17,977,039	£9,010,039	£33,092,895	£24,982,703	£16,292,240	£8,203,007	£-1,810,013	£-16,620,091	£-24,101,120	£-17,850,233	£-24,077,267	£-30,823
10% affordable housing (70:30)	£74,176,445	£42,626,657	£30,706,242	£17,532,267	£9,926,035	£32,020,934	£24,408,407	£17,076,680	£9,046,060	£-4,244,939	£-16,464,258	£-24,038,731	£-17,101,109	£-24,474,370	£-31,563,255
20% affordable housing (70:30)	£67,111,018	£37,142,556	£25,037,702	£12,593,253	£6,905,897	£23,412,163	£16,595,934	£10,708,576	£4,281,788	£-10,708,576	£-24,463,449	£-34,776,342	£-24,576,129	£-30,364,353	£-37,888,843
30% affordable housing (70:30)	£50,138,572	£24,801,015	£13,968,453	£6,539,268	£-1,972,210	£13,972,210	£6,539,268	£-1,972,210	£-6,539,268	£-14,942,744	£-24,801,015	£-34,801,015	£-34,801,015	£-34,801,015	£-40,814,433
40% affordable housing (70:30)	£33,166,200	£14,769,132	£7,269,132	£-4,011,076	£-12,464,465	£13,029,303	£7,269,132	£-4,011,076	£-12,464,465	£-24,464,465	£-34,801,015	£-44,801,015	£-44,801,015	£-44,801,015	£-50,801,015
50% affordable housing (70:30)	£26,301,021	£8,778,795	£3,383,283	£-4,092,769	£-12,925,216	£12,925,216	£-4,092,769	£-12,925,216	£-12,925,216	£-24,230,703	£-34,801,015	£-44,801,015	£-44,801,015	£-44,801,015	£-50,801,015
60% affordable housing (70:30)	£23,484,586	£3,451,443	£-3,995,450	£-14,411,018	£-24,949,976	£14,411,018	£-24,949,976	£-24,949,976	£-24,949,976	£-34,801,015	£-44,801,015	£-54,801,015	£-54,801,015	£-54,801,015	£-60,801,015
70% affordable housing (70:30)	£20,756,586	£-1,989,287	£-10,676,407	£-22,310,735	£-34,241,737	£-10,676,407	£-22,310,735	£-34,241,737	£-34,241,737	£-44,801,015	£-54,801,015	£-64,801,015	£-64,801,015	£-64,801,015	£-70,801,015
80% affordable housing (70:30)	£16,160,229	£-10,955,059	£-24,656,091	£-36,204,981	£-46,183,496	£-10,955,059	£-24,656,091	£-36,204,981	£-46,183,496	£-56,183,496	£-66,183,496	£-76,183,496	£-76,183,496	£-76,183,496	£-82,183,496
90% affordable housing (70:30)	£13,718,343	£-14,118,374	£-26,631,630	£-34,445,099	£-42,545,225	£-14,118,374	£-26,631,630	£-34,445,099	£-42,545,225	£-52,545,225	£-62,545,225	£-72,545,225	£-72,545,225	£-72,545,225	£-78,545,225
100% affordable housing (70:30)	£9,351,045	£-24,442,628	£-46,765,469	£-63,993,171	£-76,071,017	£-24,442,628	£-46,765,469	£-63,993,171	£-76,071,017	£-86,071,017	£-96,071,017	£-106,071,017	£-106,071,017	£-106,071,017	£-112,071,017

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£118,170,697	£72,136,938	£54,216,614	£27,439,741	£14,992,151	£71,852,187	£54,165,802	£36,872,343	£20,393,208	£-2,469,121	£-18,375,194	£-27,951,223	£-34,496,035	£-42,927,889	£-51,787,769
10% affordable housing (70:30)	£101,026,648	£53,545,648	£36,792,939	£18,792,939	£9,183,117	£42,763,038	£31,258,510	£21,526,753	£10,916,110	£-3,189,748	£-16,345,397	£-24,888,633	£-30,716,215	£-37,143,572	£-45,143,572
20% affordable housing (70:30)	£83,962,020	£42,092,559	£26,887,804	£12,901,156	£5,934,589	£28,262,266	£20,906,037	£13,886,180	£6,558,679	£-3,381,801	£-17,293,601	£-26,626,444	£-32,026,388	£-37,216,056	£-44,538,466
30% affordable housing (70:30)	£67,988,475	£25,451,118	£12,313,641	£-4,299,491	£-12,822,312	£22,903,330	£12,313,641	£-4,299,491	£-12,822,312	£-24,474,034	£-34,801,015	£-44,801,015	£-44,801,015	£-44,801,015	£-50,801,015
40% affordable housing (70:30)	£50,014,959	£16,004,221	£8,244,225	£-3,917,808	£-12,616,557	£16,004,221	£-3,917,808	£-12,616,557	£-12,616,557	£-24,230,703	£-34,801,015	£-44,801,015	£-44,801,015	£-44,801,015	£-50,801,015
50% affordable housing (70:30)	£33,166,200	£14,769,132	£7,269,132	£-4,011,076	£-12,464,465	£13,029,303	£7,269,132	£-4,011,076	£-12,464,465	£-24,464,465	£-34,801,015	£-44,801,015	£-44,801,015	£-44,801,015	£-50,801,015
60% affordable housing (70:30)	£26,301,021	£8,778,795	£3,383,283	£-4,092,769	£-12,925,216	£12,925,216	£-4,092,769	£-12,925,216	£-12,925,216	£-24,230,703	£-34,801,015	£-44,801,015	£-44,801,015	£-44,801,015	£-50,801,015
70% affordable housing (70:30)	£23,484,586	£3,451,443	£-3,995,450	£-14,411,018	£-24,949,976	£14,411,018	£-24,949,976	£-24,949,976	£-24,949,976	£-34,801,015	£-44,801,015	£-54,801,015	£-54,801,015	£-54,801,015	£-60,801,015
80% affordable housing (70:30)	£20,756,586	£-1,989,287	£-10,676,407	£-22,310,735	£-34,241,737	£-1,989,287	£-10,676,407	£-22,310,735	£-34,241,737	£-44,801,015	£-54,801,015	£-64,801,015	£-64,801,015	£-64,801,015	£-70,801,015
90% affordable housing (70:30)	£16,160,229	£-10,955,059	£-24,656,091	£-36,204,981	£-46,183,496	£-10,955,059	£-24,656,091	£-36,204,981	£-46,183,496	£-56,183,496	£-66,183,496	£-76,183,496	£-76,183,496	£-76,183,496	£-82,183,496
100% affordable housing (70:30)	£13,718,343	£-14,118,374	£-26,631,630	£-34,445,099	£-42,545,225	£-14,118,374	£-26,631,630	£-34,445,099	£-42,545,225	£-52,545,225	£-62,545,225	£-72,545,225	£-72,545,225	£-72,545,225	£-78,545,225

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,202,242	£-4,822,929	£-16,875,704	£-27,124,232	£-39,479,272	£-121,489,242	£-164,282,893	£-214,999,433	£-280,980,298	£-348,096,211	£-418,002,285	£-490,578,314	£-574,123,126	£-669,594,980	£-779,914,859
10% affordable housing (70:30)	£3,653,639	£-1,735,850	£-7,193,436	£-12,409,480	£-19,180,127	£-73,895,601	£-100,153,974	£-132,543,200	£-174,416,839	£-228,961,488	£-298,915,324	£-384,988,203	£-490,940,448	£-629,440,448	£-800,440,448
20% affordable housing (70:30)	£1,589,111	£-619,650	£-2,614,895	£-4,113,755	£-6,139,058	£-20,889,566	£-28,533,128	£-38,815,280	£-51,185,789	£-66,768,982	£-85,000,692	£-106,263,626	£-139,653,478	£-184,166,036	£-242,166,036
30% affordable housing (70:30)	£-2,616,566	£-1,077,029	£-4,940,732	£-12,122,162	£										

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£128,470,893	£73,445,723	£49,392,947	£22,144,420	£2,220,591	£79,789,373	£54,985,758	£27,769,218	£1,288,463	£29,827,590	£63,733,633	£76,379,662	£57,854,475	£70,289,329	£90,846,307
10% affordable housing (70:30)	£116,615,013	£63,098,901	£40,986,216	£13,859,191	£9,474,576	£89,089,524	£64,380,351	£11,114,779	£4,274,549	£35,148,187	£69,662,836	£80,647,732	£63,110,851	£74,929,911	£94,271,797
20% affordable housing (70:30)	£102,879,540	£52,649,002	£30,759,002	£9,533,295	£6,789,459	£76,379,295	£56,725,564	£10,453,725	£1,917,118	£41,690,330	£73,869,040	£84,984,584	£68,944,927	£79,673,496	£98,807,488
30% affordable housing (70:30)	£89,653,086	£42,190,443	£21,327,920	£2,852,810	£24,180,752	£47,588,168	£26,033,941	£1,724,072	£1,651,286	£47,832,473	£78,811,244	£89,322,494	£73,680,003	£84,217,078	£93,022,974
40% affordable housing (70:30)	£76,626,632	£31,637,329	£11,892,326	£1,136,248	£31,674,997	£36,762,065	£16,240,948	£7,083,094	£27,483,028	£54,174,616	£69,570,447	£93,660,104	£79,915,176	£89,890,682	£97,148,864
50% affordable housing (70:30)	£63,499,437	£21,012,673	£2,172,175	£-19,936,301	£39,269,757	£23,639,626	£8,429,175	£15,997,361	£60,518,759	£69,529,659	£97,997,715	£84,108,564	£93,504,262	£101,274,153	£104,350,264
60% affordable housing (70:30)	£50,306,872	£10,340,015	£-17,173,952	£-28,649,560	£46,858,518	£14,817,897	£3,487,870	£25,048,613	£43,438,969	£66,858,904	£99,488,854	£102,336,326	£89,445,530	£98,147,627	£105,399,743
70% affordable housing (70:30)	£37,034,873	£-936,809	£-16,886,949	£-37,519,277	£54,265,278	£3,769,061	£-13,525,964	£34,267,400	£51,438,693	£73,201,047	£98,448,057	£106,672,937	£84,710,708	£102,791,411	£109,525,332
80% affordable housing (70:30)	£23,631,228	£-11,273,741	£-26,764,194	£-46,413,422	£62,042,038	£7,425,356	£-23,729,620	£43,569,539	£59,438,416	£79,843,190	£103,407,260	£111,010,547	£90,975,882	£107,434,994	£113,680,620
90% affordable housing (70:30)	£10,073,352	£-22,327,276	£-36,839,971	£-55,307,567	£69,633,799	£-18,810,800	£-34,163,729	£50,871,618	£67,487,140	£86,865,333	£108,366,453	£115,348,168	£105,241,057	£110,079,617	£117,776,510
100% affordable housing (70:30)	£-3,559,587	£-33,651,168	£-46,971,011	£-64,201,713	£77,225,559	£-30,426,782	£-44,702,733	£62,137,725	£82,427,864	£102,227,476	£113,325,667	£119,686,768	£116,722,160	£121,902,095	

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£138,292,687	£83,267,517	£59,214,741	£31,996,213	£7,691,203	£89,611,167	£64,807,552	£37,591,012	£13,110,147	£19,005,766	£53,911,839	£66,487,868	£48,032,681	£60,464,535	£70,824,413
10% affordable housing (70:30)	£125,436,307	£72,916,596	£49,807,010	£23,880,986	£3,817,217	£78,913,018	£55,204,845	£28,935,572	£5,447,245	£23,336,393	£58,911,042	£70,624,499	£53,297,867	£65,108,118	£74,960,003
20% affordable housing (70:30)	£112,501,334	£62,470,796	£40,575,590	£16,354,999	£6,967,635	£68,201,089	£46,557,518	£20,275,166	£2,095,324	£31,668,536	£53,830,247	£75,163,090	£58,563,033	£69,751,701	£79,075,091
30% affordable housing (70:30)	£99,474,880	£52,012,237	£31,149,713	£6,968,994	£57,409,962	£14,358,958	£7,406,732	£11,545,866	£9,829,492	£38,010,679	£68,789,450	£79,500,700	£63,628,209	£74,395,284	£83,201,180
40% affordable housing (70:30)	£86,448,426	£41,459,123	£21,714,120	£1,524,454	£21,853,203	£46,583,859	£26,062,742	£7,735,700	£17,861,295	£44,352,822	£73,748,653	£93,838,310	£69,093,384	£79,038,868	£87,326,770
50% affordable housing (70:30)	£73,312,231	£30,834,467	£11,229,959	£-10,113,507	£29,444,953	£36,660,621	£16,250,969	£8,176,567	£26,617,451	£50,694,966	£78,707,856	£96,179,021	£83,682,451	£91,462,359	£99,462,359
60% affordable housing (70:30)	£60,126,668	£20,161,809	£2,847,802	£-18,827,766	£37,036,724	£24,639,691	£8,333,924	£15,226,819	£33,617,175	£57,037,110	£83,667,060	£92,613,532	£79,623,737	£88,326,033	£95,577,949
70% affordable housing (70:30)	£46,856,667	£9,424,985	£-7,085,155	£-27,697,483	£44,628,485	£13,500,855	£3,704,170	£24,445,606	£41,616,899	£63,379,253	£88,626,263	£96,851,143	£84,886,912	£92,969,617	£99,703,538
80% affordable housing (70:30)	£33,453,022	£-1,451,941	£-16,942,400	£-36,591,629	£52,223,244	£2,308,438	£-13,907,826	£33,747,715	£49,616,622	£69,721,396	£93,565,466	£101,198,793	£80,154,968	£97,613,200	£103,624,126
90% affordable housing (70:30)	£19,895,116	£-12,935,452	£-27,018,176	£-45,468,173	£59,817,036	£-18,993,996	£-24,341,336	£43,040,824	£57,616,346	£79,063,698	£98,544,669	£106,246,346	£95,416,263	£102,864,716	£109,304,716
100% affordable housing (70:30)	£6,262,207	£-23,829,374	£-37,149,217	£-54,379,919	£67,403,765	£-30,640,988	£-34,880,939	£52,351,931	£65,816,070	£82,405,682	£103,503,873	£109,863,075	£100,684,439	£106,900,367	£112,080,305

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£104,916,021	£49,790,850	£25,738,074	£-1,510,453	£25,875,853	£56,134,201	£31,330,886	£4,114,895	£20,366,520	£32,482,233	£87,388,906	£99,964,535	£81,509,397	£93,941,201	£104,301,080
10% affordable housing (70:30)	£91,961,140	£39,439,926	£16,439,343	£-9,765,692	£33,129,449	£45,433,652	£21,729,175	£4,549,095	£27,929,422	£58,863,080	£92,347,076	£104,302,145	£86,774,524	£98,564,784	£108,426,669
20% affordable housing (70:30)	£79,024,668	£28,994,129	£7,199,884	£-18,121,668	£40,444,301	£34,724,422	£12,080,651	£13,201,501	£35,511,991	£65,145,203	£97,306,913	£108,639,756	£92,030,700	£112,552,258	£122,552,258
30% affordable housing (70:30)	£65,998,213	£18,535,570	£-2,326,953	£-26,507,683	£47,839,624	£23,933,295	£2,379,968	£21,930,801	£43,306,158	£71,487,346	£102,266,118	£112,077,367	£97,304,875	£107,871,951	£116,877,847
40% affordable housing (70:30)	£52,871,789	£7,462,457	£-11,762,547	£-35,001,120	£55,329,869	£13,107,192	£7,413,925	£30,737,867	£51,137,801	£77,692,488	£107,225,319	£117,314,977	£92,570,051	£112,515,594	£120,803,456
50% affordable housing (70:30)	£39,835,564	£-2,642,159	£-21,246,698	£-43,580,173	£52,921,830	£8,183,953	£-17,223,897	£38,692,234	£60,084,116	£84,171,622	£112,184,522	£121,692,588	£107,635,227	£117,169,117	£124,903,026
60% affordable housing (70:30)	£26,652,000	£-13,314,857	£-30,828,865	£-52,304,432	£60,513,991	£-12,142,743	£-48,703,486	£67,093,842	£90,513,776	£125,990,188	£113,100,403	£121,802,700	£102,616,615	£109,504,615	£119,504,615
70% affordable housing (70:30)	£13,580,000	£-24,051,891	£-40,541,821	£-61,174,150	£78,105,151	£-18,885,812	£-37,180,837	£57,922,273	£75,093,665	£96,855,919	£122,102,929	£130,327,869	£118,365,579	£126,446,284	£133,180,205
80% affordable housing (70:30)	£-23,645	£-34,928,614	£-50,419,067	£-70,868,395	£86,098,911	£-11,080,229	£-47,384,492	£67,234,392	£93,093,289	£103,108,982	£127,055,153	£144,665,400	£123,630,754	£131,080,867	£137,205,793
90% affordable housing (70:30)	£-13,581,551	£-45,982,148	£-60,494,844	£-79,962,440	£93,286,671	£-42,465,762	£-57,818,602	£76,526,490	£91,093,013	£109,540,205	£132,021,336	£139,003,031	£128,895,930	£135,733,449	£141,431,383
100% affordable housing (70:30)	£-27,214,459	£-57,306,041	£-72,625,884	£-97,585,585	£109,880,432	£-54,081,655	£-68,357,606	£95,628,938	£99,092,736	£118,882,348	£136,980,540	£143,940,641	£134,181,106	£140,377,033	£145,558,972

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£148,271,844	£89,193,888	£61,185,311	£17,369,365	£39,350,364	£74,786,798	£41,370,189	£23,089,394	£9,030,619	£43,932,862	£96,488,378	£114,488,378	£85,488,378	£98,488,378	£108,488,378
10% affordable housing (70:30)	£135,415,964	£82,895,752	£59,886,167	£33,664,142	£10,326,375	£68,889,475	£45,184,002	£26,015,729	£15,526,402	£15,347,236	£48,891,885	£60,846,321	£43,318,700	£55,129,660	£64,970,846
20% affordable housing (70:30)	£122,480,491	£72,449,953	£50,554,707	£22,334,156	£3,011,522	£78,189,246	£56,536,475	£20,254,323	£7,883,833	£21,689,379	£53,851,089	£65,183,933	£50,772,544	£60,996,434	£69,096,434
30% affordable housing (70:30)	£109,454,027	£61,991,394	£41,128,871	£16,948,141	£4,379,801	£67,399,119	£45,834,892	£21,525,023	£14,818,699	£28,031,522	£58,910,293	£69,521,543	£53,949,052	£64,416,127	£73,222,083
40% affordable housing (70:30)	£96,427,583	£51,438,290	£31,893,277	£8,484,703	£11,874,046	£56,653,016	£36,341,898	£12,717,857	£7,892,077	£34,373,665	£83,769,496	£93,868,165	£69,114,227	£80,050,711	£87,947,613
50% affordable housing (70:30)	£83,391,388	£40,813,624	£22,209,126	£-13,344,500	£19,465,806	£45,639,777	£26,204,126	£3,803,590	£						

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 6

No Units	650
Site Area	5.08 Ha

VBC as % of floorspace 50%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£158,614,008	£103,588,837	£79,536,062	£52,287,534	£27,922,524										
10% affordable housing (70:30)	£152,165,088	£98,386,050	£74,866,107	£48,116,614	£24,266,440								£-30,374,425	£-42,495,483	£-52,896,365
20% affordable housing (70:30)	£145,704,524	£93,182,798	£70,172,424	£43,943,604	£20,610,355								£-53,037,491	£-64,847,752	£-74,689,637
30% affordable housing (70:30)	£139,212,877	£87,932,204	£65,475,741	£39,774,774	£16,943,638								£-35,700,558	£-47,200,022	£-56,782,909
40% affordable housing (70:30)	£132,714,449	£82,681,609	£60,786,059	£35,561,580	£13,235,686								£-38,383,623	£-49,552,291	£-58,876,181
50% affordable housing (70:30)	£126,174,170	£77,431,014	£56,047,303	£31,339,887	£9,527,533								£-41,026,689	£-51,904,560	£-60,969,454
60% affordable housing (70:30)	£119,633,892	£72,185,839	£51,301,200	£27,118,195	£5,782,440								£-43,689,754	£-54,256,890	£-63,692,728
70% affordable housing (70:30)	£113,093,613	£66,861,329	£46,555,097	£22,841,792	£2,017,655								£-46,352,820	£-56,609,099	£-65,155,998
80% affordable housing (70:30)	£106,552,483	£61,556,818	£41,808,994	£18,564,136	£-1,775,704								£-49,015,885	£-58,961,368	£-67,249,271
90% affordable housing (70:30)	£99,956,385	£56,237,365	£37,062,891	£14,251,457	£-5,802,062								£-51,676,951	£-61,313,637	£-69,342,543
100% affordable housing (70:30)	£93,360,286	£50,872,731	£32,264,441	£9,912,561	£-9,428,420								£-54,342,016	£-63,665,906	£-71,435,815

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£62,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£261,330,556	£216,246,738	£240,338,311	£297,897,039	£359,012,049	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573
10% affordable housing (70:30)	£267,769,485	£221,548,523	£245,068,466	£317,817,959	£385,663,133	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573
20% affordable housing (70:30)	£274,230,049	£228,751,775	£249,762,149	£375,988,879	£399,324,218	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573
30% affordable housing (70:30)	£280,721,696	£232,002,399	£254,455,832	£380,159,799	£402,990,936	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573
40% affordable housing (70:30)	£287,200,124	£235,253,064	£259,149,514	£364,372,993	£406,698,967	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573
50% affordable housing (70:30)	£293,700,403	£242,503,559	£263,887,270	£388,594,685	£410,407,040	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573
60% affordable housing (70:30)	£300,300,681	£247,768,734	£269,633,373	£392,816,378	£414,152,133	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573
70% affordable housing (70:30)	£306,840,960	£253,073,244	£273,379,476	£397,092,781	£417,916,917	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573
80% affordable housing (70:30)	£313,382,000	£258,377,755	£278,125,579	£401,370,437	£421,710,477	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573
90% affordable housing (70:30)	£319,976,188	£263,697,268	£282,871,682	£405,685,115	£425,536,635	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573
100% affordable housing (70:30)	£326,574,286	£269,061,842	£287,601,652	£410,022,011	£429,362,993	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573	£419,934,573

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£189,170,687	£223,195,938	£297,248,614	£274,397,741	£298,892,151	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675
10% affordable housing (70:30)	£174,610,567	£229,163,687	£251,915,688	£278,688,251	£292,512,236	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675
20% affordable housing (70:30)	£181,080,151	£233,601,877	£256,612,251	£282,838,982	£306,174,320	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675
30% affordable housing (70:30)	£187,571,738	£238,852,472	£261,305,934	£287,009,802	£309,841,038	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675
40% affordable housing (70:30)	£194,070,227	£244,103,087	£265,999,616	£281,223,995	£311,549,000	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675
50% affordable housing (70:30)	£200,610,505	£249,353,681	£270,737,322	£295,444,788	£317,257,142	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675
60% affordable housing (70:30)	£207,150,783	£254,618,837	£275,483,475	£299,666,480	£321,002,236	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675
70% affordable housing (70:30)	£213,691,062	£259,923,347	£280,229,637	£303,942,884	£324,767,020	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675
80% affordable housing (70:30)	£220,232,193	£265,228,468	£284,975,081	£308,220,640	£328,500,379	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675
90% affordable housing (70:30)	£226,773,324	£270,533,595	£289,218,784	£312,533,219	£332,288,737	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675
100% affordable housing (70:30)	£233,324,399	£275,811,945	£294,520,235	£316,872,114	£336,103,055	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675	£326,784,675

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,202,242	£45,822,929	£69,875,704	£97,124,232	£121,489,242	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766
10% affordable housing (70:30)	£2,763,527	£15,025,717	£74,645,658	£101,295,162	£125,145,327	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766
20% affordable housing (70:30)	£3,707,242	£56,229,968	£79,239,342	£105,466,072	£129,801,411	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766
30% affordable housing (70:30)	£10,198,889	£61,479,563	£83,933,025	£109,636,993	£132,463,128	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766
40% affordable housing (70:30)	£16,697,317	£66,730,157	£88,626,707	£113,850,186	£136,176,181	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766
50% affordable housing (70:30)	£23,237,596	£71,989,752	£93,364,463	£118,071,874	£139,884,233	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766	£149,411,766
60% affordable housing (70:30)	£29,777,874	£77,249,927	£98,110,566	£122,293,971	£143,629,327	£									

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 6

No Units	650
Site Area	5.08 Ha

VBC as % of floorspace 75%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£158,614,006	£103,588,637	£79,536,062	£52,287,534	£27,922,524	£109,932,488	£86,128,873	£57,912,333	£33,431,468	£1,315,655	£33,590,519	£46,166,548	£27,711,360	£40,143,214	£50,503,092
10% affordable housing (70:30)	£162,165,080	£98,386,050	£74,866,107	£48,116,614	£24,266,440	£104,558,928	£80,298,892	£53,560,291	£29,631,499	£1,864,479	£36,100,598	£48,385,830	£30,374,425	£42,958,483	£52,596,365
20% affordable housing (70:30)	£145,704,524	£85,152,798	£70,172,424	£43,945,984	£20,610,355	£99,176,986	£75,470,912	£49,201,282	£25,810,384	£5,066,028	£38,616,677	£50,865,113	£33,037,491	£44,847,752	£54,680,637
30% affordable housing (70:30)	£139,212,877	£87,932,204	£65,478,741	£39,774,774	£16,943,638	£93,795,045	£70,641,931	£44,842,272	£21,960,008	£8,267,577	£41,120,757	£52,764,397	£35,700,558	£47,200,022	£56,782,909
40% affordable housing (70:30)	£132,714,449	£82,681,609	£60,785,059	£35,561,580	£13,235,586	£88,413,104	£65,766,826	£40,483,263	£18,109,632	£11,469,126	£43,630,836	£49,963,679	£38,363,623	£49,552,291	£58,876,181
50% affordable housing (70:30)	£126,174,170	£77,431,014	£56,047,303	£31,339,887	£9,527,533	£82,998,199	£60,888,081	£36,107,935	£14,220,199	£14,670,676	£46,140,915	£57,162,962	£41,026,689	£51,904,660	£60,969,454
60% affordable housing (70:30)	£119,633,892	£72,165,839	£51,301,200	£27,118,195	£5,782,440	£77,565,921	£58,009,396	£31,696,077	£10,314,678	£17,972,225	£48,650,195	£59,392,245	£34,889,754	£44,256,930	£53,062,726
70% affordable housing (70:30)	£113,093,813	£66,861,329	£46,555,097	£22,841,792	£2,017,665	£72,132,184	£51,091,809	£27,219,219	£6,385,672	£21,073,774	£51,161,074	£61,561,528	£46,352,820	£56,609,099	£65,156,998
80% affordable housing (70:30)	£106,552,483	£61,556,818	£41,808,994	£18,564,136	£1,775,704	£66,881,554	£46,157,617	£22,827,290	£2,420,189	£24,276,323	£53,671,154	£63,760,811	£49,015,885	£58,961,368	£67,249,271
90% affordable housing (70:30)	£99,956,385	£56,237,365	£37,062,891	£14,251,457	£3,602,862	£61,191,981	£41,223,404	£18,355,342	£1,570,568	£27,476,873	£56,181,232	£65,960,994	£51,678,951	£61,313,637	£69,342,543
100% affordable housing (70:30)	£93,360,286	£50,872,731	£32,264,441	£9,912,561	£3,426,420	£55,702,408	£36,289,232	£13,850,501	£58,900,908	£20,678,422	£58,691,312	£68,159,377	£54,342,016	£63,665,906	£71,435,815

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£93,300,659	£516,345,734	£390,398,511	£257,647,039	£150,022,028	£394,955,709	£304,022,240	£238,802,240	£138,802,100	£110,610,010	£283,355,100	£368,101,120	£247,682,933	£368,101,120	£463,077,131
10% affordable housing (70:30)	£67,769,485	£321,548,521	£245,068,466	£171,817,959	£99,668,113	£315,375,645	£239,634,681	£186,374,292	£90,303,074	£421,759,052	£456,036,171	£488,300,403	£450,308,998	£462,430,056	£472,530,938
20% affordable housing (70:30)	£47,230,049	£226,751,775	£139,762,149	£87,988,979	£39,230,218	£230,775,587	£134,463,661	£70,733,291	£39,124,189	£425,000,601	£458,545,250	£470,499,686	£452,972,064	£464,782,325	£474,624,210
30% affordable housing (70:30)	£28,721,696	£132,002,589	£85,455,832	£50,159,739	£20,290,935	£126,199,527	£69,292,642	£37,092,301	£19,979,945	£438,202,150	£481,055,330	£472,698,669	£455,635,130	£467,134,593	£476,717,482
40% affordable housing (70:30)	£27,202,124	£137,252,964	£80,140,514	£48,637,268	£14,608,987	£133,623,469	£74,167,446	£39,453,310	£40,824,941	£431,403,098	£463,666,498	£474,898,242	£456,288,166	£460,989,864	£476,610,764
50% affordable housing (70:30)	£293,760,403	£342,503,550	£363,887,270	£388,504,685	£410,407,040	£386,936,374	£359,046,492	£383,826,638	£405,174,373	£434,605,249	£466,075,488	£477,997,535	£460,951,261	£471,831,595	£480,904,026
60% affordable housing (70:30)	£300,300,681	£347,768,734	£368,633,373	£392,876,378	£414,152,133	£342,369,052	£363,925,237	£388,239,496	£409,619,895	£437,808,798	£468,585,568	£479,296,818	£463,624,327	£474,191,402	£482,997,299
70% affordable housing (70:30)	£306,840,960	£353,073,244	£373,379,476	£397,092,781	£417,916,917	£347,801,731	£368,942,764	£392,652,353	£413,948,900	£441,008,347	£471,056,647	£481,496,101	£468,267,393	£476,543,672	£485,080,571
80% affordable housing (70:30)	£313,982,090	£358,977,785	£378,165,574	£401,102,437	£421,710,277	£353,253,018	£373,776,958	£397,107,483	£417,514,394	£444,509,896	£473,638,438	£483,636,384	£468,904,498	£476,868,941	£485,183,844
90% affordable housing (70:30)	£319,976,188	£363,697,208	£382,871,682	£405,683,115	£425,536,752	£368,748,522	£378,711,148	£401,579,231	£421,505,141	£447,441,148	£476,115,805	£485,894,667	£471,613,524	£481,248,210	£489,277,116
100% affordable housing (70:30)	£326,574,286	£369,081,842	£387,670,132	£410,022,011	£429,302,993	£384,232,165	£393,643,265	£406,084,072	£425,535,841	£450,812,995	£478,625,888	£488,030,860	£474,278,598	£483,600,478	£491,370,388

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£185,170,697	£223,195,838	£247,248,614	£274,497,141	£298,862,151	£216,882,197	£241,859,802	£268,872,343	£293,353,208	£325,469,121	£384,375,194	£372,951,223	£354,498,035	£368,927,889	£377,287,768
10% affordable housing (70:30)	£168,388,626	£201,918,568	£221,918,568	£248,918,568	£272,918,568	£222,225,747	£246,484,793	£273,224,385	£297,155,176	£328,649,154	£392,885,274	£375,150,626	£357,169,101	£369,289,155	£379,383,040
20% affordable housing (70:30)	£181,080,151	£233,601,877	£256,612,251	£282,838,982	£306,174,230	£227,607,689	£251,313,764	£277,583,394	£300,974,922	£331,850,703	£385,395,352	£377,349,789	£359,822,166	£371,632,428	£381,474,313
30% affordable housing (70:30)	£187,571,739	£238,852,472	£261,305,334	£287,009,902	£309,841,038	£232,989,630	£256,142,744	£281,942,403	£304,824,668	£335,052,253	£387,005,432	£379,549,072	£362,485,233	£373,884,698	£383,567,584
40% affordable housing (70:30)	£189,070,227	£244,103,687	£265,999,616	£291,223,095	£313,549,980	£238,371,572	£261,017,849	£286,201,412	£308,675,044	£338,255,802	£370,415,511	£381,748,354	£365,148,288	£376,336,067	£385,660,856
50% affordable housing (70:30)	£200,610,926	£249,353,681	£270,737,072	£295,444,788	£317,257,142	£243,786,476	£265,908,505	£290,876,741	£312,684,676	£341,459,351	£372,925,591	£383,947,638	£367,611,364	£378,899,226	£387,754,129
60% affordable housing (70:30)	£207,150,783	£254,618,837	£275,483,475	£299,666,480	£321,022,596	£249,210,342	£270,735,340	£295,089,599	£316,489,997	£344,656,900	£375,435,670	£386,146,921	£370,474,429	£381,041,505	£389,847,401
70% affordable housing (70:30)	£213,681,062	£259,923,347	£280,229,578	£303,942,894	£324,767,020	£254,651,834	£277,892,866	£299,520,456	£320,399,003	£347,859,450	£377,945,749	£388,346,203	£373,137,495	£383,993,774	£391,940,674
80% affordable housing (70:30)	£220,237,193	£265,927,858	£284,951,891	£308,220,540	£328,560,978	£260,103,121	£280,827,058	£303,957,388	£324,364,987	£351,059,999	£380,455,929	£390,548,498	£375,300,861	£385,748,043	£394,033,964
90% affordable housing (70:30)	£226,628,291	£270,647,311	£289,729,184	£313,533,218	£332,266,727	£265,592,694	£286,561,243	£308,429,333	£328,355,243	£354,261,548	£382,968,908	£392,744,770	£378,463,626	£388,098,312	£396,127,219
100% affordable housing (70:30)	£233,424,389	£275,911,945	£294,520,235	£316,872,114	£336,213,095	£271,082,857	£290,495,443	£312,934,175	£332,385,583	£357,463,097	£385,475,987	£394,944,052	£381,156,692	£390,450,561	£398,220,440

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,202,242	£45,822,929	£69,875,704	£97,124,232	£121,489,242	£64,282,893	£81,499,433	£115,980,298	£148,096,211	£183,002,285	£195,578,314	£177,123,126	£189,564,980	£199,914,859	
10% affordable housing (70:30)	£2,753,325	£1,025,717	£74,545,939	£101,295,152	£125,745,327	£44,852,838	£66,117,874	£96,891,476	£119,780,267	£151,276,245	£185,512,365	£197,777,396	£179,786,192	£191,907,249	
20% affordable housing (70:30)	£3,707,242	£58,228,968	£72,239,342	£105,466,072	£138,601,411	£50,234,780	£70,980,865	£100,210,486	£132,601,982	£154,477,794	£188,022,443	£199,976,871	£182,449,267	£194,259,518	
30% affordable housing (70:30)	£10,198,889	£61,479,583	£83,933,026	£109,636,993	£132,468,128	£55,616,721	£78,769,836	£104							

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£138,470,893	£73,445,723	£49,392,947	£22,144,420	£2,220,591	£79,789,373	£54,985,758	£27,769,218	£1,988,353	£28,827,560	£63,733,633	£76,309,862	£57,854,475	£70,286,329	£80,646,207
10% affordable housing (70:30)	£89,242,935	£47,722,992	£31,722,992	£17,973,490	£5,876,675	£74,419,813	£50,317,778	£23,417,176	£11,816	£32,207,693	£66,243,713	£78,938,945	£60,517,540	£72,638,298	£82,739,488
20% affordable housing (70:30)	£115,361,400	£53,939,694	£36,023,309	£17,902,970	£3,522,705	£80,033,971	£56,327,932	£29,035,197	£4,332,731	£35,209,143	£68,753,922	£80,708,223	£63,180,506	£74,990,967	£84,832,752
30% affordable housing (70:30)	£109,669,762	£57,789,089	£36,335,626	£19,631,659	£13,190,477	£83,631,651	£60,498,616	£30,498,158	£8,183,107	£38,410,622	£71,263,872	£82,907,511	£65,843,072	£77,343,137	£86,926,023
40% affordable housing (70:30)	£102,671,334	£52,538,494	£30,641,944	£5,418,465	£16,907,629	£58,269,989	£36,623,712	£10,340,148	£12,033,483	£41,612,241	£73,773,950	£85,106,794	£69,506,738	£79,695,406	£89,019,236
50% affordable housing (70:30)	£36,011,655	£47,297,694	£26,174,188	£1,196,773	£20,615,982	£32,855,084	£20,744,966	£5,964,820	£10,715	£44,913,910	£74,294,030	£87,306,071	£71,169,809	£81,112,563	
60% affordable housing (70:30)	£99,490,777	£42,022,724	£21,158,085	£3,024,020	£24,360,675	£47,422,406	£26,866,221	£1,251,982	£19,828,437	£48,015,340	£78,794,110	£89,505,360	£73,832,869	£84,399,944	£93,205,841
70% affordable housing (70:30)	£82,980,498	£36,718,214	£16,411,982	£7,301,323	£28,125,469	£41,989,727	£20,948,695	£2,860,999	£23,787,442	£51,216,889	£81,304,189	£91,704,643	£76,495,934	£86,752,213	£95,299,113
80% affordable housing (70:30)	£76,409,268	£31,413,703	£11,065,879	£11,578,979	£31,919,819	£36,538,440	£16,014,503	£7,215,825	£27,722,926	£54,418,438	£83,814,298	£93,903,926	£79,159,000	£89,104,483	£97,392,386
90% affordable housing (70:30)	£69,813,270	£26,894,250	£9,919,776	£15,891,657	£35,445,117	£31,048,987	£11,080,310	£1,777,772	£21,733,682	£57,819,987	£86,326,347	£96,103,208	£81,822,085	£91,456,752	£99,456,658
100% affordable housing (70:30)	£63,217,172	£20,739,616	£2,121,336	£20,230,553	£38,571,535	£26,569,284	£6,148,118	£16,292,614	£35,744,022	£60,821,537	£88,834,427	£98,302,492	£84,485,131	£93,809,021	£101,576,929

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£138,292,687	£93,267,517	£59,214,741	£31,966,213	£7,601,203	£89,611,167	£64,807,552	£37,591,012	£1,110,147	£19,005,766	£53,911,839	£66,487,868	£48,032,681	£60,464,535	£70,824,413
10% affordable housing (70:30)	£111,843,768	£78,844,720	£54,544,786	£27,795,293	£3,945,119	£84,237,607	£59,978,572	£33,238,970	£8,310,178	£22,185,799	£56,421,919	£68,887,151	£50,695,746	£62,816,904	£72,017,688
20% affordable housing (70:30)	£125,383,203	£72,861,477	£49,851,103	£23,824,573	£3,899,354	£78,855,665	£55,149,510	£28,679,961	£5,489,063	£25,387,349	£58,931,998	£70,886,434	£53,358,812	£65,169,073	£75,010,958
30% affordable housing (70:30)	£118,891,556	£67,610,883	£45,167,420	£19,453,453	£3,377,683	£73,473,725	£50,320,610	£24,620,952	£1,638,687	£28,688,898	£61,442,078	£73,065,717	£56,021,878	£67,521,343	£77,104,230
40% affordable housing (70:30)	£112,293,128	£62,390,288	£40,463,738	£15,240,250	£7,085,735	£68,091,793	£45,445,506	£20,161,942	£12,211,689	£31,790,447	£63,952,156	£75,285,000	£58,684,944	£69,873,612	£79,197,502
50% affordable housing (70:30)	£105,852,849	£57,109,633	£35,725,982	£11,019,567	£10,763,788	£62,676,876	£40,566,760	£15,786,814	£5,101,121	£34,901,096	£66,462,236	£77,484,253	£51,348,000	£62,626,861	£71,290,774
60% affordable housing (70:30)	£99,312,971	£51,844,518	£30,979,879	£6,796,874	£14,538,881	£57,244,200	£35,688,015	£11,373,756	£10,006,643	£38,193,546	£68,972,316	£79,683,566	£64,011,075	£74,578,150	£83,384,047
70% affordable housing (70:30)	£92,772,292	£46,540,008	£26,233,776	£2,520,471	£18,303,865	£51,811,521	£30,770,488	£8,660,899	£21,935,648	£41,395,095	£71,482,295	£81,882,849	£66,674,140	£76,930,410	£85,447,319
80% affordable housing (70:30)	£86,231,162	£41,235,497	£21,487,673	£1,757,195	£22,997,025	£46,980,234	£25,836,297	£2,626,969	£17,901,132	£44,596,644	£73,892,474	£84,062,132	£69,337,206	£79,282,688	£87,570,982
90% affordable housing (70:30)	£79,633,064	£36,043,044	£16,417,570	£3,069,850	£25,363,863	£40,870,861	£20,902,104	£1,965,979	£12,891,888	£47,798,193	£76,640,653	£86,291,415	£72,002,776	£81,634,968	£89,853,864
100% affordable housing (70:30)	£73,038,066	£30,551,410	£11,943,120	£10,408,759	£29,749,741	£35,381,087	£16,987,912	£6,470,820	£28,922,229	£50,999,743	£79,012,633	£88,480,698	£74,663,337	£83,987,227	£91,757,135

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£104,816,021	£49,790,850	£25,738,074	£11,910,453	£25,375,463	£56,134,501	£31,330,896	£14,119,245	£20,366,520	£52,482,432	£97,388,596	£99,969,535	£97,999,347	£93,941,201	£104,301,080
10% affordable housing (70:30)	£111,843,768	£78,844,720	£54,544,786	£27,795,293	£3,945,119	£84,237,607	£59,978,572	£33,238,970	£8,310,178	£22,185,799	£56,421,919	£68,887,151	£50,695,746	£62,816,904	£72,017,688
20% affordable housing (70:30)	£125,383,203	£72,861,477	£49,851,103	£23,824,573	£3,899,354	£78,855,665	£55,149,510	£28,679,961	£5,489,063	£25,387,349	£58,931,998	£70,886,434	£53,358,812	£65,169,073	£75,010,958
30% affordable housing (70:30)	£118,891,556	£67,610,883	£45,167,420	£19,453,453	£3,377,683	£73,473,725	£50,320,610	£24,620,952	£1,638,687	£28,688,898	£61,442,078	£73,065,717	£56,021,878	£67,521,343	£77,104,230
40% affordable housing (70:30)	£112,293,128	£62,390,288	£40,463,738	£15,240,250	£7,085,735	£68,091,793	£45,445,506	£20,161,942	£12,211,689	£31,790,447	£63,952,156	£75,285,000	£58,684,944	£69,873,612	£79,197,502
50% affordable housing (70:30)	£105,852,849	£57,109,633	£35,725,982	£11,019,567	£10,763,788	£62,676,876	£40,566,760	£15,786,814	£5,101,121	£34,901,096	£66,462,236	£77,484,253	£51,348,000	£62,626,861	£71,290,774
60% affordable housing (70:30)	£99,312,971	£51,844,518	£30,979,879	£6,796,874	£14,538,881	£57,244,200	£35,688,015	£11,373,756	£10,006,643	£38,193,546	£68,972,316	£79,683,566	£64,011,075	£74,578,150	£83,384,047
70% affordable housing (70:30)	£92,772,292	£46,540,008	£26,233,776	£2,520,471	£18,303,865	£51,811,521	£30,770,488	£8,660,899	£21,935,648	£41,395,095	£71,482,295	£81,882,849	£66,674,140	£76,930,410	£85,447,319
80% affordable housing (70:30)	£86,231,162	£41,235,497	£21,487,673	£1,757,195	£22,997,025	£46,980,234	£25,836,297	£2,626,969	£17,901,132	£44,596,644	£73,892,474	£84,062,132	£69,337,206	£79,282,688	£87,570,982
90% affordable housing (70:30)	£79,633,064	£36,043,044	£16,417,570	£3,069,850	£25,363,863	£40,870,861	£20,902,104	£1,965,979	£12,891,888	£47,798,193	£76,640,653	£86,291,415	£72,002,776	£81,634,968	£89,853,864
100% affordable housing (70:30)	£73,038,066	£30,551,410	£11,943,120	£10,408,759	£29,749,741	£35,381,087	£16,987,912	£6,470,820	£28,922,229	£50,999,743	£79,012,633	£88,480,698	£74,663,337	£83,987,227	£91,757,135

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£104,816,021	£49,790,850	£25,738,074	£11,910,453	£25,375,463	£56,134,501	£31,330,896	£14,119,245	£20,366,520	£52,482,432	£97,388,596	£99,969,535	£97,999,347	£93,941,201	£104,301,080
10% affordable housing (70:30)	£111,843,768	£78,844,720	£54,544,786	£27,795,293	£3,945,119	£84,237,607	£59,978,572	£33,238,970	£8,310,178	£22,185,799	£56,421,919	£68,887,151	£50,695,746	£62,816,904	£72,017,688
20% affordable housing (70:30)	£125,383,203	£72,861,477	£49,851,103	£23,824,573	£3,899,354	£78,855,665	£55,149,510	£28,679,961	£5,489,063	£25,387,349	£58,931,998	£70,886,434	£53,358,812	£65,169,073	£75,010,958
30% affordable housing (70:30)	£118,891,556	£67,610,883	£45,167,420	£19,453,453	£3,377,683	£73,473,725	£50,320,610	£24,620,952	£1,638,687	£28,688,898	£61,442,078	£73,065,717	£56,021,878	£67,521,343	£77,104,230
40% affordable housing (70:30)	£112,293,128	£62,390,288	£40,463,738	£15,240,250	£7,085,735	£68,091,793	£45,445,506	£20,161,942	£12,211,689	£31,790,447	£63,952,156	£75,285,000	£58,684,944	£69,873,612	£79,197,502
50% affordable housing (70:30)	£105,852,849	£57,109,633	£35,725,982	£11,019,567	£10,763,788	£62,676,876	£40,566,760	£15,786,814	£5,101,121	£34,901,096	£66,462,236	£77,484,253	£51,348,000	£62,626,861	£71,290,774
60% affordable housing (70:30)	£99,312,971														

**LB SOUTHWARK
VACANT BUILDING TESTING**

Site typology 2

No Units	35
Site Area	0.47 Ha

VBC as % of floorspace 0%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,875,663	£11,298,142	£9,764,919	£8,061,337	£6,562,186	£10,856,910	£9,142,264	£7,289,895	£5,641,955	£3,632,551	£1,622,325	£770,239	£1,786,713	£1,044,897	£408,669
10% affordable housing (70:30)	£13,168,758	£9,948,990	£8,569,089	£7,009,377	£5,660,140	£9,466,000	£7,904,676	£6,196,176	£4,898,155	£2,879,549	£991,742	£215,343	£1,143,709	£456,584	£-117,920
20% affordable housing (70:30)	£11,461,854	£8,599,326	£7,373,258	£5,957,415	£4,753,094	£8,075,091	£6,667,080	£5,102,459	£3,764,350	£2,135,548	£346,106	£479,049	£-133,885	£-651,191	
30% affordable housing (70:30)	£9,754,940	£7,250,684	£6,177,428	£4,905,455	£3,856,409	£6,694,181	£5,429,502	£4,008,741	£2,810,547	£1,357,528	£-275,173	£-909,078	£-188,648	£-731,820	£-1,184,463
40% affordable housing (70:30)	£8,048,044	£5,901,531	£4,981,597	£3,853,494	£2,941,071	£5,293,271	£4,191,915	£2,915,024	£1,866,745	£554,044	£-916,741	£-1,473,050	£-864,179	£-1,329,755	£-1,717,735
50% affordable housing (70:30)	£6,341,139	£4,552,379	£3,785,767	£2,778,979	£1,978,590	£3,902,362	£2,954,328	£1,815,457	£866,740	£-263,521	£-1,558,308	£-2,037,021	£-1,539,710	£-1,927,691	£-2,251,008
60% affordable housing (70:30)	£4,634,235	£3,203,225	£2,552,597	£1,655,891	£1,016,027	£2,511,453	£1,693,806	£848,914	£-142,833	£-1,070,147	£-2,199,876	£-2,800,993	£-2,215,242	£-2,553,608	£-2,784,280
70% affordable housing (70:30)	£2,926,309	£1,767,309	£1,276,595	£833,404	£533,506	£1,044,386	£733,248	£373,248	£-527,215	£-1,886,773	£-2,841,444	£-3,164,665	£-2,890,773	£-3,123,562	£-3,317,552
80% affordable housing (70:30)	£1,091,268	£327,795	£592	£-598,718	£-923,882	£-446,968	£-962,805	£-1,713,345	£-2,189,731	£-2,703,400	£-3,483,011	£-3,728,936	£-3,566,305	£-3,721,497	£-3,850,823
90% affordable housing (70:30)	£-742,012	£-1,129,993	£-1,298,270	£-1,739,564	£-2,199,564	£-1,802,147	£-1,955,402	£-2,304,961	£-2,899,477	£-3,213,280	£-3,520,025	£-4,124,579	£-4,241,838	£-4,319,432	£-4,384,095
100% affordable housing (70:30)	£-2,593,141	£-2,593,141	£-2,593,141	£-2,890,411	£-3,436,811	£-3,436,811	£-3,436,811	£-3,436,811	£-3,436,811	£-3,436,811	£-3,436,811	£-3,436,811	£-3,436,811	£-3,436,811	£-3,436,811

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£27,586,072	£20,837,072	£18,790,678	£15,790,678	£12,790,678	£27,586,072	£23,586,072	£19,586,072	£15,586,072	£11,586,072	£7,586,072	£6,586,072	£7,586,072	£6,586,072	£5,586,072
10% affordable housing (70:30)	£25,683,456	£19,903,225	£17,853,126	£14,853,126	£11,853,126	£25,683,456	£21,683,456	£17,683,456	£13,683,456	£9,683,456	£5,683,456	£4,683,456	£5,683,456	£4,683,456	£3,683,456
20% affordable housing (70:30)	£23,780,840	£18,000,614	£16,000,614	£13,000,614	£10,000,614	£23,780,840	£19,780,840	£15,780,840	£11,780,840	£7,780,840	£3,780,840	£2,780,840	£3,780,840	£2,780,840	£1,780,840
30% affordable housing (70:30)	£21,878,224	£16,108,000	£14,108,000	£11,108,000	£8,108,000	£21,878,224	£17,878,224	£13,878,224	£9,878,224	£5,878,224	£1,878,224	£878,224	£1,878,224	£878,224	£-122,224
40% affordable housing (70:30)	£19,975,608	£14,205,386	£12,205,386	£9,205,386	£6,205,386	£19,975,608	£15,975,608	£11,975,608	£7,975,608	£3,975,608	£-2,024,392	£-3,024,392	£-3,024,392	£-3,024,392	£-3,024,392
50% affordable housing (70:30)	£18,073,000	£12,302,770	£10,302,770	£7,302,770	£4,302,770	£18,073,000	£14,073,000	£10,073,000	£6,073,000	£2,073,000	£-1,926,999	£-2,926,999	£-2,926,999	£-2,926,999	£-2,926,999
60% affordable housing (70:30)	£16,170,392	£10,400,160	£8,400,160	£5,400,160	£2,400,160	£16,170,392	£12,170,392	£8,170,392	£4,170,392	£1,170,392	£-1,028,999	£-2,028,999	£-2,028,999	£-2,028,999	£-2,028,999
70% affordable housing (70:30)	£14,267,784	£8,497,548	£6,497,548	£3,497,548	£497,548	£14,267,784	£10,267,784	£6,267,784	£2,267,784	£-1,732,215	£-2,732,215	£-2,732,215	£-2,732,215	£-2,732,215	£-2,732,215
80% affordable housing (70:30)	£12,365,176	£6,594,912	£4,594,912	£1,594,912	£-154,912	£12,365,176	£8,365,176	£4,365,176	£365,176	£-1,634,828	£-2,634,828	£-2,634,828	£-2,634,828	£-2,634,828	£-2,634,828
90% affordable housing (70:30)	£10,462,568	£4,792,248	£2,792,248	£-242,248	£-742,248	£10,462,568	£6,462,568	£2,462,568	£-242,248	£-1,474,640	£-2,474,640	£-2,474,640	£-2,474,640	£-2,474,640	£-2,474,640
100% affordable housing (70:30)	£8,559,960	£2,989,630	£989,630	£-492,630	£-992,630	£8,559,960	£4,559,960	£599,960	£-492,630	£-1,484,852	£-2,484,852	£-2,484,852	£-2,484,852	£-2,484,852	£-2,484,852

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£15,358,392	£11,935,973	£10,489,097	£8,722,678	£7,037,830	£10,977,106	£9,197,706	£7,091,751	£5,244,121	£2,992,080	£1,461,485	£2,817,891	£2,463,776	£2,463,776	£2,025,348
10% affordable housing (70:30)	£13,865,225	£10,684,927	£9,224,639	£7,577,939	£6,068,015	£10,768,015	£9,078,015	£7,072,039	£5,223,339	£3,077,639	£1,554,465	£2,924,274	£2,500,316	£2,500,316	£2,061,888
20% affordable housing (70:30)	£12,372,068	£9,634,170	£8,174,072	£6,713,974	£5,253,876	£10,558,015	£8,968,015	£7,056,039	£5,208,639	£3,122,739	£1,600,465	£2,975,517	£2,551,559	£2,551,559	£2,113,130
30% affordable housing (70:30)	£10,877,911	£8,432,484	£7,072,386	£5,612,288	£4,152,190	£10,348,015	£8,758,015	£6,846,039	£5,053,239	£3,168,739	£1,646,465	£2,946,569	£2,522,611	£2,522,611	£2,084,182
40% affordable housing (70:30)	£9,383,754	£7,280,328	£6,020,230	£4,559,132	£3,099,034	£10,138,015	£8,548,015	£6,636,039	£4,843,439	£3,212,839	£1,682,465	£2,916,673	£2,492,715	£2,492,715	£2,054,734
50% affordable housing (70:30)	£7,889,597	£6,186,901	£5,026,803	£3,565,705	£2,104,607	£9,928,015	£8,338,015	£6,426,039	£4,633,839	£3,256,939	£1,718,465	£2,886,781	£2,462,823	£2,462,823	£2,026,286
60% affordable housing (70:30)	£6,395,440	£5,094,244	£4,034,146	£2,573,048	£1,112,550	£9,718,015	£8,128,015	£6,214,039	£4,421,639	£3,300,939	£1,754,465	£2,856,889	£2,432,931	£2,432,931	£2,000,838
70% affordable housing (70:30)	£4,901,283	£3,800,087	£2,940,089	£1,450,091	£-140,007	£9,508,015	£7,918,015	£6,004,039	£4,211,239	£3,344,939	£1,790,465	£2,826,997	£2,403,039	£2,403,039	£1,979,090
80% affordable housing (70:30)	£3,407,126	£2,605,930	£1,945,932	£305,034	£-540,009	£9,298,015	£7,708,015	£5,794,039	£4,001,439	£3,388,939	£1,826,465	£2,797,105	£2,373,147	£2,373,147	£1,953,142
90% affordable housing (70:30)	£1,912,969	£1,311,773	£851,775	£-215,027	£-715,032	£9,088,015	£7,498,015	£5,584,039	£3,791,839	£3,332,939	£1,858,465	£2,767,213	£2,343,255	£2,343,255	£1,923,307
100% affordable housing (70:30)	£42,715	£-117,171	£-377,173	£-637,175	£-897,177	£9,088,015	£7,498,015	£5,584,039	£3,791,839	£3,332,939	£1,858,465	£2,767,213	£2,343,255	£2,343,255	£1,923,307

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£1,052,134	£-2,525,387	£-4,058,611	£-5,762,193	£-7,261,344	£-2,966,620	£-4,681,266	£-6,533,636	£-8,181,574	£-10,190,979	£-12,201,205	£-14,063,291	£-12,036,816	£-12,778,632	£-13,414,861
10% affordable housing (70:30)	£-364,771	£-3,874,540	£-5,254,441	£-6,914,153	£-8,163,390	£-4,357,529	£-6,072,353	£-7,827,353	£-9,125,977	£-10,943,980	£-12,891,798	£-14,608,197	£-12,679,820	£-13,369,948	£-14,041,449
20% affordable housing (70:30)	£-821,676	£-5,223,693	£-6,450,272	£-7,866,114	£-9,064,435	£-5,748,438	£-7,503,440	£-9,258,440	£-10,660,180	£-12,608,962	£-14,463,031	£-16,169,636	£-14,344,481	£-15,067,414	£-15,744,721
30% affordable housing (70:30)	£-1,068,581	£-6,572,846	£-7,646,102	£-9,018,075	£-9,967,481	£-7,139,340	£-8,994,028	£-10,914,798	£-12,612,982	£-14,466,002	£-16,408,702	£-17,432,008	£-15,012,177	£-15,555,349	£-16,007,993
40% affordable housing (70:30)	£-1,575,485	£-7,921,998	£-8,841,933	£-9,970,036	£-10,892,459	£-8,530,528	£-10,361,615	£-12,293,486	£-14,040,270	£-15,789,486	£-17,440,270	£-18,296,580	£-16,687,709	£-17,153,284	£-17,541,268
50% affordable housing (70:30)	£-2,082,389	£-9,271,151	£-10,037,782	£-11,045,151	£-11,844,980	£-9,021,167	£-10,889,201	£-12,800,714	£-14,359,799	£-16,077,690	£-17,861,838	£-18,960,551	£-17,363,240		

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,086,832	£8,509,311	£6,976,087	£5,272,505	£3,773,354	£8,088,076	£6,353,432	£4,501,063	£2,853,124	£844,718	-£1,166,507	-£2,018,593	-£1,002,118	-£1,743,934	-£2,380,162
10% affordable housing (70:30)	£10,379,927	£7,160,158	£5,780,257	£4,220,545	£2,871,309	£6,877,189	£5,115,945	£3,467,345	£1,909,321	£36,718	-£1,797,090	-£2,573,488	-£1,645,122	-£2,332,248	-£2,908,751
20% affordable housing (70:30)	£9,873,022	£5,811,025	£4,584,426	£3,188,584	£1,969,260	£5,876,258	£4,313,628	£2,985,519	£1,656,234	-£1,429,533	-£2,429,533	-£1,309,755	-£2,309,755	-£2,922,716	-£3,440,022
30% affordable housing (70:30)	£6,966,117	£4,461,852	£3,388,596	£2,116,623	£1,067,217	£3,895,340	£2,640,670	£1,219,610	£21,716	-£1,431,303	-£3,064,004	-£3,697,910	-£2,977,479	-£3,073,295	-£3,073,295
40% affordable housing (70:30)	£5,259,213	£3,112,700	£2,192,766	£1,064,662	£150,238	£2,654,440	£1,403,083	£726,193	£1,922,087	-£2,234,788	-£3,709,572	-£4,261,881	-£3,653,011	-£4,118,586	-£4,506,567
50% affordable housing (70:30)	£3,552,308	£1,763,547	£1,046,938	£510,663	£-810,282	£1,113,521	£165,497	£273,475	-£1,042,352	-£4,241,140	-£4,835,852	-£4,718,522	-£4,039,832	-£4,039,832	-£4,039,832
60% affordable housing (70:30)	£1,845,403	£344,935	£-236,234	£-1,132,940	£-1,772,804	£-277,379	£-1,095,026	£-2,140,518	£-2,931,465	-£3,858,979	-£4,988,770	-£5,389,824	-£5,004,073	-£5,314,457	-£5,373,111
70% affordable housing (70:30)	£123,778	£-1,021,433	£-2,255,428	£-2,852,325	£-1,744,446	£-2,415,584	£-3,316,046	£-4,675,601	£-5,858,979	-£6,675,601	-£7,035,276	-£6,675,601	-£5,679,605	-£5,912,393	-£6,106,383
80% affordable housing (70:30)	£-1,697,583	£-2,481,037	£-3,788,239	£-4,837,550	£-5,712,714	£-6,225,789	£-6,571,636	£-6,402,177	£-6,078,563	-£5,492,231	-£5,271,843	-£4,572,787	-£3,365,137	-£2,510,528	£-1,839,685
90% affordable housing (70:30)	£-3,530,844	£-5,918,804	£-8,085,101	£-9,828,398	£-11,630,919	£-12,444,233	£-13,093,793	£-13,688,399	-£14,002,112	-£13,308,857	-£12,819,411	-£12,081,738	-£11,030,657	-£9,708,264	-£8,172,927
100% affordable housing (70:30)	£-5,381,973	£-8,381,973	£-10,381,973	£-12,669,242	£-15,669,242	£-18,262,667	£-20,435,590	£-22,840,660	£-25,025,660	£-27,125,483	£-27,554,978	£-27,554,978	£-27,006,199	£-27,006,199	£-27,006,199

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,995,541	£9,418,020	£7,884,796	£6,181,215	£4,682,063	£9,976,788	£7,262,142	£5,409,772	£3,761,833	£1,752,428	£-257,797	-£1,109,883	-£93,409	-£835,225	-£1,471,453
10% affordable housing (70:30)	£11,288,638	£8,068,989	£6,698,987	£5,129,254	£3,780,018	£7,585,878	£6,024,554	£4,316,054	£2,818,030	£99,427	£-988,381	-£1,684,779	£736,413	-£1,423,538	-£1,998,042
20% affordable housing (70:30)	£9,781,731	£6,719,714	£5,463,136	£4,077,393	£2,877,972	£6,194,969	£4,786,367	£3,222,337	£1,874,228	£-246,425	-£1,519,623	-£2,225,228	-£1,401,074	-£2,014,007	-£2,531,313
30% affordable housing (70:30)	£7,874,827	£5,370,562	£4,297,306	£3,025,323	£1,975,926	£4,804,059	£3,549,379	£2,128,619	£930,425	£-222,594	-£2,155,295	-£2,789,200	-£2,068,770	-£2,611,942	-£3,064,585
40% affordable housing (70:30)	£6,167,922	£4,021,409	£3,101,475	£1,973,371	£1,060,949	£3,413,149	£2,311,793	£1,034,302	£1,513,377	-£1,326,079	-£2,796,863	-£3,353,172	-£2,744,302	-£3,209,877	-£3,597,858
50% affordable housing (70:30)	£4,461,017	£2,672,257	£1,909,645	£988,266	£-98,427	£2,022,240	£1,074,026	£-84,785	£-1,013,382	-£2,133,643	-£3,438,431	-£3,917,143	-£3,419,832	-£3,807,613	-£4,131,130
60% affordable housing (70:30)	£2,754,112	£1,323,104	£-72,475	£-224,231	£-864,095	£-831,331	£-1,981,316	£-1,231,509	£-2,022,755	-£2,950,270	-£4,079,998	-£4,481,115	-£4,095,364	-£4,405,748	-£4,684,402
70% affordable housing (70:30)	£1,032,487	£-1,122,724	£-2,603,527	£-1,346,718	£-1,828,616	£-3,835,737	£-5,006,874	£-6,207,337	£-7,046,304	£-7,766,895	-£8,471,566	-£8,045,087	-£4,770,896	-£5,003,684	-£5,197,674
80% affordable housing (70:30)	£-788,884	£-1,552,328	£-2,879,530	£-4,276,840	£-5,804,005	£-6,227,980	£-6,242,827	£-6,069,853	£-5,583,922	-£4,563,134	-£3,669,086	-£2,446,427	-£1,601,519	-£5,730,945	-£6,121,858
90% affordable housing (70:30)	£-2,824,134	£-5,010,115	£-6,735,392	£-8,119,887	£-9,516,224	£-10,619,884	£-11,489,084	£-12,179,689	£-12,593,402	-£13,000,148	-£13,000,148	-£12,185,659	-£11,185,659	-£10,264,217	-£9,342,770
100% affordable housing (70:30)	£-4,473,264	£-8,473,264	£-12,473,264	£-16,473,264	£-20,473,264	£-24,473,264	£-28,473,264	£-32,473,264	£-36,473,264	£-40,473,264	£-44,473,264	£-48,473,264	£-52,473,264	£-56,473,264	£-60,473,264

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,998,290	£6,320,789	£4,787,546	£3,083,364	£1,584,813	£5,879,237	£4,164,891	£2,312,322	£859,892	£-1,344,822	-£3,355,048	-£4,207,134	-£3,190,660	-£3,932,475	-£4,568,704
10% affordable housing (70:30)	£8,191,396	£4,971,617	£3,591,715	£2,032,034	£989,787	£4,488,628	£2,927,303	£1,218,804	£-279,220	£-907,824	-£3,895,631	-£4,762,030	-£3,833,663	-£4,520,789	-£5,095,293
20% affordable housing (70:30)	£6,484,481	£3,622,463	£2,395,885	£980,042	£-219,279	£3,097,716	£1,889,717	£125,086	£-1,223,023	-£2,850,825	-£4,618,874	-£5,322,479	-£4,498,324	-£5,111,258	-£5,628,564
30% affordable housing (70:30)	£4,777,576	£2,273,311	£1,200,055	£-711,918	£-1,121,324	£1,706,808	£462,129	£-968,632	-£2,166,825	-£3,619,845	-£5,252,546	-£5,886,451	-£5,166,021	-£5,709,193	-£6,161,836
40% affordable housing (70:30)	£3,070,671	£924,105	£-244,224	£-1,123,879	£-2,036,302	£-315,899	£-785,455	£-2,062,349	-£3,110,628	-£4,423,329	-£5,894,113	-£6,450,423	-£5,841,522	-£6,307,128	-£6,686,108
50% affordable housing (70:30)	£1,363,767	£-424,994	£-1,191,506	£-2,188,994	£-3,198,623	£-1,075,011	£-2,023,045	£-3,162,016	£-4,110,633	-£5,230,894	-£6,336,831	-£7,019,394	-£6,517,863	-£6,900,864	-£7,228,896
60% affordable housing (70:30)	£-343,138	£-1,774,146	£-3,242,776	£-4,321,482	£-5,361,345	£-2,465,820	£-3,283,567	£-4,329,059	-£5,120,006	-£6,047,520	-£7,177,249	-£7,578,366	-£7,192,615	-£7,502,998	-£7,761,653
70% affordable housing (70:30)	£-2,064,764	£-3,209,974	£-4,503,778	£-5,443,969	£-6,023,867	£-3,932,987	£-4,604,125	£-5,504,588	-£6,143,555	-£6,864,148	-£7,818,817	-£8,142,338	-£7,668,146	-£8,100,934	-£8,294,625
80% affordable housing (70:30)	£-3,895,104	£-6,649,679	£-9,476,780	£-12,376,911	£-15,324,341	£-10,912,255	£-13,424,341	£-16,800,818	£-21,057,104	£-24,680,773	£-28,469,354	£-31,708,309	£-34,543,878	£-36,689,869	£-38,128,198
90% affordable housing (70:30)	£-5,719,385	£-9,107,366	£-12,573,643	£-16,116,937	£-19,679,520	£-13,322,344	£-17,282,334	£-21,876,680	£-26,490,633	£-30,497,398	£-34,101,952	£-37,270,281	£-39,219,200	£-40,296,805	£-41,361,468
100% affordable housing (70:30)	£-7,570,514	£-12,570,514	£-17,570,514	£-22,570,514	£-27,570,514	£-32,570,514	£-37,570,514	£-42,570,514	£-47,570,514	£-52,570,514	£-57,570,514	£-62,570,514	£-67,570,514	£-72,570,514	£-77,570,514

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,918,389	£10,381,288	£8,895,085	£7,104,833	£5,395,332	£9,300,056	£6,195,110	£4,333,011	£2,985,101	£-1,815,697	-£4,885,171	-£5,788,335	-£4,198,415	-£4,933,385	-£5,385,185
10% affordable housing (70:30)	£12,211,905	£9,092,136	£7,612,235	£6,052,523	£4,703,296	£8,599,147	£5,947,822	£4,239,323	£2,741,299	£1,522,695	£-34,888	-£741,511	£188,856	-£500,270	-£1,074,774
20% affordable housing (70:30)	£7,642,989	£4,842,983	£3,416,404	£2,000,081	£801,241	£7,118,237	£4,145,606	£2,797,456	£1,169,694	£-596,355	-£1,301,960	-£2,477,805	-£1,090,739	-£1,608,045	-£2,141,317
30% affordable housing (70:30)	£5,798,095	£3,293,830	£1,220,574	£-394,940	£-2,891,195	£5,727,327	£4,472,648	£3,051,897	£1,953,694	£-900,674	-£1,232,027	-£1,985,332	-£1,145,501	-£1,688,673	-£2,141,317
40% affordable housing (70:30)	£4,091,190	£4,944,679	£4,024,743	£2,866,640	£1,984,171	£4,258,419	£3,235,951	£1,959,170	£989,891	£-402,810	-£1,873,594	-£2,433,604	£-1,821,033	-£2,288,608	-£2,674,899
50% affordable housing (70:30)	£5,384,286	£3,595,525	£2,828,913	£1,821,525	£1,021,696	£2,945,508	£1,997,474	£856,503	£-110,213	-£1,210,374	-£2,515,162	-£2,993,875	-£2,496,564	-£2,854,544	-£3,207,861
60% affordable housing (70:30)	£3,677,381	£2,246,373	£1,595,743	£989,038	£59,174	£1,554,599	£796,952	£-308,540	£-1,099,487	-£2,027,001	-£3,156,730	-£3,557,847	-£3,172,095	-£3,482,479	-£3,741,133
70% affordable housing (70:30)	£1,955,795	£-10,545	£-218,741	£-423,450	£-893,346	£-97,532	£-893,806	£-1,484,069	-£						

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	35
Site Area	0.47 Ha

VBC as % of floorspace 25%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£158,614.00	£103,588.837	£79,526.62	£52,287.534	£27,922.524	£10,856.910	£9,142.264	£7,289.895	£5,641.955	£3,632.551	£1,622.325	£770.239	£27,711.360	£40,143.214	£50,503.092
10% affordable housing (70:30)	£139,320.083	£88,042.711	£65,590.554	£38,897.997	£17,061.740	£9,812.149	£7,412.494	£6,456.028	£4,932.525	£3,066.220	£1,147.868	£352.382	£35,276.647	£47,078.111	£56,660.999
20% affordable housing (70:30)	£119,850.304	£72,389.464	£51,527.646	£27,347.675	£5,022.337	£8,767.388	£7,282.725	£5,646.161	£4,233.094	£2,499.891	£872.751	£366.545	£43,445.932	£54,013.008	£62,918.304
30% affordable housing (70:30)	£100,284.303	£56,577.033	£37,402.560	£14,605.760	£5,236.329	£7,722.627	£6,352.956	£4,824.294	£3,513.664	£1,933.551	£1,973.634	£491.235	£51,313.219	£60,947.905	£68,976.811
40% affordable housing (70:30)	£80,560.495	£40,596.353	£23,085.488	£11,613.504	£1,619,593.492	£6,677.867	£5,423.188	£4,002.427	£2,804.233	£1,350.791	£282.021	£191.925	£59,180.505	£67,882.802	£75,134.717
50% affordable housing (70:30)	£60,615.931	£24,487.348	£9,495.219	£11,670.847	£27,950.686	£5,633.106	£4,493.419	£3,180.560	£2,094.033	£746.495	£764.909	£1,340.617	£67,047.791	£74,817.699	£81,292.623
60% affordable housing (70:30)	£40,386.271	£7,092.991	£3,513.990	£24,981.687	£39,309.819	£4,588.345	£3,895.950	£2,558.694	£1,360.173	£142.195	£1,247.797	£1,769.307	£74,915.076	£81,752.597	£87,460.930
70% affordable housing (70:30)	£19,811.920	£9,026.222	£21,680.073	£38,220.326	£50,664.981	£1,511.805	£2,633.881	£1,511.805	£2,633.881	£1,511.805	£1,730.684	£2,189.997	£82,782.363	£88,687.493	£93,608.435
80% affordable housing (70:30)	£1,326.573	£26,190.281	£36,846.156	£51,603.066	£62,022.144	£2,498.825	£1,680.331	£934.838	£1,536.329	£1,083.843	£2,213.572	£2,614.659	£90,649.649	£95,622.391	£99,766.342
90% affordable housing (70:30)	£23,152.578	£43,354.340	£52,072.238	£64,913.806	£73,379.307	£1,400.266	£688.227	£246.689	£925.702	£1,698.025	£2,696.459	£3,039.379	£88,516.935	£102,557.287	£105,924.246
100% affordable housing (70:30)	£44,978.582	£60,518.399	£77,178.321	£88,224.546	£94,738.469	£285.461	£308.546	£1,137.400	£1,895.076	£2,312.206	£3,179.347	£3,464.699	£106,384.221	£109,492.185	£112,082.154

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£113,761.794	£84,738.532	£60,693.841	£31,613.650	£15,029.690	£27,395.205	£23,709.655	£19,582.390	£15,210.285	£9,213.895	£3,901.376	£1,603.376	£28,985.574	£43,985.574	£54,985.574
10% affordable housing (70:30)	£100,467.868	£64,190.497	£46,738.340	£13,036.792	£21,750.475	£29,040.065	£26,530.629	£22,384.187	£17,013.689	£9,785.994	£3,704.364	£1,494.932	£74,430.861	£85,930.226	£95,513.213
20% affordable housing (70:30)	£80,998.089	£33,537.250	£12,675.432	£11,504.539	£2,829.877	£30,084.826	£31,569.479	£32,829.877	£34,620.120	£36,352.323	£38,179.463	£39,918.759	£92,286.147	£92,865.227	£101,671.119
30% affordable housing (70:30)	£61,432.088	£17,724.810	£1,449.655	£24,246.454	£44,068.544	£31,159.587	£32,499.259	£34,027.920	£35,338.550	£36,916.653	£38,684.581	£39,343.450	£90,165.433	£90,800.120	£107,829.025
40% affordable housing (70:30)	£41,708.290	£1,744.135	£16,766.736	£37,528.710	£55,445.707	£32,143.488	£33,429.027	£34,889.767	£36,047.961	£37,501.654	£39,134.236	£39,768.401	£98,012.718	£98,730.016	£113,996.931
50% affordable housing (70:30)	£21,763.717	£14,364.867	£30,356.996	£50,523.061	£66,802.870	£33,219.100	£34,358.798	£35,767.411	£36,105.721	£37,617.123	£39,617.123	£40,192.831	£105,900.005	£113,669.914	£120,144.838
60% affordable housing (70:30)	£11,434.057	£30,859.223	£43,366.205	£63,833.801	£78,160.032	£34,263.869	£35,288.565	£36,493.521	£37,492.041	£38,710.020	£40,100.011	£40,617.522	£113,767.291	£120,604.811	£126,302.744
70% affordable housing (70:30)	£1,897.078	£47,875.438	£60,532.287	£77,144.541	£93,571.185	£35,998.630	£36,218.333	£37,340.810	£38,249.034	£39,321.875	£40,540.899	£41,042.212	£121,634.677	£127,530.768	£132,460.855
80% affordable housing (70:30)	£40,178.758	£66,004.496	£74,898.370	£90,455.481	£100,874.358	£36,355.330	£37,117.884	£38,217.884	£39,088.544	£39,936.068	£41,085.786	£41,456.963	£130,501.863	£134,474.665	£138,516.569
90% affordable housing (70:30)	£62,004.792	£82,206.554	£90,864.453	£103,766.021	£112,231.522	£37,451.491	£38,163.887	£39,098.304	£39,777.916	£40,550.239	£41,548.674	£41,801.594	£137,369.149	£141,409.501	£144,776.462
100% affordable housing (70:30)	£83,830.798	£99,370.614	£106,030.535	£117,076.761	£123,568.684	£38,566.793	£39,161.069	£39,983.614	£40,547.390	£41,164.420	£42,031.562	£42,316.284	£146,236.436	£148,344.339	£150,834.369

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£128,379.993	£73,354.822	£49,302.047	£22,053.519	£27,311.491	£19,377.108	£21,091.751	£22,944.121	£24,592.060	£26,607.465	£28,611.691	£29,483.778	£57,345.375	£70,377.229	£80,737.108
10% affordable housing (70:30)	£109,088.496	£36,536.539	£13,653.816	£13,172.276	£20,421.666	£22,021.521	£23,765.966	£25,301.450	£27,167.795	£29,088.147	£29,891.633	£30,612.863	£65,812.863	£77,312.527	£85,805.014
20% affordable housing (70:30)	£89,616.288	£24,155.440	£21,293.831	£2,886.340	£24,211.678	£24,466.627	£22,951.290	£24,587.854	£26,010.921	£27,734.124	£29,561.264	£30,300.580	£73,679.948	£84,247.023	£93,052.910
30% affordable housing (70:30)	£70,050.288	£26,343.018	£7,168.544	£15,628.255	£36,470.344	£22,611.388	£23,881.059	£25,409.721	£26,720.351	£28,300.454	£30,036.381	£30,725.290	£81,347.233	£91,181.921	£99,210.826
40% affordable housing (70:30)	£50,526.480	£10,562.335	£7,148.527	£28,520.511	£48,827.938	£24,596.149	£24,810.828	£26,211.588	£27,429.782	£28,885.225	£30,516.037	£31,148.941	£89,414.520	£98,116.817	£105,368.732
50% affordable housing (70:30)	£30,381.916	£5,745.657	£21,728.736	£41,904.662	£58,194.671	£24,600.899	£25,740.937	£27,053.455	£28,139.212	£29,481.522	£30,998.924	£31,574.632	£97,291.896	£105,051.714	£111,526.638
60% affordable housing (70:30)	£10,152.956	£22,241.024	£36,748.006	£55,215.602	£69,541.833	£25,645.670	£26,870.824	£27,875.321	£28,873.842	£30,091.921	£31,481.812	£31,999.322	£105,149.092	£111,986.612	£117,684.545
70% affordable housing (70:30)	£10,352.506	£39,269.237	£51,814.098	£68,526.341	£80,899.996	£26,690.431	£27,600.134	£28,722.210	£29,830.835	£30,703.676	£31,969.699	£32,424.013	£113,916.378	£119,921.508	£123,842.450
80% affordable housing (70:30)	£31,590.588	£56,424.238	£67,091.011	£81,807.081	£92,256.150	£27,735.181	£28,553.694	£29,599.178	£30,399.349	£31,317.869	£32,447.867	£32,448.704	£120,983.695	£125,396.896	£130,000.357
90% affordable housing (70:30)	£53,866.593	£85,246.254	£95,147.822	£103,613.322	£109,633.749	£28,633.749	£29,545.788	£30,480.105	£31,159.717	£31,932.040	£32,905.475	£33,279.394	£128,750.950	£132,791.302	£138,156.263
100% affordable housing (70:30)	£75,212.597	£90,752.414	£97,412.336	£108,458.562	£114,970.455	£29,948.554	£30,542.861	£31,371.415	£31,929.061	£32,546.221	£33,413.362	£33,698.085	£136,619.236	£139,728.200	£142,316.170

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£144,790.479	£89,765.306	£65,712.532	£38,464.005	£14,098.956	£2,266.262	£4,681.266	£6,533.635	£8,181.574	£10,190.979	£12,201.205	£13,053.291	£41,534.890	£53,966.744	£64,326.622
10% affordable housing (70:30)	£125,496.593	£74,219.182	£51,767.025	£26,064.467	£13,238.210	£4,011.381	£5,611.035	£7,355.592	£9,991.004	£10,797.399	£12,675.662	£13,471.147	£49,402.176	£60,901.641	£70,884.539
20% affordable housing (70:30)	£106,026.774	£59,865.935	£37,704.117	£13,324.145	£7,801.194	£3,056.141	£6,540.804	£8,177.368	£9,600.435	£11,323.638	£13,150.778	£13,990.074	£57,269.462	£67,536.537	£76,602.434
30% affordable housing (70:30)	£86,460.773	£42,753.504	£23,579.030	£7,821.231	£10,059.859	£6,100.902	£7,400.573	£8,999.235	£10,369.665	£11,899.988	£13,625.686	£14,316.765	£65,136.748	£74,771.435	£82,800.340
40% affordable housing (70:30)	£66,736.966	£26,772.824	£9,261.959	£12,210.025	£30,417.022	£7,146.683	£7,821.102	£8,110.296	£11,019.296	£12,472.738	£14,106.551	£14,739.455	£		

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£155,825,177	£100,850,006	£76,747,250	£49,498,703	£25,133,693	£9,068,078	£6,353,432	£4,501,063	£2,853,124	£943,719	£1,166,507	£2,018,593	£30,000,191	£42,932,048	£53,291,923
10% affordable housing (70:30)	£136,235,890	£85,253,890	£62,801,723	£37,089,185	£14,272,905	£7,023,317	£5,423,663	£3,674,186	£2,143,894	£777,395	£1,640,963	£2,436,449	£38,367,478	£49,988,043	£59,449,829
20% affordable housing (70:30)	£117,061,472	£69,650,853	£46,738,815	£24,555,843	£9,253,506	£5,978,557	£4,493,894	£2,857,330	£1,434,635	£266,940	£2,116,080	£2,855,376	£46,234,764	£56,801,539	£65,697,736
30% affordable housing (70:30)	£97,495,471	£53,788,202	£34,613,728	£11,816,929	£8,025,161	£4,933,463	£3,584,125	£2,036,463	£724,833	£855,270	£2,591,186	£3,280,067	£54,102,650	£63,736,577	£71,765,642
40% affordable housing (70:30)	£77,771,653	£37,807,522	£20,296,657	£1,175,327	£10,382,324	£3,889,035	£2,634,356	£1,131,596	£15,402	£1,438,041	£3,070,953	£3,704,757	£61,969,336	£70,671,633	£77,923,540
50% affordable housing (70:30)	£57,927,100	£21,698,516	£11,469,878	£-14,469,878	£30,739,437	£2,844,274	£1,704,567	£391,728	£-904,628	£-2,042,338	£3,853,740	£4,129,448	£69,856,622	£77,606,531	£84,291,455
60% affordable housing (70:30)	£37,597,440	£5,204,160	£-9,502,822	£-27,770,418	£42,096,649	£1,739,514	£774,818	£-430,138	£-1,288,658	£-2,646,637	£4,036,628	£4,554,139	£77,703,908	£84,541,428	£90,239,961
70% affordable housing (70:30)	£17,050,678	£-11,815,053	£-24,468,904	£-41,081,158	£-53,453,812	£154,753	£-154,950	£-1,277,027	£-1,825,851	£-3,258,492	£4,519,516	£4,878,829	£84,878,829	£88,571,195	£91,476,325
80% affordable housing (70:30)	£4,115,405	£-28,079,113	£-39,834,988	£-54,391,998	£-69,610,975	£-290,007	£-1,108,501	£-2,153,994	£-3,872,675	£-5,002,403	£5,403,520	£9,438,480	£36,411,222	£40,565,175	£42,888,173
90% affordable housing (70:30)	£-25,949,410	£-46,143,171	£-54,893,070	£-67,702,639	£-76,168,139	£-1,386,566	£-2,100,804	£-3,034,921	£-4,486,896	£-5,485,291	£5,829,211	£10,308,788	£36,346,116	£40,713,078	£42,888,173
100% affordable housing (70:30)	£-47,767,413	£-69,307,231	£-89,667,152	£-103,013,378	£-126,526,301	£-203,503,370	£-287,628,301	£-392,927,677	£-503,202,231	£-643,807,907	£-768,193,179	£-862,252,901	£-1,009,137,053	£-1,128,281,016	£-1,214,870,886

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£156,733,886	£101,708,715	£77,855,940	£50,407,412	£26,942,402	£9,976,788	£7,262,142	£5,409,772	£3,761,833	£1,752,428	£2,577,797	£1,109,883	£29,591,482	£42,023,338	£52,383,216
10% affordable housing (70:30)	£137,439,360	£86,162,589	£63,710,432	£38,007,875	£15,181,811	£7,932,027	£6,332,372	£4,587,905	£3,052,403	£1,186,088	£2,322,254	£1,527,740	£37,485,768	£48,398,234	£56,841,121
20% affordable housing (70:30)	£117,970,181	£70,509,342	£49,647,524	£26,467,553	£4,142,215	£6,897,266	£5,402,803	£3,766,309	£2,342,972	£819,769	£1,207,371	£1,946,667	£45,326,055	£55,803,130	£64,698,026
30% affordable housing (70:30)	£98,404,181	£54,696,911	£35,522,437	£12,726,638	£7,116,451	£5,842,505	£4,472,834	£2,944,172	£1,633,542	£53,439	£1,682,488	£2,371,357	£53,130,340	£62,828,028	£70,856,933
40% affordable housing (70:30)	£78,680,373	£38,716,231	£21,205,366	£-2,956,618	£18,475,915	£4,797,744	£3,543,065	£1,222,305	£194,111	£-529,332	£2,162,144	£2,796,048	£61,980,627	£69,762,924	£77,014,839
50% affordable housing (70:30)	£59,725,890	£22,807,226	£8,615,097	£-15,660,969	£29,830,776	£3,757,984	£2,613,296	£1,300,439	£214,681	£-1,133,629	£3,220,739	£4,667,913	£76,697,621	£84,697,581	£91,727,746
60% affordable housing (70:30)	£38,506,149	£6,112,865	£-8,394,115	£-26,361,709	£41,187,940	£2,708,223	£1,683,528	£478,572	£-519,949	£-1,737,928	£3,127,919	£3,645,429	£76,796,199	£83,632,719	£89,330,652
70% affordable housing (70:30)	£18,001,388	£-10,908,344	£-23,560,195	£-40,172,448	£-52,545,103	£1,663,462	£763,759	£-368,317	£-1,276,942	£-2,349,783	£3,610,806	£4,070,120	£84,662,485	£90,567,615	£95,488,557
80% affordable housing (70:30)	£3,206,695	£-28,079,493	£-38,752,578	£-53,463,198	£-63,902,286	£-18,702	£-189,791	£-1,245,284	£-2,036,451	£-2,963,965	£4,093,684	£4,494,611	£32,502,513	£37,502,513	£40,564,464
90% affordable housing (70:30)	£-25,949,410	£-46,143,171	£-54,893,070	£-67,702,639	£-76,168,139	£-1,386,566	£-2,100,804	£-3,034,921	£-4,486,896	£-5,485,291	£5,829,211	£10,308,788	£36,346,116	£40,713,078	£42,888,173
100% affordable housing (70:30)	£-46,858,704	£-62,388,521	£-89,058,443	£-104,104,669	£-130,616,592	£-203,503,370	£-287,628,301	£-392,927,677	£-503,202,231	£-643,807,907	£-768,193,179	£-862,252,901	£-1,009,137,053	£-1,128,281,016	£-1,214,870,886

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£153,636,636	£98,611,464	£74,558,689	£47,310,161	£22,945,151	£9,879,537	£4,764,991	£3,312,522	£1,844,862	£1,344,822	£3,355,048	£4,207,134	£32,989,733	£45,120,587	£55,480,465
10% affordable housing (70:30)	£134,342,710	£83,065,336	£60,815,191	£34,910,624	£12,084,367	£4,834,776	£3,235,121	£1,490,655	£44,849	£-1,911,152	£3,829,505	£4,624,990	£40,856,020	£52,056,484	£61,638,372
20% affordable housing (70:30)	£114,872,931	£67,412,091	£46,550,274	£22,370,302	£1,044,964	£3,790,015	£2,305,352	£868,789	£-754,279	£-2,477,482	£4,304,621	£5,043,918	£48,423,305	£55,900,381	£67,726,274
30% affordable housing (70:30)	£95,306,930	£51,599,660	£32,425,187	£9,628,388	£-10,213,702	£2,746,255	£1,375,884	£-153,070	£-1,463,709	£-3,043,812	£4,779,739	£5,468,608	£56,290,591	£65,925,278	£73,954,183
40% affordable housing (70:30)	£75,583,122	£35,618,980	£18,108,116	£-3,363,869	£21,670,865	£1,700,494	£485,815	£-974,946	£-2,173,139	£-3,626,582	£5,259,384	£6,893,208	£64,157,878	£72,860,175	£80,112,690
50% affordable housing (70:30)	£55,636,556	£19,509,976	£3,517,946	£-16,646,200	£32,028,028	£855,755	£463,954	£-1,786,813	£-2,882,569	£-4,230,680	£5,742,982	£6,317,890	£72,025,163	£80,785,072	£86,498,986
60% affordable housing (70:30)	£35,408,898	£3,016,618	£-11,491,363	£-29,958,960	£44,285,191	£-389,020	£-1,413,723	£-2,618,679	£-3,817,200	£-4,835,178	£6,225,169	£6,742,680	£79,892,449	£86,729,970	£92,427,903
70% affordable housing (70:30)	£14,904,137	£-14,003,595	£-26,857,446	£-43,289,699	£-55,642,354	£-1,433,788	£-2,343,492	£-3,465,568	£-4,374,193	£-5,447,034	£6,708,057	£7,167,970	£87,759,736	£93,664,866	£98,585,808
80% affordable housing (70:30)	£6,303,946	£-31,657,454	£-41,823,539	£-56,580,499	£-68,099,517	£-2,478,548	£-3,297,042	£-4,342,535	£-5,133,709	£-5,961,216	£7,180,945	£7,592,062	£95,627,022	£100,590,763	£104,743,714
90% affordable housing (70:30)	£-28,129,951	£-48,313,713	£-58,980,611	£-69,891,179	£-78,356,880	£-3,577,107	£-4,289,145	£-5,223,462	£-6,003,075	£-6,675,597	£7,673,832	£8,016,752	£103,494,307	£107,534,660	£110,901,621
100% affordable housing (70:30)	£-46,955,955	£-65,495,772	£-83,215,694	£-103,201,919	£-129,713,842	£-169,911,771	£-226,219,219	£-301,117,772	£-392,443,449	£-509,293,720	£-643,807,907	£-814,442,122	£-962,252,901	£-1,101,381,596	£-1,193,059,527

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£157,681,184	£102,831,384	£78,378,288	£51,339,681	£26,965,074	£9,300,000	£6,385,410	£4,533,004	£2,853,101	£968,411	£1,186,611	£2,018,593	£30,000,191	£42,932,048	£53,291,923
10% affordable housing (70:30)	£138,363,229	£87,085,856	£64,633,700	£38,513,143	£16,106,866	£8,855,295	£7,255,640	£5,511,174	£3,976,671	£2,109,387	£1,911,014	£-604,471	£36,535,500	£48,034,965	£57,617,863
20% affordable housing (70:30)	£118,893,450	£71,432,611	£50,570,793	£26,390,821	£8,065,484	£7,810,534	£6,325,871	£4,689,308	£3,266,241	£1,543,038	£2,884,102	£1,023,399	£44,402,786	£54,969,862	£63,775,758
30% affordable housing (70:30)	£99,327,449	£55,620,179	£36,445,706	£13,648,907	£-16,193,187	£6,765,774	£5,396,103	£3,867,441	£2,556,811	£976,707	£-759,220	£1,448,089	£52,270,072	£61,904,759	£69,953,664
40% affordable housing (70:30)	£79,603,641	£39,638,500	£22,128,635	£-6,896,651	£17,550,266	£5,721,013	£4,488,134	£3,045,573	£1,847,380	£999,937	£1,238,875	£1,872,779	£60,137,356	£68,639,656	£76,091,671
50% affordable housing (70:30)	£59,650,077	£23,530,494	£7,538,365	£-12,627,701	£28,907,509	£4,676,262	£3,396,965	£2,223,706	£-1,137,960	£-2,210,361	£1,721,763	£2,297,471	£68,004,644	£75,774,553	£82,249,477
60% affordable housing (70:30)	£39,429,417	£7,036,137	£-7,470,844	£-25,338,441											

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	35
Site Area	0.47 Ha

VBC as % of floorspace 50%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,875,663	£11,298,142	£9,764,919	£8,061,337	£6,662,186	£10,856,910	£9,142,264	£7,289,895	£5,641,955	£3,632,551	£1,622,325	£770,239	£1,786,713	£1,044,897	£408,669
10% affordable housing (70:30)	£14,019,053	£10,620,409	£9,163,847	£7,532,200	£6,108,005	£10,158,298	£8,520,313	£6,730,879	£5,166,897	£3,252,893	£1,303,995	£489,423	£1,472,107	£747,372	£142,955
20% affordable housing (70:30)	£13,162,444	£9,942,875	£8,562,774	£7,003,073	£5,633,826	£9,450,685	£7,908,362	£6,190,862	£4,691,839	£2,873,235	£985,004	£208,006	£1,136,972	£440,845	£121,767
30% affordable housing (70:30)	£12,305,834	£9,264,941	£7,961,702	£6,473,924	£5,199,645	£8,761,074	£7,276,411	£5,639,846	£4,216,780	£2,493,577	£666,014	£-73,392	£801,273	£152,320	£-394,827
40% affordable housing (70:30)	£11,449,225	£8,587,208	£7,360,630	£5,944,787	£4,745,465	£8,062,462	£6,654,460	£5,089,830	£3,741,722	£2,113,919	£347,023	£-358,802	£465,574	£-147,580	£-664,887
50% affordable housing (70:30)	£10,592,616	£7,909,475	£6,759,557	£5,415,649	£4,291,286	£7,363,850	£6,032,510	£4,539,815	£3,266,664	£1,734,262	£26,033	£-644,212	£129,874	£-449,972	£-934,947
60% affordable housing (70:30)	£9,736,006	£7,231,742	£6,188,485	£4,986,512	£3,937,105	£6,665,239	£5,410,559	£3,989,799	£2,791,695	£1,337,316	£-295,716	£-929,821	£-299,191	£-752,365	£-1,205,007
70% affordable housing (70:30)	£8,879,397	£6,554,007	£5,557,413	£4,357,375	£3,382,925	£5,966,266	£4,788,808	£3,439,783	£2,316,547	£932,204	£-819,925	£-1,215,031	£-550,380	£-1,054,755	£-1,475,066
80% affordable housing (70:30)	£8,022,787	£5,876,274	£4,956,341	£3,828,236	£2,914,120	£5,268,014	£4,166,658	£2,889,767	£1,841,489	£527,093	£-944,132	£-1,500,441	£-891,570	£-1,357,146	£-1,745,127
90% affordable housing (70:30)	£7,166,177	£5,198,541	£4,355,268	£3,280,099	£2,429,491	£4,569,403	£3,544,707	£2,339,751	£1,339,960	£121,981	£-1,288,340	£-1,785,850	£-1,232,760	£-1,659,538	£-2,015,187
100% affordable housing (70:30)	£6,309,568	£4,520,808	£3,754,196	£2,749,600	£1,944,861	£3,870,791	£2,922,757	£1,781,669	£833,052	£-287,760	£-1,592,548	£-2,071,280	£-1,573,940	£-1,961,930	£-2,285,247

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£21,254,071	£15,207,238	£13,207,878	£11,007,073	£9,286,205	£21,254,071	£18,207,238	£14,892,264	£11,587,298	£7,213,919	£3,213,919	£1,044,897	£1,044,897	£1,044,897	£408,669
10% affordable housing (70:30)	£20,433,161	£14,231,805	£12,688,368	£10,500,015	£8,744,208	£20,433,161	£17,431,805	£14,112,362	£10,806,815	£6,599,322	£2,548,215	£-38,362,792	£-37,308,108	£-38,104,843	£-38,709,260
20% affordable housing (70:30)	£19,689,770	£13,299,540	£11,899,513	£9,899,152	£8,199,388	£19,689,770	£16,689,540	£13,371,832	£10,061,376	£5,867,979	£1,867,210	£-38,643,609	£-37,715,242	£-38,402,369	£-39,376,982
30% affordable housing (70:30)	£18,946,380	£12,367,273	£10,967,243	£9,067,890	£7,367,569	£18,946,380	£15,737,273	£12,412,368	£9,100,434	£5,138,637	£88,186,200	£-38,925,697	£-38,050,941	£-38,699,895	£-39,247,041
40% affordable housing (70:30)	£18,202,990	£11,435,006	£10,035,268	£8,137,427	£6,437,250	£18,202,990	£14,785,006	£11,459,724	£8,142,364	£4,410,493	£-8,738,205	£-38,605,192	£-38,366,641	£-38,969,794	£-39,517,101
50% affordable housing (70:30)	£17,459,600	£10,502,739	£9,102,538	£7,187,959	£5,487,929	£17,459,600	£13,852,739	£10,520,450	£7,201,511	£3,682,262	£-38,824,182	£-38,722,340	£-39,302,186	£-39,787,161	
60% affordable housing (70:30)	£16,716,210	£9,570,473	£8,169,330	£6,262,703	£4,517,010	£16,716,210	£12,925,473	£9,593,009	£6,266,609	£2,914,839	£-39,147,931	£-39,781,836	£-39,061,403	£-39,604,578	£-40,067,221
70% affordable housing (70:30)	£15,972,818	£8,639,207	£7,248,062	£5,341,540	£3,748,000	£15,972,818	£12,002,207	£8,675,542	£5,371,667	£2,192,010	£-39,472,139	£-40,067,245	£-39,402,594	£-39,906,070	£-40,327,261
80% affordable housing (70:30)	£15,229,428	£7,702,936	£6,316,874	£4,420,576	£2,914,120	£15,229,428	£11,077,936	£7,752,426	£4,403,726	£1,468,941	£-39,786,341	£-40,352,555	£-39,743,785	£-40,597,242	
90% affordable housing (70:30)	£14,482,037	£6,773,664	£5,406,787	£3,503,511	£2,087,733	£14,482,037	£10,148,664	£6,802,511	£3,527,255	£73,223	£-40,120,554	£-40,638,065	£-40,084,975	£-40,511,752	£-40,867,401
100% affordable housing (70:30)	£13,735,646	£5,844,393	£4,539,919	£2,593,542	£1,274,861	£13,735,646	£9,219,393	£5,872,045	£2,593,726	£-40,444,762	£-40,923,475	£-40,426,164	£-40,814,144	£-41,137,461	

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£15,359,352	£11,895,873	£10,499,097	£8,712,878	£7,171,830	£15,359,352	£13,177,108	£10,691,751	£8,294,121	£5,892,060	£2,601,465	£-29,811,691	£-29,453,778	£-29,547,302	£-29,189,118
10% affordable housing (70:30)	£14,541,496	£11,070,185	£9,707,185	£7,921,816	£6,426,010	£14,541,496	£12,387,108	£9,906,751	£7,507,172	£5,101,118	£-29,893,000	£-29,744,593	£-29,858,643	£-29,993,951	
20% affordable housing (70:30)	£13,727,571	£10,291,341	£8,927,341	£7,137,053	£5,631,805	£13,727,571	£11,537,341	£9,046,153	£6,641,172	£4,234,172	£-29,760,780	£-29,249,011	£-29,025,410	£-29,097,043	£-29,784,170
30% affordable housing (70:30)	£12,912,181	£9,463,074	£8,102,314	£6,317,091	£4,824,370	£12,912,181	£10,717,091	£8,224,159	£5,817,235	£3,407,438	£-29,568,001	£-29,307,408	£-29,432,742	£-29,081,695	£-29,628,842
40% affordable housing (70:30)	£12,100,791	£8,645,807	£7,284,336	£5,469,228	£4,064,550	£12,100,791	£10,294,550	£7,884,185	£5,473,293	£2,988,096	£-29,986,992	£-29,592,817	£-29,789,441	£-29,381,595	£-29,898,902
50% affordable housing (70:30)	£11,289,400	£7,834,540	£6,474,459	£4,664,866	£3,259,229	£11,289,400	£9,469,540	£7,049,729	£4,642,358	£2,569,200	£-29,867,452	£-29,678,227	£-29,104,141	£-29,663,987	£-29,189,862
60% affordable housing (70:30)	£10,478,010	£7,023,274	£5,662,711	£3,857,504	£2,452,910	£10,478,010	£8,652,274	£6,234,216	£3,827,410	£2,152,732	£-29,896,700	£-29,529,732	£-29,163,637	£-29,439,022	
70% affordable housing (70:30)	£9,666,618	£6,210,008	£4,859,603	£3,046,841	£1,647,000	£9,666,618	£7,842,008	£5,424,407	£3,017,468	£1,743,811	£-29,953,840	£-29,448,046	£-29,784,399	£-29,129,771	£-29,709,082
80% affordable housing (70:30)	£8,855,228	£5,400,741	£4,050,675	£2,231,898	£824,000	£8,855,228	£7,030,741	£4,614,246	£2,202,527	£932,527	£-29,788,993	£-29,178,148	£-29,734,556	£-29,125,865	£-29,591,182
90% affordable housing (70:30)	£8,043,837	£4,590,474	£3,240,406	£1,420,524	£24,000	£8,043,837	£6,220,474	£3,804,256	£1,794,056	£60,110,034	£-29,502,355	£-29,019,866	£-29,146,775	£-29,189,553	£-29,249,202
100% affordable housing (70:30)	£7,232,447	£3,779,208	£2,470,819	£1,063,325	£-129,151	£7,232,447	£5,411,208	£3,000,265	£1,290,965	£-29,521,775	£-29,186,563	£-29,305,275	£-29,180,964	£-29,195,945	£-29,512,262

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£1,052,134	£-2,525,387	£-4,058,611	£-5,762,103	£-7,261,344	£-2,966,620	£-4,681,266	£-6,533,635	£-8,181,574	£-10,190,979	£-12,201,205	£-13,053,291	£-12,778,632	£-13,414,861	
10% affordable housing (70:30)	£195,524	£-3,203,121	£-4,659,683	£-6,291,330	£-7,715,624	£-3,665,232	£-5,303,217	£-7,083,691	£-8,998,633	£-10,970,697	£-12,910,534	£-13,334,107	£-12,351,423	£-13,076,158	
20% affordable housing (70:30)	£-881,055	£-4,881,855	£-6,260,756	£-8,080,467	£-9,169,704	£-4,363,844	£-6,025,167	£-7,833,667	£-9,131,691	£-10,960,295	£-12,838,525	£-13,814,324	£-12,686,558	£-13,370,684	
30% affordable housing (70:30)	£-1,517,695	£-6,558,588	£-7,861,828	£-9,749,605	£-10,823,884	£-5,062,455	£-6,547,118	£-8,183,693	£-9,606,749	£-11,329,592	£-13,157,616	£-13,896,022	£-13,022,256	£-13,671,210	
40% affordable housing (70:30)	£-2,234,305	£-8,236,321	£-9,462,900	£-11,427,742	£-12,078,064	£-5,761,068	£-7,169,089	£-8,733,699	£-10,081,808	£-11,709,610	£-13,476,507	£-14,182,332	£-13,357,956	£-13,971,100	
50% affordable housing (70:30)	£-2,950,914	£-9,914,055	£-10,993,073	£-13,047,881	£-13,532,244	£-6,459,680	£-7,791,019	£-9,283,714	£-10,586,865	£-12,089,248	£-13,785,497	£-14,467,741	£-13,693,695	£-14,273,501	

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,875,663	£11,298,142	£9,764,919	£8,061,337	£6,562,186	£10,896,910	£9,142,264	£7,289,896	£5,641,955	£3,632,551	£1,622,325	£770,239	£1,786,713	£1,044,897	£408,669
10% affordable housing (70:30)	£14,016,409	£10,620,409	£9,163,847	£7,532,290	£6,108,006	£10,158,298	£8,520,313	£6,738,879	£5,188,387	£3,265,893	£1,393,999	£489,423	£1,472,107	£747,372	£142,955
20% affordable housing (70:30)	£13,162,444	£9,942,975	£8,562,774	£7,003,942	£5,653,926	£9,450,685	£7,998,362	£6,189,867	£4,639,963	£2,873,235	£1,095,904	£396,906	£1,136,972	£490,845	£124,767
30% affordable housing (70:30)	£12,305,834	£9,264,941	£7,961,702	£6,473,924	£5,199,646	£8,761,074	£7,276,811	£5,639,846	£4,216,264	£2,493,577	£866,014	£-73,392	£801,273	£152,300	£-394,827
40% affordable housing (70:30)	£11,449,225	£8,587,209	£7,460,630	£5,944,787	£4,745,465	£8,057,462	£6,654,460	£5,089,830	£3,741,722	£2,113,919	£347,023	£-358,802	£465,574	£-147,580	£-664,887
50% affordable housing (70:30)	£10,599,616	£7,909,475	£6,949,957	£5,415,649	£4,291,286	£7,363,850	£6,032,510	£4,539,815	£3,200,564	£1,724,262	£23,093	£-844,212	£-449,972	£-934,917	£-1,490,917
60% affordable housing (70:30)	£9,736,006	£7,231,742	£6,158,485	£4,886,512	£3,837,105	£6,665,239	£5,410,559	£3,989,799	£2,791,095	£1,337,316	£-295,716	£-929,621	£-209,191	£-752,363	£-1,205,007
70% affordable housing (70:30)	£8,879,397	£6,554,007	£5,357,413	£4,397,375	£3,382,925	£5,966,626	£4,788,587	£3,438,783	£2,316,547	£932,204	£-619,925	£-1,215,031	£-550,380	£-1,054,755	£-1,475,066
80% affordable housing (70:30)	£8,022,787	£5,876,274	£4,956,941	£4,826,236	£2,914,120	£5,268,014	£4,165,658	£2,889,767	£1,841,489	£527,093	£-944,132	£-1,500,441	£-891,570	£-1,357,146	£-1,745,127
90% affordable housing (70:30)	£7,166,177	£5,198,941	£4,355,298	£3,299,089	£2,429,491	£4,569,403	£3,844,707	£2,339,751	£1,399,869	£121,981	£-1,288,340	£-1,789,590	£-1,232,760	£-1,659,538	£-2,015,387
100% affordable housing (70:30)	£6,309,568	£4,520,808	£3,754,196	£2,744,690	£1,944,861	£3,870,791	£2,922,757	£1,781,689	£833,052	£-287,760	£-1,582,548	£-2,071,260	£-1,573,949	£-1,961,930	£-2,285,247

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,995,541	£9,418,020	£7,884,796	£6,181,215	£4,682,063	£9,976,798	£7,262,142	£5,400,772	£3,761,933	£1,752,428	£-257,797	£-1,109,883	£-93,409	£-936,228	£-1,471,453
10% affordable housing (70:30)	£12,136,931	£8,740,297	£7,293,724	£5,652,077	£4,227,983	£9,278,175	£6,640,191	£4,959,756	£3,286,775	£1,372,771	£-576,127	£-1,390,700	£-468,016	£-1,139,750	£-1,737,168
20% affordable housing (70:30)	£11,282,322	£8,062,552	£6,682,651	£5,122,940	£3,773,704	£7,579,563	£5,018,240	£3,709,740	£2,811,716	£993,113	£-1,671,517	£-2,435,150	£-1,430,277	£-2,004,889	£-2,744,949
30% affordable housing (70:30)	£10,425,712	£7,384,819	£6,081,579	£4,593,802	£3,319,523	£6,880,962	£5,396,289	£3,759,724	£2,336,658	£613,455	£-1,214,108	£-1,953,514	£-1,078,849	£-1,727,802	£-2,274,949
40% affordable housing (70:30)	£9,569,102	£6,707,086	£5,480,507	£4,064,695	£2,865,343	£6,182,340	£4,774,338	£3,209,708	£1,861,900	£233,797	£-1,533,099	£-2,239,924	£-1,414,548	£-2,027,702	£-2,549,009
50% affordable housing (70:30)	£8,712,493	£6,029,353	£4,879,435	£3,535,527	£2,411,164	£5,483,729	£4,152,388	£2,659,693	£1,386,541	£145,861	£-1,862,000	£-2,524,334	£-1,750,248	£-2,330,094	£-2,909,888
60% affordable housing (70:30)	£7,855,883	£5,351,619	£4,278,363	£3,006,300	£1,956,983	£4,785,116	£3,330,437	£2,109,677	£911,483	£-242,807	£-2,175,838	£-2,800,744	£-2,089,313	£-2,632,485	£-3,088,129
70% affordable housing (70:30)	£6,999,275	£4,673,885	£3,677,291	£2,477,252	£1,602,803	£4,086,504	£2,908,486	£1,559,661	£736,425	£-947,918	£-2,500,047	£-3,095,153	£-2,430,502	£-2,934,877	£-3,355,189
80% affordable housing (70:30)	£6,142,665	£3,998,152	£3,076,218	£1,968,114	£1,033,984	£3,387,892	£2,286,538	£1,008,645	£-63,634	£-1,353,029	£-2,824,255	£-3,390,563	£-2,771,892	£-3,237,269	£-3,625,249
90% affordable housing (70:30)	£5,286,055	£3,318,416	£2,475,146	£1,418,927	£649,369	£2,689,391	£1,684,384	£849,826	£-540,163	£-1,758,141	£-3,148,462	£-3,865,913	£-3,112,882	£-3,439,660	£-3,865,349
100% affordable housing (70:30)	£4,429,445	£2,640,685	£1,874,074	£884,568	£94,739	£1,990,669	£1,042,636	£-98,453	£-407,070	£-2,167,882	£-3,472,870	£-3,951,382	£-3,454,071	£-3,842,052	£-4,185,369

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,898,290	£6,320,769	£4,787,546	£3,083,994	£1,584,813	£9,879,537	£4,764,891	£2,312,522	£884,392	£-1,344,822	£-3,295,948	£-4,207,134	£-3,190,580	£-3,932,475	£-4,588,704
10% affordable housing (70:30)	£9,041,686	£5,643,036	£4,186,474	£2,554,827	£1,130,639	£9,180,925	£3,842,940	£1,762,506	£789,604	£-1,724,480	£-3,673,377	£-4,487,050	£-3,505,266	£-4,230,001	£-4,834,616
20% affordable housing (70:30)	£8,185,072	£4,965,302	£3,462,902	£2,026,690	£676,453	£4,482,312	£2,920,989	£1,212,490	£-285,534	£-2,104,138	£-3,992,369	£-4,768,767	£-3,840,401	£-4,527,527	£-5,102,140
30% affordable housing (70:30)	£7,328,462	£4,287,569	£2,984,329	£1,496,551	£222,273	£3,783,701	£2,299,038	£862,473	£-760,593	£-2,483,796	£-4,311,359	£-5,050,765	£-4,176,099	£-4,825,053	£-5,372,200
40% affordable housing (70:30)	£6,471,852	£3,609,835	£2,583,257	£927,414	£-231,908	£3,085,089	£1,677,187	£119,457	£-1,235,651	£-2,863,453	£-4,630,350	£-5,336,175	£-4,511,799	£-5,124,953	£-5,642,260
50% affordable housing (70:30)	£5,616,242	£2,932,102	£1,762,184	£498,276	£-686,087	£2,388,477	£1,055,137	£-437,558	£-1,710,708	£-3,243,111	£-4,949,340	£-5,821,585	£-4,847,499	£-5,427,345	£-5,912,300
60% affordable housing (70:30)	£4,758,633	£2,254,369	£1,181,112	£-190,861	£-1,140,267	£1,687,866	£433,187	£-987,574	£-2,185,768	£-3,640,057	£-5,273,089	£-6,006,994	£-5,186,564	£-5,729,736	£-6,182,379
70% affordable housing (70:30)	£3,902,024	£1,576,634	£580,040	£-619,998	£-1,594,448	£989,253	£-188,764	£-1,537,590	£-2,660,826	£-4,045,169	£-5,597,298	£-6,192,404	£-5,527,753	£-6,032,128	£-6,452,439
80% affordable housing (70:30)	£3,045,414	£898,801	£-21,022	£-1,149,107	£-2,063,253	£-299,641	£-810,715	£-2,087,608	£-3,136,894	£-4,450,280	£-5,921,626	£-6,477,814	£-5,868,943	£-6,334,519	£-6,729,600
90% affordable housing (70:30)	£2,188,804	£221,168	£-622,105	£-1,678,274	£-2,547,882	£-607,970	£-1,432,666	£-2,637,622	£-3,637,413	£-4,855,392	£-6,245,713	£-6,763,223	£-6,210,133	£-6,636,911	£-6,992,660
100% affordable housing (70:30)	£1,332,195	£-456,565	£-1,233,177	£-2,232,682	£-3,032,512	£-1,106,582	£-2,054,816	£-3,195,703	£-4,144,321	£-5,265,193	£-6,589,920	£-7,048,633	£-6,551,322	£-6,839,303	£-7,262,620

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,818,288	£10,341,288	£8,808,085	£7,104,883	£5,805,358	£10,900,966	£8,185,410	£6,333,101	£4,885,101	£2,673,097	£868,471	£-118,619	£-389,651	£-548,185	£-815,185
10% affordable housing (70:30)	£13,062,200	£9,683,555	£8,206,993	£6,576,346	£5,151,152	£9,201,444	£7,563,459	£5,783,025	£4,210,043	£2,296,039	£347,142	£-467,431	£-515,253	£-209,482	£-819,899
20% affordable housing (70:30)	£12,205,591	£8,985,821	£7,605,920	£6,046,209	£4,696,972	£8,502,832	£6,941,508	£5,233,009	£3,734,985	£1,916,381	£-238,150	£-748,248	£-180,118	£-507,008	£-1,081,621
30% affordable housing (70:30)	£11,348,981	£9,308,088	£7,904,848	£5,517,071	£4,242,792	£7,804,220	£6,219,557	£4,682,993	£3,259,326	£1,536,723	£-290,840	£-1,030,246	£-158,580	£-304,534	£-1,351,681
40% affordable housing (70:30)	£10,492,371	£7,630,354	£6,403,776	£4,987,653	£3,788,611	£7,105,658	£5,697,807	£4,132,976	£2,789,868	£1,157,086	£-699,651	£-1,315,656	£-491,280	£-1,104,433	£-1,621,741
50% affordable housing (70:30)	£9,636,762	£6,962,621	£5,802,703	£4,458,795	£3,334,432	£6,406,996	£5,075,857	£3,582,961	£2,309,810	£777,408	£-939,821	£-1,601,065	£-826,980	£-1,406,826	£-1,891,800
60% affordable housing (70:30)	£8,779,152	£6,274,888	£5,201,631	£3,928,688	£2,880,252	£5,708,385	£4,453,706	£3,032,945	£1,834,752	£380,462	£-1,252,570	£-1,886,475	£-1,168,045	£-1,709,217	£-2,181,860
70% affordable housing (70:30)	£7,922,543	£5,597,154	£4,600,559	£3,400,521	£2,426,071	£5,009,773	£3,831,755	£2,482,929	£1,359,693	£-24,650	£-1,576,779	£-2,171,865	£-1,502,234	£-2,011,609	£-2,431,920

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	35
Site Area	0.47 Ha

VBC as % of floorspace 75%

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,875,663	£11,288,142	£9,764,919	£8,061,337	£6,562,186	£10,856,910	£9,142,264	£7,289,895	£5,641,955	£3,632,551	£1,622,325	£770,239	£1,786,713	£1,044,897	£408,669
10% affordable housing (70:30)	£14,444,201	£10,956,118	£9,461,226	£7,793,612	£6,331,938	£10,504,446	£8,828,131	£7,011,730	£5,407,269	£3,439,564	£1,460,122	£626,462	£1,626,253	£992,765	£272,443
20% affordable housing (70:30)	£14,012,739	£10,614,004	£9,151,532	£7,525,886	£6,101,691	£10,151,983	£8,513,999	£6,733,664	£5,160,593	£3,246,973	£1,297,257	£480,695	£1,465,792	£740,633	£136,217
30% affordable housing (70:30)	£13,581,277	£10,272,070	£8,853,839	£7,258,159	£5,871,445	£9,799,521	£8,199,866	£6,455,399	£4,919,896	£3,053,592	£1,134,393	£338,907	£1,294,716	£568,502	£-9
40% affordable housing (70:30)	£13,149,815	£9,930,047	£8,550,146	£6,990,433	£5,641,197	£9,447,057	£7,885,734	£6,177,234	£4,679,210	£2,860,606	£971,529	£195,131	£1,123,497	£436,370	£-138,463
50% affordable housing (70:30)	£12,718,354	£9,588,023	£8,246,453	£6,722,707	£5,410,950	£9,094,595	£7,571,601	£5,899,069	£4,436,524	£2,667,620	£808,665	£51,353	£952,279	£284,239	£-276,917
60% affordable housing (70:30)	£12,296,891	£9,245,998	£7,942,758	£6,454,982	£5,183,702	£8,742,131	£7,257,469	£5,620,934	£4,197,837	£2,474,634	£645,901	£-93,936	£791,969	£132,189	£-415,370
70% affordable housing (70:30)	£11,885,430	£8,903,975	£7,639,058	£6,187,256	£4,950,456	£8,389,668	£6,940,356	£5,342,730	£3,957,151	£2,281,648	£482,937	£-240,065	£609,841	£-20,352	£-553,824
80% affordable housing (70:30)	£11,423,867	£8,561,951	£7,335,372	£5,919,530	£4,720,208	£8,037,205	£6,629,203	£5,064,574	£3,716,465	£2,088,662	£320,073	£-386,194	£438,623	£-174,971	£-692,279
90% affordable housing (70:30)	£10,962,506	£8,219,927	£7,031,679	£5,651,804	£4,489,961	£7,684,742	£6,315,071	£4,786,408	£3,475,778	£1,895,076	£157,208	£-532,322	£267,405	£-329,591	£-830,732
100% affordable housing (70:30)	£10,561,044	£7,877,904	£6,727,985	£5,384,078	£4,259,714	£7,332,278	£6,000,938	£4,508,243	£3,265,002	£1,702,689	£5,748	£-678,451	£96,197	£-484,211	£-969,186

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£3,976,951	£1,554,073	£939,997	£30,739,876	£2,923,393	£2,969,228	£2,729,329	£1,956,323	£3,211,599	£1,223,333	£28,031,976	£1,068,501	£1,979,811	£1,068,501	£1,068,501
10% affordable housing (70:30)	£24,408,014	£27,896,097	£29,390,689	£31,058,603	£32,526,266	£26,347,768	£30,024,084	£31,840,485	£33,650,945	£35,412,650	£37,192,093	£38,975,762	£37,225,562	£37,225,562	£37,225,562
20% affordable housing (70:30)	£24,839,475	£28,328,121	£29,694,683	£32,238,329	£33,750,523	£28,700,731	£32,338,216	£33,118,650	£34,932,338	£36,755,037	£38,577,731	£38,366,529	£37,386,422	£38,111,581	£38,715,997
30% affordable housing (70:30)	£25,270,938	£28,580,144	£29,998,376	£31,694,055	£33,480,770	£29,052,694	£32,692,348	£32,396,815	£33,932,318	£35,798,622	£37,717,921	£38,513,507	£37,857,499	£38,263,712	£38,832,223
40% affordable housing (70:30)	£25,702,409	£28,922,165	£30,362,060	£31,861,731	£33,111,018	£29,405,157	£32,968,460	£32,473,900	£34,170,004	£36,091,609	£37,860,685	£38,667,094	£37,725,717	£38,415,844	£38,996,618
50% affordable housing (70:30)	£26,133,861	£29,264,192	£30,650,762	£32,129,507	£33,441,631	£29,767,629	£33,280,613	£32,953,145	£34,413,691	£36,184,504	£38,043,549	£38,800,862	£37,809,936	£38,567,975	£39,129,131
60% affordable housing (70:30)	£26,565,323	£29,695,216	£30,999,456	£32,397,232	£33,671,312	£30,110,093	£33,594,745	£33,231,310	£34,694,377	£36,377,587	£38,206,474	£38,946,150	£38,071,154	£38,720,107	£39,287,585
70% affordable housing (70:30)	£26,996,785	£29,948,240	£31,213,149	£32,664,958	£33,901,789	£30,462,546	£33,939,475	£33,569,475	£34,985,963	£36,570,567	£38,389,278	£39,092,278	£38,242,373	£38,972,566	£39,466,038
80% affordable housing (70:30)	£27,428,247	£30,200,254	£31,516,842	£32,952,686	£34,192,007	£30,815,016	£34,223,011	£33,787,640	£35,316,640	£37,036,552	£38,763,052	£39,413,591	£38,627,166	£39,344,403	£39,832,403
90% affordable housing (70:30)	£27,859,709	£30,632,287	£31,820,535	£33,200,411	£34,466,253	£31,167,472	£34,537,143	£34,065,807	£35,607,436	£37,366,539	£39,096,539	£39,584,536	£38,584,809	£39,181,806	£39,682,947
100% affordable housing (70:30)	£28,291,170	£30,976,311	£32,124,229	£33,468,137	£34,693,500	£31,519,938	£34,943,972	£34,451,122	£37,140,525	£38,897,962	£39,830,665	£38,756,028	£39,236,426	£39,821,400	£40,312,400

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£15,359,352	£18,359,873	£20,489,097	£22,172,678	£23,671,830	£19,377,108	£21,091,751	£22,944,121	£24,592,680	£26,601,485	£28,611,691	£29,483,775	£28,447,392	£29,189,118	£29,825,346
10% affordable housing (70:30)	£15,777,898	£18,777,898	£20,777,898	£22,400,404	£23,900,077	£19,725,659	£21,445,864	£23,222,298	£24,827,746	£26,794,451	£28,773,883	£29,607,553	£28,601,762	£29,341,250	£29,957,573
20% affordable housing (70:30)	£16,221,276	£19,619,621	£21,076,844	£22,708,130	£24,132,324	£20,082,032	£21,720,016	£23,500,451	£25,073,433	£26,987,456	£28,936,758	£29,751,330	£28,788,223	£29,493,382	£30,097,798
30% affordable housing (70:30)	£16,652,739	£19,961,945	£21,380,177	£22,975,856	£24,382,571	£20,434,494	£22,078,616	£23,778,616	£25,314,119	£27,180,423	£28,999,622	£29,895,108	£28,938,300	£29,645,513	£30,234,024
40% affordable housing (70:30)	£17,084,200	£20,303,969	£21,683,570	£23,243,852	£24,596,818	£20,786,958	£22,348,281	£24,056,781	£25,584,805	£27,373,409	£29,262,486	£30,038,885	£29,110,518	£29,777,645	£30,372,478
50% affordable housing (70:30)	£17,515,662	£20,645,992	£21,987,663	£23,511,336	£24,823,065	£21,138,421	£22,692,414	£24,334,946	£25,786,492	£27,566,395	£29,425,380	£30,182,662	£29,261,737	£29,949,776	£30,510,932
60% affordable housing (70:30)	£17,947,124	£20,988,017	£22,291,257	£23,773,033	£25,053,311	£21,491,884	£22,976,546	£24,613,111	£26,036,718	£27,759,381	£29,588,215	£30,327,951	£29,425,955	£30,101,908	£30,649,386
70% affordable housing (70:30)	£18,378,585	£21,130,041	£22,594,950	£24,049,759	£25,293,560	£21,844,347	£23,290,679	£24,991,276	£26,276,894	£27,952,368	£29,751,078	£30,474,080	£29,624,174	£30,284,367	£30,787,839
80% affordable housing (70:30)	£18,810,045	£21,672,663	£22,988,643	£24,314,486	£25,513,807	£22,198,611	£23,694,812	£25,169,441	£26,517,561	£28,145,353	£29,933,942	£30,620,239	£29,778,382	£30,409,987	£30,976,284
90% affordable housing (70:30)	£19,241,505	£22,014,088	£23,242,536	£24,582,212	£25,744,054	£22,549,273	£23,918,944	£25,447,607	£26,758,237	£28,396,537	£30,076,807	£29,766,537	£29,966,610	£30,563,607	£31,064,746
100% affordable housing (70:30)	£19,672,971	£22,356,112	£23,506,030	£24,849,938	£25,974,301	£22,901,737	£24,233,077	£25,725,772	£26,998,923	£28,931,326	£30,239,763	£30,912,466	£30,137,658	£30,716,226	£31,203,201

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£1,062,134	£2,525,387	£4,058,611	£5,762,193	£7,261,344	£2,866,620	£4,681,266	£6,533,636	£8,181,574	£10,190,879	£12,201,205	£13,053,291	£12,036,816	£12,776,632	£13,414,861
10% affordable housing (70:30)	£1,620,671	£2,867,412	£4,362,304	£5,929,918	£7,491,592	£3,319,083	£4,995,399	£6,911,800	£8,422,260	£10,383,965	£12,383,498	£13,197,069	£12,197,277	£12,930,765	£13,557,087
20% affordable housing (70:30)	£1,889,210	£3,209,436	£4,665,998	£6,297,644	£7,771,838	£3,671,546	£5,309,531	£7,089,865	£8,662,947	£10,576,051	£12,526,273	£13,340,844	£12,351,737	£13,082,898	£13,697,312
30% affordable housing (70:30)	£2,242,253	£3,551,459	£4,969,691	£6,565,307	£7,952,958	£4,024,009	£5,623,664	£7,368,130	£8,903,633	£10,769,937	£12,689,136	£13,484,622	£12,528,814	£13,236,028	£13,823,538
40% affordable housing (70:30)	£2,673,714	£3,893,483	£5,273,384	£6,833,096	£8,192,333	£4,376,472	£5,937,796	£7,646,295	£9,144,310	£10,962,824	£12,852,000	£13,626,399	£12,700,033	£13,387,150	£13,961,993
50% affordable housing (70:30)	£3,105,176	£4,235,507	£5,577,077	£7,100,822	£8,412,579	£4,728,935	£6,251,029	£7,924,480	£9,38						

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,086,832	£8,509,311	£6,976,087	£5,272,905	£3,773,354	£8,068,078	£6,353,432	£4,501,063	£2,853,124	£843,719	£-1,166,507	£-2,018,593	£-1,002,118	£-1,743,934	£-2,380,162
10% affordable housing (70:30)	£11,655,369	£8,167,286	£6,872,394	£5,304,780	£3,543,186	£7,715,613	£6,038,239	£4,222,398	£2,612,438	£650,733	£-1,326,710	£-2,162,369	£-1,162,579	£-2,162,369	£-2,816,387
20% affordable housing (70:30)	£11,223,908	£7,825,342	£6,768,700	£4,737,054	£3,312,280	£7,383,152	£5,725,187	£3,944,733	£2,371,751	£457,747	£-1,493,575	£-2,306,146	£-1,323,039	£-2,048,186	£-2,652,614
30% affordable housing (70:30)	£10,792,445	£7,483,239	£6,665,007	£4,469,328	£3,082,613	£7,010,689	£5,411,034	£3,666,568	£2,131,065	£284,761	£-1,654,438	£-2,449,924	£-1,494,114	£-2,200,330	£-2,788,840
40% affordable housing (70:30)	£10,360,984	£7,141,215	£6,761,314	£4,201,602	£2,852,365	£6,658,226	£5,096,902	£3,388,403	£1,890,376	£171,774	£-1,817,302	£-2,593,701	£-1,695,336	£-2,352,461	£-2,927,295
50% affordable housing (70:30)	£9,929,522	£6,799,191	£6,471,621	£3,933,876	£2,622,119	£6,305,763	£4,782,789	£3,110,238	£1,621,212	£-1,190,166	£-2,737,479	£-1,838,552	£-2,504,592	£-3,065,748	
60% affordable housing (70:30)	£9,498,060	£6,457,167	£6,153,927	£3,686,151	£2,391,871	£5,953,299	£4,468,337	£2,832,073	£1,408,006	£-314,197	£-2,143,031	£-2,882,767	£-2,007,771	£-2,656,724	£-3,204,202
70% affordable housing (70:30)	£9,066,598	£6,115,143	£4,860,234	£3,396,424	£2,161,624	£5,600,837	£4,154,504	£2,563,908	£1,168,300	£-507,184	£-2,305,895	£-3,028,896	£-2,178,990	£-2,809,183	£-3,342,656
80% affordable housing (70:30)	£8,635,136	£6,773,119	£4,546,541	£3,130,699	£1,931,376	£5,248,373	£3,840,371	£2,275,742	£927,632	£-700,169	£-2,468,758	£-3,175,025	£-2,350,209	£-2,963,803	£-3,481,110
90% affordable housing (70:30)	£8,203,674	£6,431,096	£4,242,846	£2,862,972	£1,701,130	£4,895,911	£3,528,239	£1,987,776	£686,946	£-883,166	£-2,631,623	£-3,321,153	£-2,521,426	£-3,118,423	£-3,619,564
100% affordable housing (70:30)	£7,772,213	£6,089,072	£3,938,154	£2,595,246	£1,470,883	£4,543,447	£3,212,106	£1,711,471	£446,261	£-1,086,142	£-2,794,579	£-3,467,282	£-2,692,645	£-3,273,043	£-3,758,017

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,995,541	£9,416,020	£7,884,796	£6,181,215	£4,682,063	£9,976,788	£7,262,142	£5,409,772	£3,761,833	£1,752,428	£-257,797	£-1,109,883	£-93,409	£-835,225	£-1,471,453
10% affordable housing (70:30)	£12,564,078	£9,075,995	£7,581,103	£5,313,498	£4,451,816	£9,624,324	£6,948,009	£5,131,607	£3,521,147	£1,559,442	£-420,000	£-1,253,860	£-253,869	£-987,357	£-1,607,680
20% affordable housing (70:30)	£12,132,617	£8,735,972	£7,277,409	£5,645,763	£4,221,569	£9,271,961	£6,633,477	£4,853,442	£3,280,461	£1,368,457	£-582,865	£-1,397,437	£-414,330	£-1,139,489	£-1,743,905
30% affordable housing (70:30)	£11,701,155	£8,391,948	£6,973,716	£5,378,037	£3,991,322	£8,971,399	£6,319,744	£4,575,277	£3,039,774	£1,173,470	£-745,729	£-1,541,215	£-685,407	£-1,201,620	£-2,180,131
40% affordable housing (70:30)	£11,269,693	£8,049,924	£6,670,023	£5,101,311	£3,761,075	£7,586,935	£6,005,612	£4,297,112	£2,799,088	£980,484	£-908,593	£-1,684,392	£-796,625	£-1,443,752	£-2,018,585
50% affordable housing (70:30)	£10,838,232	£7,707,901	£6,386,330	£4,842,885	£3,530,829	£7,214,472	£5,691,470	£4,018,947	£2,558,401	£787,488	£-1,071,457	£-1,829,760	£-927,844	£-1,595,893	£-2,157,039
60% affordable housing (70:30)	£10,406,769	£7,365,784	£6,062,636	£4,574,860	£3,300,500	£6,862,009	£5,377,347	£3,740,782	£2,317,715	£594,512	£-1,234,322	£-1,974,058	£-1,099,062	£-1,748,015	£-2,295,493
70% affordable housing (70:30)	£9,975,308	£7,023,852	£5,788,943	£4,307,134	£3,070,333	£6,509,546	£5,063,214	£3,462,617	£2,077,029	£401,525	£-1,397,185	£-2,120,187	£-1,270,281	£-1,900,474	£-2,433,946
80% affordable housing (70:30)	£9,543,845	£6,681,629	£5,465,250	£4,039,408	£2,840,086	£6,157,062	£4,748,081	£3,184,452	£1,836,342	£208,540	£-1,560,049	£-2,266,316	£-1,441,499	£-2,055,994	£-2,872,401
90% affordable housing (70:30)	£9,112,384	£6,339,806	£5,151,857	£3,771,881	£2,609,839	£5,804,620	£4,434,949	£2,896,286	£1,595,656	£1,722,914	£-1,722,914	£-2,414,444	£-1,617,717	£-2,209,014	£-2,702,854
100% affordable housing (70:30)	£8,680,922	£5,997,781	£4,847,963	£3,503,955	£2,379,502	£5,452,156	£4,120,816	£2,628,111	£1,364,970	£-1,177,433	£-1,885,870	£-2,558,573	£-1,783,935	£-2,364,333	£-2,849,308

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,999,290	£6,320,769	£4,787,546	£3,083,964	£1,584,813	£5,879,537	£4,164,891	£2,212,522	£864,582	£-1,244,822	£-3,895,048	£4,207,134	£-3,190,660	£-3,932,475	£-4,568,704
10% affordable housing (70:30)	£9,466,829	£6,073,745	£4,483,853	£2,816,239	£1,354,565	£5,527,073	£3,850,758	£2,034,357	£623,897	£-1,537,809	£-3,617,251	£4,380,911	£-3,351,120	£-4,084,606	£-4,704,930
20% affordable housing (70:30)	£8,935,366	£5,826,721	£4,180,159	£2,546,513	£1,124,318	£5,176,192	£3,536,626	£1,756,192	£383,210	£-1,730,794	£-3,680,116	£4,494,688	£-3,511,580	£-4,236,739	£-4,841,156
30% affordable housing (70:30)	£8,603,904	£5,594,697	£3,876,466	£2,280,787	£894,072	£4,822,148	£3,222,493	£1,478,027	£257,477	£-1,923,781	£-3,842,890	£4,638,465	£-3,682,657	£-4,388,871	£-4,977,381
40% affordable housing (70:30)	£8,172,442	£4,952,674	£3,572,773	£2,013,060	£683,824	£4,469,684	£2,908,361	£1,199,861	£-298,162	£-2,116,767	£-4,035,844	£4,782,242	£-3,853,876	£-4,641,002	£-5,115,836
50% affordable housing (70:30)	£7,740,981	£4,610,650	£3,260,080	£1,745,334	£493,577	£4,117,422	£2,594,225	£931,698	£-538,849	£-2,308,752	£-4,168,707	£4,029,004	£-4,683,194	£-5,264,200	
60% affordable housing (70:30)	£7,309,518	£4,268,625	£2,965,386	£1,477,609	£303,330	£3,764,758	£2,280,096	£643,531	£-779,536	£-2,502,739	£-4,331,672	£5,071,308	£-4,196,313	£-4,845,265	£-5,392,743
70% affordable housing (70:30)	£6,876,057	£3,926,602	£2,661,693	£1,209,883	£126,817	£3,412,295	£1,965,963	£365,366	£-1,020,222	£-2,695,725	£-4,494,436	£5,217,438	£-4,367,931	£-4,997,724	£-5,531,197
80% affordable housing (70:30)	£6,445,594	£3,584,678	£2,350,000	£942,187	£-251,165	£3,059,832	£1,651,830	£87,291	£-1,260,908	£-2,888,711	£-4,657,400	£5,363,967	£-4,538,750	£-5,152,344	£-5,669,651
90% affordable housing (70:30)	£6,015,133	£3,242,554	£2,054,307	£674,431	£-847,412	£2,707,369	£1,337,698	£-190,865	£-1,501,595	£-3,081,697	£-4,820,165	£5,509,695	£-4,709,967	£-5,306,964	£-5,808,105
100% affordable housing (70:30)	£5,583,671	£2,900,531	£1,750,613	£406,705	£-1,071,658	£2,354,906	£1,023,565	£-469,130	£-1,742,281	£-3,274,684	£-4,983,121	£5,655,824	£-4,881,196	£-5,461,584	£-5,946,559

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,818,889	£10,341,288	£8,805,085	£7,104,465	£5,603,382	£13,900,296	£9,198,410	£6,333,341	£4,888,101	£2,615,697	£-895,471	£-1,816,615	£-929,899	£-998,041	£-1,548,165
10% affordable housing (70:30)	£13,487,347	£9,999,264	£8,504,372	£6,836,758	£5,375,084	£13,547,592	£7,871,277	£6,054,676	£4,444,416	£2,482,711	£-903,268	£-330,392	£-669,999	£-684,089	£-1,684,411
20% affordable housing (70:30)	£13,056,885	£9,657,240	£8,200,678	£6,669,032	£5,144,838	£13,195,110	£7,557,145	£4,203,729	£2,289,726	£-940,403	£-474,168	£-608,939	£-216,220	£-820,637	£-1,820,637
30% affordable housing (70:30)	£12,624,423	£9,315,216	£7,896,985	£6,301,306	£4,914,591	£12,842,687	£7,243,012	£5,498,546	£3,963,042	£2,096,739	£-717,539	£-917,946	£-347,862	£-398,352	£-956,862
40% affordable housing (70:30)	£12,192,961	£8,973,193	£7,593,292	£6,033,580	£4,684,343	£12,490,205	£6,929,880	£5,220,381	£3,723,357	£1,993,352	£-814,676	£-671,723	£-198,849	£-250,485	£-1,095,317
50% affordable housing (70:30)	£11,761,500	£8,631,169	£7,289,599	£5,765,853	£4,454,006	£12,137,741	£6,614,747	£4,942,915	£3,481,670	£1,710,767	£-148,188	£-905,501	£-45,575	£-627,615	£-1,233,771
60% affordable housing (70:30)	£11,330,038	£8,289,144	£6,985,905	£5,498,128	£4,223,849	£11,785,277	£6,300,615	£4,664,050	£3,240,983	£1,517,780	£-311,053	£-1,050,789	£-175,794	£-824,746	£-1,372,224
70% affordable housing (70:30)	£10,899,576	£7,947,121	£6,682,212	£5,230,402	£3,993,602	£11,432,815	£5,995,462	£4,385,985	£3,000,298	£1,324,794	£-413,917	£-1,196,918	£-347,012	£-697,265	£-1,51

Appendix 4 - Results of typology appraisals (reflecting 25.8% growth in values and 26.74% inflation in build costs)

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 1

No Units	30
Site Area	0.47 Ha

VBC as % of floorspace 0%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,601,412	£11,033,141	£9,503,882	£7,804,706	£6,309,431	£11,397,321	£9,868,062	£8,168,866	£6,673,610	£4,770,533	£2,765,505	£2,051,850	£3,038,639	£2,324,985	£1,730,273
10% affordable housing (70:30)	£12,845,984	£9,634,541	£8,258,208	£6,705,847	£5,360,100	£9,962,303	£8,585,970	£7,033,609	£5,687,861	£3,736,026	£1,493,739	£1,393,739	£2,361,847	£1,739,558	£1,204,318
20% affordable housing (70:30)	£11,090,557	£8,235,941	£7,012,533	£5,606,988	£4,410,769	£8,527,285	£7,303,677	£5,998,332	£4,702,112	£3,179,650	£1,506,648	£936,625	£1,725,055	£1,154,133	£878,362
30% affordable housing (70:30)	£9,335,130	£6,837,340	£5,786,659	£4,508,130	£3,481,437	£7,092,266	£6,021,785	£4,763,055	£3,716,363	£2,384,209	£877,070	£377,512	£1,068,264	£568,706	£152,400
40% affordable housing (70:30)	£7,579,702	£5,438,741	£4,521,185	£3,409,271	£2,512,107	£5,657,248	£4,739,633	£3,627,779	£2,730,614	£1,588,767	£247,592	£-183,554	£1,411,472	£-16,994	£-379,657
50% affordable housing (70:30)	£5,824,275	£4,040,140	£3,275,510	£2,310,412	£1,562,775	£4,222,230	£3,457,601	£2,492,502	£1,744,865	£793,326	£-386,132	£-750,796	£-248,331	£-811,995	£-914,214
60% affordable housing (70:30)	£4,068,847	£2,841,539	£2,029,636	£1,211,554	£813,444	£2,787,211	£2,175,538	£1,357,226	£769,115	£-221,91	£-1,027,906	£-1,318,036	£-916,866	£-1,448,772	£-1,869,886
70% affordable housing (70:30)	£2,313,420	£1,242,940	£784,161	£412,695	£-341,381	£1,352,193	£893,415	£221,940	£-230,341	£-810,601	£-1,667,639	£-1,885,277	£-1,584,399	£-1,801,997	£-1,983,328
80% affordable housing (70:30)	£957,993	£-158,207	£-469,060	£-1,002,293	£-1,306,238	£-84,180	£-396,033	£-928,266	£-1,232,211	£-1,619,052	£-2,307,453	£-2,452,518	£-2,251,933	£-2,396,998	£-2,517,896
90% affordable housing (70:30)	£-1,217,019	£-1,579,681	£-2,135,108	£-2,119,123	£-2,271,096	£-1,542,668	£-2,082,109	£-2,234,083	£-2,427,503	£-2,947,226	£-3,019,759	£-3,019,759	£-2,919,466	£-2,991,999	£-3,052,443
100% affordable housing (70:30)	£-3,001,156	£-3,001,156	£-3,001,156	£-3,001,156	£-3,001,156	£-3,001,156	£-3,001,156	£-3,001,156	£-3,001,156	£-3,001,156	£-3,001,156	£-3,001,156	£-3,001,156	£-3,001,156	£-3,001,156

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£21,810,011	£17,048,332	£14,047,539	£11,247,539	£9,362,764	£17,048,332	£15,391,163	£13,018,821	£10,828,242	£7,318,620	£3,826,710	£3,038,639	£4,570,367	£3,511,911	£2,611,911
10% affordable housing (70:30)	£20,006,230	£15,217,674	£13,004,006	£10,546,167	£8,492,114	£16,889,812	£15,266,245	£13,018,665	£10,828,242	£7,318,620	£3,826,710	£3,038,639	£4,570,367	£3,511,911	£2,611,911
20% affordable housing (70:30)	£17,761,657	£13,038,273	£11,030,681	£8,245,226	£6,441,444	£15,324,930	£13,948,337	£11,818,665	£9,854,102	£6,272,565	£3,345,667	£2,916,589	£3,727,159	£2,898,062	£2,173,852
30% affordable housing (70:30)	£15,017,084	£10,014,874	£8,588,365	£6,344,085	£4,900,777	£13,758,948	£12,350,420	£10,089,159	£8,358,826	£5,498,005	£2,775,144	£2,474,703	£3,783,950	£2,823,500	£2,099,897
40% affordable housing (70:30)	£12,615,612	£8,341,674	£7,031,029	£5,442,983	£4,040,108	£11,916,966	£10,412,922	£8,524,436	£6,911,601	£4,263,447	£2,064,622	£1,039,769	£3,840,426	£2,869,228	£2,221,671
50% affordable housing (70:30)	£10,027,939	£6,812,074	£5,706,704	£4,341,802	£3,290,440	£9,629,984	£8,359,614	£6,859,712	£5,107,350	£3,003,010	£-1,003,010	£-1,003,010	£3,003,010	£2,464,209	£1,766,429
60% affordable housing (70:30)	£7,783,367	£4,610,675	£3,822,378	£2,640,681	£1,828,770	£7,055,003	£6,076,770	£4,749,989	£3,603,099	£2,054,365	£-890,821	£-1,003,010	£3,003,010	£2,009,210	£1,300,398
70% affordable housing (70:30)	£5,538,794	£3,009,275	£2,468,653	£1,739,520	£1,100,598	£4,500,021	£3,799,799	£2,859,286	£2,062,555	£-99,616	£-1,003,010	£-1,003,010	£3,003,010	£2,009,210	£1,300,398
80% affordable housing (70:30)	£3,264,221	£1,000,421	£800,275	£398,543	£-158,453	£2,808,334	£2,347,248	£1,694,426	£1,047,226	£-158,668	£-1,003,010	£-1,003,010	£3,003,010	£2,009,210	£1,300,398
90% affordable housing (70:30)	£1,069,233	£-401,836	£-400,587	£-401,337	£-411,231	£-401,337	£-400,587	£-401,337	£-400,587	£-401,337	£-401,337	£-401,337	£-401,337	£-401,337	£-401,337
100% affordable housing (70:30)	£-1,853,370	£-1,853,370	£-1,853,370	£-1,853,370	£-1,853,370	£-1,853,370	£-1,853,370	£-1,853,370	£-1,853,370	£-1,853,370	£-1,853,370	£-1,853,370	£-1,853,370	£-1,853,370	£-1,853,370

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£15,632,603	£10,200,874	£8,730,133	£7,242,339	£5,924,584	£16,896,696	£15,365,954	£12,069,129	£10,260,405	£6,463,482	£2,789,511	£2,182,168	£3,195,376	£2,509,039	£1,903,742
10% affordable housing (70:30)	£13,988,034	£10,599,474	£9,075,807	£7,528,168	£6,173,915	£15,271,712	£13,848,946	£10,200,406	£8,546,154	£4,969,924	£2,007,889	£1,628,276	£2,652,168	£2,044,451	£1,538,667
20% affordable housing (70:30)	£12,143,458	£9,098,074	£7,821,462	£6,427,027	£5,223,247	£14,706,730	£13,330,232	£10,435,683	£8,951,903	£5,054,366	£2,727,467	£2,298,330	£2,858,960	£2,207,883	£1,755,553
30% affordable housing (70:30)	£10,898,895	£8,398,675	£7,244,156	£5,725,986	£4,772,578	£13,141,749	£11,812,230	£9,270,960	£7,817,583	£4,849,806	£2,056,504	£1,628,276	£2,298,330	£1,755,553	£1,308,608
40% affordable housing (70:30)	£9,264,313	£7,095,275	£6,172,830	£4,824,744	£3,721,909	£11,678,767	£10,494,322	£8,006,236	£6,843,422	£3,845,248	£1,898,423	£1,047,570	£2,056,504	£1,538,667	£1,131,672
50% affordable housing (70:30)	£7,400,740	£5,193,875	£4,468,505	£3,423,603	£2,671,240	£10,178,185	£9,176,415	£7,241,513	£6,089,150	£3,440,689	£1,622,148	£884,811	£1,463,347	£1,047,570	£788,229
60% affordable housing (70:30)	£5,665,168	£3,742,476	£3,204,179	£2,402,462	£1,820,571	£8,446,806	£7,658,507	£5,876,700	£4,974,900	£2,836,166	£-1,003,010	£-1,003,010	£1,463,347	£1,047,570	£788,229
70% affordable housing (70:30)	£3,920,598	£2,391,076	£2,040,854	£1,501,320	£1,075,939	£6,881,822	£6,300,610	£4,812,067	£4,044,356	£2,044,616	£-1,003,010	£-1,003,010	£1,463,347	£1,047,570	£788,229
80% affordable housing (70:30)	£2,076,022	£1,000,222	£800,076	£312,338	£-150,253	£5,316,188	£4,829,649	£3,616,281	£2,866,226	£1,053,087	£-1,003,010	£-1,003,010	£1,463,347	£1,047,570	£788,229
90% affordable housing (70:30)	£1,451,054	£-181,696	£-180,123	£-182,553	£-185,111	£-177,683	£-181,522	£-181,522	£-181,522	£-181,522	£-181,522	£-181,522	£-181,522	£-181,522	£-181,522
100% affordable housing (70:30)	£-1,235,171	£-1,235,171	£-1,235,171	£-1,235,171	£-1,235,171	£-1,235,171	£-1,235,171	£-1,235,171	£-1,235,171	£-1,235,171	£-1,235,171	£-1,235,171	£-1,235,171	£-1,235,171	£-1,235,171

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£7,777,645	£4,319,647	£3,618,242	£2,918,242	£2,318,242	£7,777,645	£7,077,645	£5,777,645	£4,777,645	£3,477,645	£1,777,645	£1,277,645	£2,077,645	£1,577,645	£1,077,645
10% affordable housing (70:30)	£7,177,645	£4,189,989	£3,545,321	£2,917,692	£2,317,692	£7,177,645	£6,477,645	£5,177,645	£4,177,645	£2,877,645	£1,177,645	£827,645	£1,477,645	£1,077,645	£727,645
20% affordable housing (70:30)	£6,577,645	£3,958,321	£3,313,653	£2,713,653	£2,113,653	£6,577,645	£5,877,645	£4,577,645	£3,577,645	£2,277,645	£577,645	£277,645	£1,077,645	£827,645	£577,645
30% affordable housing (70:30)	£5,977,645	£3,727,653	£3,082,985	£2,482,985	£1,882,985	£5,977,645	£5,277,645	£3,977,645	£2,977,645	£1,677,645	£377,645	£77,645	£1,077,645	£827,645	£577,645
40% affordable housing (70:30)	£5,377,645	£3,497,653	£2,852,985	£2,252,985	£1,652,985	£5,377,645	£4,677,645	£3,377,645	£2,377,645	£1,077,645	£77,645	£-227,645	£1,077,645	£827,645	£577,645
50% affordable housing (70:30)	£4,777,645	£3,267,653	£2,622,985	£2,022,985	£1,422,985	£4,777,645	£4,077,645	£2,777,645	£1,777,645	£477,645	£-477,645	£-477,645	£1,077,645	£827,645	£577,645
60% affordable housing (70:30)	£4,177,645	£3,037,653	£2,392,985	£1,792,985	£1,192,985	£4,177,645	£3,477,645	£2,177,645	£1,177,						

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,871,581	£8,244,310	£6,715,051	£5,015,874	£3,530,599	£8,608,489	£7,079,230	£5,380,055	£3,884,779	£1,981,701	£223,327	£736,981	£249,004	£483,847	£1,058,559
10% affordable housing (70:30)	£10,067,163	£6,845,705	£5,469,377	£3,917,016	£2,571,269	£7,173,471	£5,701,138	£4,244,775	£2,890,030	£1,186,295	£653,806	£1,295,094	£406,984	£1,049,273	£1,584,513
20% affordable housing (70:30)	£8,301,726	£5,447,110	£4,224,102	£2,818,157	£1,621,937	£5,738,453	£4,515,046	£3,109,501	£1,915,281	£390,918	£1,282,884	£1,863,206	£1,063,776	£1,634,659	£2,110,469
30% affordable housing (70:30)	£6,546,299	£4,048,506	£2,978,028	£1,719,298	£672,606	£4,303,434	£3,232,954	£1,974,224	£927,531	£-844,623	£-1,911,762	£-2,411,320	£-1,720,567	£-2,220,126	£-2,636,424
40% affordable housing (70:30)	£4,790,877	£2,649,909	£1,729,354	£920,440	£276,725	£2,868,417	£1,950,661	£938,948	£458,218	£-1,200,064	£-2,541,239	£-2,972,386	£-2,377,359	£-2,905,826	£-3,168,488
50% affordable housing (70:30)	£3,035,444	£1,251,305	£648,679	£347,819	£-126,957	£1,433,399	£669,760	£296,229	£-1,043,627	£-1,995,506	£-3,176,864	£-3,539,627	£-3,038,163	£-3,703,826	£-4,000,000
60% affordable housing (70:30)	£1,280,016	£-147,292	£-758,995	£-1,577,278	£-2,175,387	£-1,620	£613,323	£-1,431,606	£-2,029,716	£-2,790,982	£-3,816,738	£-4,106,865	£-3,705,697	£-3,995,827	£-4,247,603
70% affordable housing (70:30)	£-475,411	£-1,545,892	£-2,004,670	£-2,676,137	£-3,130,213	£-1,895,416	£-2,566,883	£-3,019,172	£-3,599,432	£-4,456,511	£-4,674,108	£-4,373,231	£-4,980,828	£-4,772,160	£-5,000,000
80% affordable housing (70:30)	£-2,230,838	£-2,947,038	£-3,572,892	£-4,391,124	£-5,095,070	£-2,873,011	£-3,183,865	£-3,717,097	£-4,021,043	£-4,407,883	£-5,096,285	£-5,241,350	£-5,040,764	£-5,185,829	£-5,306,717
90% affordable housing (70:30)	£-4,005,650	£-4,368,513	£-4,823,939	£-5,407,954	£-6,099,928	£-4,331,499	£-4,486,826	£-4,870,941	£-5,022,914	£-5,216,335	£-5,736,068	£-5,808,990	£-5,708,286	£-5,780,831	£-5,841,274
100% affordable housing (70:30)	£-5,789,987	£-5,789,987	£-5,789,987	£-5,789,987	£-5,789,987	£-5,789,987	£-5,789,987	£-5,789,987	£-5,789,987	£-5,789,987	£-5,789,987	£-5,789,987	£-5,789,987	£-5,789,987	£-5,789,987

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,721,290	£8,153,019	£7,623,760	£4,924,584	£4,429,309	£9,517,199	£7,987,940	£6,288,764	£4,793,488	£2,890,411	£885,383	£1,171,728	£1,158,517	£444,863	£149,849
10% affordable housing (70:30)	£10,965,862	£7,754,418	£6,378,088	£4,825,725	£3,479,878	£8,082,181	£6,705,847	£5,153,497	£3,857,739	£2,094,869	£295,904	£386,385	£591,725	£140,664	£676,804
20% affordable housing (70:30)	£9,210,435	£6,355,819	£5,132,411	£3,726,866	£2,530,646	£6,647,163	£5,423,755	£4,019,210	£2,821,980	£1,299,527	£-537,574	£-944,497	£-1,555,067	£-2,725,990	£-3,201,760
30% affordable housing (70:30)	£7,455,008	£4,957,218	£3,886,737	£2,628,068	£1,581,315	£5,212,144	£4,141,663	£2,882,933	£1,836,240	£504,087	£-1,003,052	£-1,602,610	£-811,858	£-1,311,416	£-1,727,715
40% affordable housing (70:30)	£5,699,580	£3,586,618	£2,641,063	£1,529,149	£631,954	£3,777,126	£2,859,571	£1,747,657	£881,492	£-291,395	£-1,632,530	£-2,063,677	£-1,468,680	£-1,997,116	£-2,259,779
50% affordable housing (70:30)	£3,944,153	£2,160,018	£1,305,389	£430,290	£-217,247	£2,342,106	£1,577,478	£812,380	£-138,287	£-1,086,798	£-2,268,265	£-2,830,918	£-2,129,464	£-2,402,117	£-2,704,338
60% affordable housing (70:30)	£2,188,725	£761,417	£-149,714	£-668,569	£-1,266,678	£907,089	£-298,306	£-822,897	£-1,121,007	£-1,882,273	£-2,908,029	£-3,198,155	£-2,796,398	£-3,087,118	£-3,328,894
70% affordable housing (70:30)	£433,298	£-637,183	£-1,095,961	£-1,767,427	£-2,221,903	£-1,627,929	£-2,388,707	£-2,658,174	£-3,100,463	£-3,690,723	£-4,547,802	£-5,165,359	£-4,464,521	£-5,082,119	£-5,363,450
80% affordable housing (70:30)	£-1,322,129	£-2,038,329	£-2,349,183	£-2,882,415	£-3,186,360	£-1,964,302	£-2,276,196	£-2,808,368	£-3,123,333	£-3,499,174	£-4,187,576	£-4,532,641	£-4,132,655	£-4,271,120	£-4,398,008
90% affordable housing (70:30)	£-3,097,141	£-3,458,803	£-3,815,620	£-4,309,245	£-4,811,216	£-3,299,245	£-3,422,730	£-3,622,232	£-3,814,205	£-4,007,625	£-4,607,849	£-4,809,881	£-4,672,121	£-4,832,665	£-4,971,416
100% affordable housing (70:30)	£-4,881,278	£-4,881,278	£-4,881,278	£-4,881,278	£-4,881,278	£-4,881,278	£-4,881,278	£-4,881,278	£-4,881,278	£-4,881,278	£-4,881,278	£-4,881,278	£-4,881,278	£-4,881,278	£-4,881,278

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,624,040	£5,955,769	£4,526,510	£2,827,333	£1,332,058	£6,419,948	£4,890,689	£3,191,513	£1,896,237	£-206,840	£-211,868	£-2,925,523	£-1,938,733	£-2,852,388	£-3,247,100
10% affordable housing (70:30)	£7,869,612	£4,857,195	£3,280,836	£1,728,474	£392,727	£4,984,930	£3,648,997	£2,156,236	£710,486	£-1,002,292	£-2,841,347	£-3,463,835	£-2,595,526	£-3,237,815	£-3,773,065
20% affordable housing (70:30)	£6,113,185	£3,258,568	£2,035,161	£920,616	£-566,604	£3,549,912	£2,336,504	£920,995	£-275,260	£-1,797,723	£-3,470,820	£-4,041,748	£-3,252,318	£-3,823,240	£-4,299,010
30% affordable housing (70:30)	£4,357,758	£1,859,968	£789,487	£-469,243	£-1,515,936	£2,114,893	£1,044,412	£-214,313	£-1,281,010	£-2,593,164	£-4,100,303	£-4,599,861	£-3,909,109	£-4,408,667	£-4,824,965
40% affordable housing (70:30)	£2,602,330	£481,568	£-486,187	£-1,568,102	£-2,465,266	£679,876	£-227,680	£-1,349,593	£-2,246,759	£-3,388,605	£-4,729,781	£-5,160,827	£-4,565,901	£-4,984,367	£-5,387,029
50% affordable housing (70:30)	£946,803	£-557,233	£-1,701,862	£-2,866,861	£-4,114,698	£-2,955,143	£-1,619,772	£-2,484,870	£-3,322,508	£-4,184,047	£-5,365,505	£-5,728,169	£-5,226,704	£-5,681,587	£-6,038,146
60% affordable housing (70:30)	£-908,525	£-2,335,834	£-2,947,536	£-3,765,819	£-4,383,929	£-2,190,162	£-2,801,864	£-3,620,147	£-4,218,258	£-4,974,523	£-6,005,279	£-6,295,409	£-5,894,239	£-6,426,144	£-6,846,144
70% affordable housing (70:30)	£-2,663,952	£-3,734,433	£-4,193,211	£-4,864,678	£-5,318,754	£-3,625,180	£-4,083,958	£-4,755,424	£-5,207,713	£-5,787,974	£-6,645,052	£-6,862,650	£-6,561,772	£-6,779,370	£-6,990,701
80% affordable housing (70:30)	£-4,419,379	£-5,135,589	£-5,446,453	£-6,070,666	£-6,263,611	£-5,061,553	£-5,372,406	£-5,805,630	£-6,209,544	£-6,696,428	£-7,284,808	£-7,429,891	£-7,223,305	£-7,374,371	£-7,496,289
90% affordable housing (70:30)	£-6,194,391	£-6,557,054	£-6,912,481	£-7,006,466	£-7,248,469	£-6,020,040	£-6,675,467	£-7,059,482	£-7,211,456	£-7,404,976	£-7,924,599	£-7,997,132	£-7,896,839	£-7,969,371	£-8,029,816
100% affordable housing (70:30)	£-7,978,528	£-7,978,528	£-7,978,528	£-7,978,528	£-7,978,528	£-7,978,528	£-7,978,528	£-7,978,528	£-7,978,528	£-7,978,528	£-7,978,528	£-7,978,528	£-7,978,528	£-7,978,528	£-7,978,528

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,445,288	£10,018,288	£8,547,629	£6,847,881	£5,386,817	£10,440,487	£8,311,208	£7,212,039	£5,716,256	£3,813,078	£1,308,881	£1,094,998	£2,081,786	£1,388,131	£170,416
10% affordable housing (70:30)	£11,889,131	£8,677,687	£7,301,355	£5,748,993	£4,403,246	£9,005,449	£7,629,116	£6,076,755	£4,731,007	£3,018,237	£1,179,172	£586,884	£1,424,994	£782,704	£247,464
20% affordable housing (70:30)	£10,133,704	£7,279,087	£6,055,680	£4,650,136	£3,453,915	£7,570,431	£6,347,024	£4,941,478	£3,745,269	£2,222,796	£540,694	£-211,229	£768,201	£197,279	£-278,491
30% affordable housing (70:30)	£8,378,277	£5,880,487	£4,810,006	£3,551,276	£2,504,583	£6,135,412	£5,084,931	£3,806,202	£2,789,509	£1,427,355	£-79,784	£-579,342	£-111,410	£-388,148	£-604,446
40% affordable housing (70:30)	£6,622,840	£4,481,887	£3,654,332	£2,652,417	£1,555,253	£4,700,394	£3,762,839	£2,870,935	£1,773,760	£831,814	£-670,262	£-1,140,408	£-846,382	£-573,848	£-1,336,510
50% affordable housing (70:30)	£4,867,422	£3,083,286	£2,318,657	£1,353,559	£695,921	£3,265,376	£2,500,747	£1,535,649	£788,011	£-1,613,528	£-1,344,986	£-1,707,650	£-1,206,185	£-1,568,848	£-1,871,068
60% affordable housing (70:30)	£3,111,994	£1,684,686	£1,072,963	£584,700	£-343,410	£1,830,357	£1,218,655	£400,372	£-197,739	£-959,004	£-1,984,760	£-2,274,890	£-1,873,720	£-2,163,850	£-2,405,625
70% affordable housing (70:30)	£1,356,567	£-286,089	£-1,172,692	£-2,044,159	£-2,288,235	£-935,340	£-663,439	£-1							

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 1

No Units	30
Site Area	0.47 Ha

VBC as % of floorspace 25%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,445.412	£11,033,141	£9,503,882	£7,804,706	£6,309,431	£11,397,321	£9,866,062	£8,168,886	£6,673,610	£4,770,533	£2,765,505	£2,061,850	£3,038,639	£2,324,985	£1,730,273
10% affordable housing (70:30)	£9,282,465	£9,882,815	£8,568,250	£6,979,186	£5,596,056	£9,319,681	£8,905,116	£7,316,051	£5,932,921	£4,172,725	£2,292,019	£1,631,889	£2,544,669	£1,894,539	£1,334,430
20% affordable housing (70:30)	£11,965,519	£8,352,488	£7,632,617	£3,153,665	£4,882,681	£9,242,040	£7,942,170	£6,463,217	£5,192,233	£3,574,817	£1,813,534	£1,211,927	£2,050,698	£1,444,092	£338,587
30% affordable housing (70:30)	£10,647,570	£7,882,161	£6,696,985	£5,328,144	£4,169,305	£8,164,400	£6,979,224	£5,610,382	£4,451,544	£2,976,660	£1,945,048	£791,967	£1,556,728	£1,003,645	£542,744
40% affordable housing (70:30)	£9,329,623	£6,831,833	£5,761,352	£4,502,623	£3,455,930	£7,086,759	£6,016,278	£4,757,548	£3,710,856	£2,378,620	£871,563	£372,005	£1,062,757	£563,199	£146,901
50% affordable housing (70:30)	£8,011,676	£5,781,507	£4,825,720	£3,677,103	£2,742,555	£6,009,119	£5,053,352	£3,804,714	£2,970,167	£1,780,744	£988,077	£48,741	£688,786	£122,753	£-253,014
60% affordable housing (70:30)	£9,893,729	£4,731,180	£3,890,987	£2,851,582	£2,029,180	£4,931,476	£4,090,396	£3,051,980	£2,229,478	£1,182,787	£-176,941	£-345,971	£74,816	£-322,889	£-355,331
70% affordable housing (70:30)	£5,375,781	£3,680,853	£2,954,455	£2,026,061	£1,315,805	£3,853,838	£3,127,440	£1,488,791	£858,828	£-557,870	£-902,400	£-426,010	£-770,540	£-1,057,648	
80% affordable housing (70:30)	£4,057,834	£2,630,526	£2,018,822	£1,300,540	£602,430	£2,776,197	£2,164,494	£1,346,211	£748,102	£-13,344	£-1,039,100	£-1,329,231	£-928,059	£-1,218,190	£-1,459,965
90% affordable housing (70:30)	£2,739,887	£1,580,186	£1,083,180	£375,020	£-112,760	£1,088,557	£1,201,548	£493,377	£7,413	£-621,081	£-1,520,330	£-1,756,060	£-1,430,109	£-1,665,839	£-1,862,282
100% affordable housing (70:30)	£1,421,940	£529,672	£147,553	£-457,869	£-837,803	£620,316	£238,602	£-365,336	£-475,268	£-1,228,819	£-2,001,559	£-2,182,990	£-1,932,159	£-2,113,490	£-2,264,599

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£84,250,030	£27,810,071	£29,346,533	£11,047,670	£15,454,884	£26,394,184	£20,833,028	£15,718,901	£12,061,659	£6,086,710	£2,600,264	£2,016,579	£3,616,579	£2,967,238	£1,711,244
10% affordable housing (70:30)	£21,568,750	£28,969,400	£30,283,064	£31,873,029	£33,256,158	£26,525,534	£29,947,088	£31,536,164	£32,919,203	£34,679,639	£36,560,195	£37,220,325	£36,307,546	£36,967,676	£37,617,784
20% affordable housing (70:30)	£26,886,696	£29,910,727	£31,219,597	£32,698,550	£33,980,534	£29,010,175	£32,389,998	£33,659,982	£35,277,597	£37,033,681	£37,840,287	£36,801,517	£37,408,122	£37,913,628	£38,309,470
30% affordable housing (70:30)	£28,204,644	£30,970,053	£32,155,229	£33,624,071	£34,882,969	£30,687,815	£33,972,981	£35,241,832	£34,400,670	£35,875,655	£37,507,186	£38,080,248	£37,295,487	£37,948,669	£38,309,470
40% affordable housing (70:30)	£29,632,591	£32,020,981	£33,090,862	£34,349,592	£35,398,284	£31,705,456	£35,035,706	£36,024,666	£34,161,369	£36,473,572	£37,980,162	£38,400,210	£37,740,467	£38,206,016	£38,705,314
50% affordable housing (70:30)	£30,840,539	£33,070,708	£34,026,404	£35,175,112	£36,109,659	£32,798,189	£36,047,500	£36,882,048	£37,071,470	£38,454,137	£39,980,965	£38,283,246	£38,720,462	£38,105,229	£38,507,546
60% affordable housing (70:30)	£32,158,485	£34,121,039	£34,982,127	£36,000,633	£36,823,034	£33,920,738	£34,781,829	£35,900,335	£36,622,736	£37,869,429	£38,928,856	£39,327,786	£38,777,398	£39,175,104	£39,507,546
70% affordable housing (70:30)	£33,476,433	£35,171,381	£35,897,759	£36,826,154	£37,586,414	£34,998,076	£35,724,774	£36,653,169	£37,383,484	£38,267,387	£39,410,685	£39,764,615	£39,278,234	£39,622,754	£39,900,862
80% affordable housing (70:30)	£34,796,380	£36,521,088	£36,833,392	£37,851,676	£38,404,914	£36,075,017	£36,807,720	£37,630,003	£38,104,112	£38,865,658	£39,891,314	£40,181,445	£39,780,274	£40,121,178	£40,312,178
90% affordable housing (70:30)	£36,112,328	£37,272,016	£37,769,024	£38,477,195	£38,964,974	£37,650,667	£38,358,837	£38,844,801	£39,473,263	£40,372,544	£40,608,274	£40,282,324	£40,518,054	£40,714,497	£40,811,616
100% affordable housing (70:30)	£37,430,275	£38,322,343	£38,704,637	£39,310,094	£39,690,071	£38,201,268	£38,613,612	£39,217,350	£39,697,483	£40,081,036	£40,853,773	£41,036,105	£40,784,373	£40,985,704	£41,116,814

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£15,832,603	£19,200,874	£20,730,193	£22,429,309	£24,924,584	£18,898,695	£24,395,354	£22,085,129	£23,580,405	£25,463,482	£27,488,511	£28,182,165	£27,195,376	£27,909,930	£28,503,742
10% affordable housing (70:30)	£16,950,550	£20,251,201	£21,665,765	£23,424,829	£24,837,669	£19,414,334	£24,338,669	£22,017,964	£24,301,094	£26,081,440	£27,941,986	£28,602,126	£27,695,347	£28,349,477	£28,898,565
20% affordable housing (70:30)	£18,268,497	£21,301,527	£22,601,398	£24,080,350	£25,381,334	£20,991,975	£22,291,845	£23,770,799	£25,042,782	£26,659,386	£28,416,481	£29,020,088	£28,183,318	£28,789,923	£29,258,428
30% affordable housing (70:30)	£19,588,445	£22,351,854	£23,537,030	£24,905,872	£26,084,710	£22,069,815	£23,284,792	£24,822,633	£26,782,471	£27,257,356	£28,888,067	£29,424,049	£28,677,287	£29,230,370	£29,691,271
40% affordable housing (70:30)	£20,904,392	£23,402,182	£24,472,663	£25,731,393	£26,778,085	£23,147,256	£24,217,737	£25,476,187	£26,523,180	£27,895,813	£29,362,452	£29,862,011	£29,171,258	£29,670,816	£30,087,116
50% affordable housing (70:30)	£22,222,340	£24,452,506	£25,468,258	£26,656,913	£27,691,460	£24,224,896	£25,180,863	£26,329,301	£27,263,646	£28,635,271	£29,835,938	£30,296,756	£29,665,229	£30,111,253	£30,457,029
60% affordable housing (70:30)	£23,540,286	£25,502,635	£26,343,928	£27,382,434	£28,204,835	£25,302,532	£26,143,630	£27,182,135	£28,004,537	£29,051,229	£30,310,657	£30,709,586	£30,159,199	£30,556,905	£30,889,347
70% affordable housing (70:30)	£24,858,234	£26,553,162	£27,279,560	£28,207,955	£28,918,211	£26,380,177	£27,106,375	£28,034,970	£28,746,225	£29,649,187	£30,791,896	£31,136,418	£30,690,025	£31,044,555	£31,291,683
80% affordable housing (70:30)	£26,176,181	£27,803,489	£28,215,193	£29,033,476	£29,631,585	£27,467,818	£28,069,821	£28,807,804	£29,485,913	£30,247,359	£31,273,115	£31,563,246	£31,182,074	£31,482,205	£31,693,880
90% affordable housing (70:30)	£27,494,129	£28,953,817	£29,150,625	£29,858,896	£30,346,978	£28,556,458	£29,032,468	£29,740,638	£30,236,602	£30,895,097	£31,754,345	£31,990,075	£31,664,125	£31,899,855	£32,086,297
100% affordable housing (70:30)	£28,812,075	£29,704,144	£30,086,458	£30,691,894	£31,071,816	£29,613,059	£29,995,413	£30,599,351	£30,979,284	£31,462,834	£32,235,574	£32,416,906	£32,166,174	£32,347,505	£32,498,613

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£777,983	£-2,790,388	£-4,319,647	£-6,018,824	£-7,514,099	£-2,426,209	£-5,654,643	£-4,749,920	£-3,052,992	£-1,058,025	£-1,771,679	£-1,074,890	£-1,148,545	£-1,209,257	£-1,249,098
10% affordable housing (70:30)	£-340,065	£3,840,715	£5,255,280	£6,844,044	£8,227,473	£3,503,849	£4,918,414	£6,507,479	£7,890,608	£9,680,954	£11,531,510	£12,791,640	£11,278,861	£11,938,991	£12,489,098
20% affordable housing (70:30)	£1,858,012	£4,881,042	£6,190,912	£7,669,065	£9,340,849	£4,581,490	£5,981,359	£7,360,315	£8,631,297	£10,248,812	£12,004,986	£12,611,602	£11,772,832	£12,379,437	£12,884,943
30% affordable housing (70:30)	£3,175,959	£5,341,368	£7,126,545	£8,495,386	£9,654,224	£5,650,130	£6,844,306	£8,213,147	£9,371,985	£10,846,870	£12,478,481	£13,031,563	£12,266,802	£12,819,884	£13,280,785
40% affordable housing (70:30)	£4,493,906	£6,391,896	£8,062,177	£9,320,907	£10,377,600	£6,736,771	£7,877,252	£9,085,981	£10,112,674	£11,444,828	£12,951,967	£13,451,525	£12,760,772	£13,260,331	£13,676,629
50% affordable housing (70:30)	£5,811,854	£8,042,923	£9,997,810	£11,464,427	£12,680,974	£7,814,411	£8,701,19								

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,812,581	£8,244,310	£6,716,051	£5,015,874	£3,520,599	£8,608,489	£7,079,230	£5,380,055	£3,884,778	£1,981,701	-£23,327	£736,981	£349,908	£483,847	£1,059,559
10% affordable housing (70:30)	£10,483,633	£7,179,983	£5,779,419	£4,190,256	£2,801,225	£7,530,549	£6,116,285	£4,627,219	£3,144,030	£1,383,744	£498,812	£1,156,942	£244,163	£394,230	£1,454,401
20% affordable housing (70:30)	£9,176,686	£6,143,656	£4,843,786	£3,364,833	£2,093,589	£6,453,338	£5,153,339	£3,674,365	£2,403,401	£785,786	£197,266	£1,576,904	£1,576,904	£1,344,739	£1,850,245
30% affordable housing (70:30)	£7,858,739	£5,093,330	£3,906,153	£2,539,312	£1,380,474	£5,375,568	£4,190,362	£2,821,561	£1,662,714	£187,828	£1,443,783	£1,896,061	£1,232,104	£1,785,186	£2,246,078
40% affordable housing (70:30)	£6,540,792	£4,043,032	£2,972,521	£1,713,791	£687,078	£4,297,927	£3,227,447	£1,968,717	£922,024	£410,130	£1,017,269	£2,416,827	£1,726,074	£2,225,633	£2,641,931
50% affordable housing (70:30)	£5,222,844	£2,992,676	£2,036,869	£989,271	£46,276	£3,220,267	£2,264,501	£1,115,963	£181,234	£1,008,067	£2,390,754	£2,637,572	£2,220,045	£2,666,079	£3,041,866
60% affordable housing (70:30)	£3,904,897	£1,942,348	£1,101,266	£62,750	£-759,651	£2,142,647	£1,301,554	£263,048	£-559,353	£1,606,045	£2,865,473	£3,264,403	£2,714,016	£3,111,721	£3,444,163
70% affordable housing (70:30)	£2,586,950	£892,022	£165,623	£-762,771	£-1,473,027	£1,065,007	£338,600	£-589,786	£-1,300,401	£-2,204,004	£3,346,702	£3,691,232	£3,214,841	£3,559,371	£3,846,479
80% affordable housing (70:30)	£1,269,001	£-158,305	£-770,009	£-1,988,292	£-3,186,401	£-1,812,834	£-824,337	£-1,442,620	£-2,040,729	£-2,802,175	£3,827,931	£4,118,062	£4,716,891	£4,007,022	£4,246,796
90% affordable housing (70:30)	£-949,945	£-1,208,633	£-1,705,642	£-2,413,812	£-3,961,981	£-1,090,274	£-1,587,294	£-2,205,454	£-2,781,418	£-3,409,913	£4,309,181	£4,544,691	£4,219,341	£4,651,114	£4,902,422
100% affordable housing (70:30)	£-1,366,892	£-2,258,960	£-2,641,274	£-3,246,701	£-4,626,634	£-2,167,915	£-2,550,230	£-3,154,167	£-3,834,100	£-4,017,650	£4,790,380	£4,971,722	£4,720,990	£4,902,321	£5,053,431

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,721,250	£9,153,019	£7,623,760	£5,924,584	£4,429,309	£9,517,199	£7,987,940	£6,288,764	£4,793,488	£2,890,411	£985,383	£171,738	£1,158,517	£444,863	£1,498,849
10% affordable housing (70:30)	£11,403,342	£8,102,022	£6,688,138	£5,099,964	£3,715,394	£8,339,559	£7,024,994	£5,435,929	£4,052,789	£2,292,453	£111,897	£248,293	£884,546	£4,416	£345,601
20% affordable housing (70:30)	£10,085,306	£7,052,366	£5,752,495	£4,273,543	£3,002,559	£7,361,918	£6,062,048	£4,583,094	£3,312,111	£1,594,495	£-91,688	£668,195	£1,770,576	£436,030	£941,535
30% affordable housing (70:30)	£8,767,448	£6,002,039	£4,816,863	£3,448,422	£2,289,183	£6,284,278	£5,099,101	£3,730,260	£2,571,422	£1,096,537	£-535,074	£1,088,156	£1,508,118	£-876,477	£1,337,378
40% affordable housing (70:30)	£7,449,501	£4,951,711	£3,881,230	£2,622,500	£1,575,808	£5,206,637	£4,136,136	£2,877,426	£1,830,733	£498,590	£1,008,559	£1,508,718	£-917,365	£-1,316,923	£-1,733,222
50% affordable housing (70:30)	£6,131,553	£3,801,384	£2,940,598	£1,789,893	£882,433	£4,128,997	£3,173,210	£2,024,602	£1,090,045	£-99,379	£1,482,044	£1,928,863	£1,311,336	£-1,757,370	£-2,151,186
60% affordable housing (70:30)	£4,813,607	£2,851,058	£2,009,365	£971,459	£148,056	£3,051,366	£2,210,263	£1,171,758	£349,356	£-697,336	£1,956,763	£2,355,693	£1,805,306	£-2,203,012	£-2,535,454
70% affordable housing (70:30)	£3,495,659	£1,800,731	£1,074,333	£1,045,938	£-564,318	£1,973,716	£1,247,318	£318,923	£-391,332	£-1,295,294	£2,437,993	£2,782,523	£2,306,132	£-2,660,662	£-2,937,770
80% affordable housing (70:30)	£2,177,712	£1,038,702	£598,703	£-979,583	£-1,277,682	£866,075	£-1,277,682	£-1,132,020	£-853,811	£-1,893,466	£2,919,222	£3,209,353	£2,808,181	£-3,098,312	£-3,340,087
90% affordable housing (70:30)	£959,794	£-299,924	£-798,932	£-1,505,103	£-2,392,862	£-1,951,562	£-2,675,575	£-3,386,745	£-4,127,209	£-5,001,204	£3,400,452	£3,638,182	£3,310,232	£-3,545,862	£-3,745,404
100% affordable housing (70:30)	£-458,182	£-1,350,251	£-1,732,565	£-2,337,991	£-3,717,925	£-1,295,206	£-1,641,520	£-2,245,458	£-2,625,391	£-3,108,941	£3,881,681	£4,083,012	£3,812,281	£-3,993,612	£-4,144,722

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£3,624,040	£6,055,789	£4,526,310	£2,927,333	£1,332,058	£6,410,948	£4,890,689	£3,191,513	£1,698,237	£206,840	£-2,211,868	£2,925,523	£1,938,733	£2,652,388	£3,247,100
10% affordable housing (70:30)	£2,306,092	£3,102,022	£2,088,138	£1,599,964	£815,394	£5,239,559	£4,024,994	£2,835,929	£1,652,789	£-292,453	£111,897	£248,293	£884,546	£4,416	£345,601
20% affordable housing (70:30)	£1,085,306	£1,952,366	£1,752,495	£1,176,292	£-94,692	£4,264,662	£2,964,798	£1,885,944	£714,861	£-402,755	£3,158,339	£2,926,675	£3,765,445	£-3,533,281	£-4,038,786
30% affordable housing (70:30)	£5,670,197	£2,904,788	£1,719,612	£300,771	£-808,067	£3,187,027	£2,001,851	£933,010	£-525,829	£2,000,713	£3,632,325	£4,185,406	£3,420,645	£-3,973,728	£-4,434,629
40% affordable housing (70:30)	£4,362,251	£1,854,261	£923,980	£-474,750	£-1,521,443	£2,109,398	£1,038,905	£219,825	£-268,671	£-4,105,810	£4,605,611	£3,914,616	£4,414,174	£-4,830,472	£-5,249,472
50% affordable housing (70:30)	£3,034,302	£804,134	£-151,653	£-1,300,470	£-2,234,617	£1,031,746	£75,999	£-1,072,659	£-4,072,096	£3,186,628	£4,579,235	£5,106,114	£4,408,587	£-4,854,620	£-5,230,357
60% affordable housing (70:30)	£1,716,356	£-246,193	£-1,087,285	£-2,125,791	£-2,948,183	£-65,895	£-886,987	£-1,925,493	£-3,749,586	£-5,054,014	£-5,452,944	£-4,902,556	£-5,300,262	£-5,632,704	£-5,965,454
70% affordable housing (70:30)	£938,408	£-1,296,520	£-2,022,918	£-2,951,312	£-3,661,568	£-1,233,535	£-1,849,933	£-2,778,327	£-3,498,582	£-4,392,545	£-5,535,243	£-5,879,773	£-5,403,383	£-5,747,913	£-6,039,020
80% affordable housing (70:30)	£-919,538	£-2,346,947	£-3,983,560	£-5,776,853	£-8,374,943	£-3,201,176	£-4,812,699	£-6,631,161	£-8,229,271	£-9,990,717	£-9,016,472	£-8,308,004	£-8,905,432	£-8,156,583	£-8,457,338
90% affordable housing (70:30)	£-2,237,486	£-3,397,174	£-5,804,183	£-8,402,933	£-10,900,132	£-5,278,612	£-7,775,825	£-10,483,996	£-13,969,959	£-15,598,454	£-16,407,703	£-16,733,433	£-16,407,482	£-16,843,212	£-16,839,655
100% affordable housing (70:30)	£-3,555,433	£-4,447,501	£-5,829,815	£-7,435,242	£-9,855,176	£-4,356,457	£-6,738,771	£-9,342,709	£-12,206,192	£-15,978,932	£-17,160,282	£-16,909,531	£-17,221,972	£-17,241,972	£-17,241,972

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,649,359	£10,076,288	£8,547,009	£6,847,858	£5,352,577	£10,440,208	£8,911,208	£7,112,852	£5,718,756	£3,813,779	£1,808,651	£1,084,986	£2,861,786	£1,368,131	£1,734,191
10% affordable housing (70:30)	£12,326,611	£9,025,961	£7,611,396	£6,022,332	£4,639,203	£9,362,827	£7,948,262	£6,359,197	£4,976,068	£3,215,721	£1,335,166	£675,056	£1,587,815	£927,665	£377,577
20% affordable housing (70:30)	£11,008,664	£7,975,634	£6,675,764	£5,196,811	£3,926,807	£8,285,186	£6,985,317	£5,606,363	£4,236,379	£2,617,764	£981,680	£255,074	£1,093,844	£487,239	£-18,267
30% affordable housing (70:30)	£9,690,716	£6,925,207	£5,740,131	£4,271,290	£3,212,452	£7,207,546	£6,053,529	£4,994,690	£3,919,906	£2,888,195	£1,848,887	£999,874	£46,791	£-314,109	£-649,472
40% affordable housing (70:30)	£8,372,770	£5,814,680	£4,891,489	£3,645,789	£2,499,076	£6,199,905	£5,050,424	£4,000,895	£3,024,002	£1,421,848	£85,291	£358,849	£108,905	£-309,655	£-609,953
50% affordable housing (70:30)	£7,054,822	£4,824,653	£3,868,886	£2,720,249	£1,782,702	£5,062,265	£4,098,479	£3,207,912	£2,013,313	£825,891	£-1,005,596	£-388,068	£-834,101	£-1,209,868	£-1,619,868
60% affordable housing (70:30)	£5,736,876	£3,774,326	£2,933,234	£1,894,728	£1,072,326	£3,974,624	£3,133,532	£2,095,026	£1,272,625	£226,933	£-1,033,495	£-1,432,425	£-882,037	£-1,279,743	£-1,612,185
70% affordable housing (70:30)	£4,418,927	£2,723,399	£1,997,651	£1,069,207	£59,851	£2,886,984	£2,170,596	£1,242,192	£51,937	£-372,026	£-1,514,724	£-1,869,254	£-1,362,864	£-1,727,394	£-2,014,501
80% affordable housing (70:30)	£3,100,981	£1,673,672													

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 1

No Units	30
Site Area	0.47 Ha

VBC as % of floorspace 50%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,601,412	£11,033,141	£9,503,882	£7,804,706	£6,309,431	£11,397,321	£9,868,062	£8,168,886	£6,673,610	£4,770,533	£2,765,505	£2,051,850	£3,038,639	£2,324,985	£1,730,273
10% affordable housing (70:30)	£13,720,945	£10,331,088	£8,878,292	£7,252,523	£5,832,011	£10,677,059	£9,224,463	£7,598,494	£6,177,983	£4,370,059	£2,448,012	£1,770,041	£2,707,490	£2,029,518	£1,464,542
20% affordable housing (70:30)	£12,840,477	£9,629,035	£8,252,701	£6,700,340	£5,354,933	£9,956,796	£8,560,482	£7,028,102	£5,682,354	£3,969,584	£2,130,520	£1,488,231	£2,378,340	£1,734,051	£1,198,811
30% affordable housing (70:30)	£11,960,011	£8,926,961	£7,627,110	£6,148,158	£4,877,174	£9,236,533	£7,936,663	£6,457,711	£5,196,726	£3,569,110	£1,813,027	£1,206,420	£2,045,191	£1,438,585	£993,080
40% affordable housing (70:30)	£11,079,543	£8,224,927	£7,001,520	£5,596,975	£4,399,755	£8,516,271	£7,292,863	£5,887,318	£4,691,098	£3,168,637	£1,495,534	£924,611	£1,714,042	£1,143,118	£667,349
50% affordable housing (70:30)	£10,199,076	£7,522,873	£6,375,929	£5,043,792	£3,822,356	£7,796,008	£6,649,064	£5,316,927	£4,195,470	£2,769,162	£1,178,042	£642,801	£1,362,993	£847,652	£401,618
60% affordable housing (70:30)	£9,318,609	£6,820,919	£5,760,338	£4,491,610	£3,444,917	£7,075,745	£6,005,294	£4,746,535	£3,699,942	£2,387,698	£960,549	£390,991	£1,051,743	£552,185	£155,867
70% affordable housing (70:30)	£8,438,142	£6,118,766	£5,128,426	£3,938,426	£2,967,498	£6,355,483	£5,381,465	£4,176,143	£3,204,214	£1,967,213	£543,056	£79,181	£720,550	£266,710	£-131,968
80% affordable housing (70:30)	£7,557,674	£5,416,713	£4,499,157	£3,387,244	£2,490,078	£5,635,220	£4,717,665	£3,605,751	£2,708,886	£1,566,799	£225,564	£-206,943	£389,444	£-39,382	£-402,045
90% affordable housing (70:30)	£6,677,208	£4,714,659	£3,873,666	£2,835,061	£2,012,859	£4,914,958	£4,073,866	£3,035,360	£2,212,958	£1,166,265	£-93,432	£-492,362	£58,295	£-359,680	£-872,122
100% affordable housing (70:30)	£5,796,740	£4,012,605	£3,247,975	£2,282,878	£1,535,241	£4,194,695	£3,430,065	£2,464,967	£1,717,330	£765,791	£-416,118	£-776,781	£-277,317	£-839,980	£-1,942,199

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£62,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,250,610	£21,819,017	£20,246,533	£17,007,899	£15,252,024	£21,397,884	£19,384,153	£16,093,335	£13,713,604	£9,601,382	£5,698,710	£4,260,286	£6,398,710	£4,913,230	£3,717,640
10% affordable housing (70:30)	£24,131,269	£20,621,127	£20,973,922	£14,599,691	£13,020,203	£20,176,156	£19,027,952	£15,753,721	£13,674,232	£9,484,155	£5,604,203	£3,702,174	£5,364,725	£4,022,696	£3,387,673
20% affordable housing (70:30)	£23,250,737	£20,223,180	£20,599,513	£13,151,874	£11,497,621	£18,895,419	£18,201,752	£14,824,112	£13,169,880	£9,482,630	£5,621,893	£3,718,984	£4,875,874	£3,718,163	£3,653,403
30% affordable housing (70:30)	£22,892,204	£20,925,234	£21,225,104	£13,704,057	£12,975,041	£18,615,589	£18,016,551	£14,394,504	£13,665,489	£9,283,104	£5,709,188	£3,765,794	£4,807,924	£3,713,628	£3,719,135
40% affordable housing (70:30)	£22,772,671	£20,672,297	£21,850,094	£13,826,238	£13,452,460	£18,335,964	£18,029,351	£14,964,998	£14,111,116	£9,683,076	£5,769,691	£3,702,663	£3,718,172	£3,705,096	£3,184,665
50% affordable housing (70:30)	£22,653,139	£21,329,341	£22,476,285	£13,808,422	£13,929,879	£18,056,207	£18,203,150	£15,535,298	£14,676,745	£9,884,053	£5,764,173	£3,820,414	£3,749,327	£3,804,563	£2,594,596
60% affordable housing (70:30)	£22,533,605	£22,031,395	£23,101,878	£13,360,605	£13,407,298	£17,776,470	£18,948,950	£14,105,679	£13,152,372	£9,484,527	£5,791,968	£3,801,224	£3,780,411	£3,800,430	£3,871,328
70% affordable housing (70:30)	£22,414,073	£22,733,448	£23,727,466	£13,172,788	£13,984,717	£17,496,722	£19,680,750	£14,676,072	£13,648,800	£9,885,081	£5,809,159	£3,873,033	£3,813,621	£3,805,498	£3,884,183
80% affordable housing (70:30)	£22,294,540	£23,455,202	£24,355,057	£12,964,136	£13,562,136	£17,264,463	£19,515,629	£14,465,475	£13,462,771	£9,682,631	£5,842,771	£3,862,771	£3,801,586	£3,824,600	£3,924,600
90% affordable housing (70:30)	£22,175,007	£24,137,556	£24,978,648	£12,751,154	£13,839,555	£17,037,257	£19,378,340	£14,251,855	£13,639,256	£9,685,949	£5,845,647	£3,844,756	£3,873,911	£3,911,895	£3,924,337
100% affordable housing (70:30)	£22,055,474	£24,839,610	£25,604,239	£12,568,336	£13,516,974	£16,817,519	£19,242,149	£14,039,247	£13,734,885	£9,688,424	£5,889,232	£3,829,998	£3,919,591	£3,942,195	£3,934,414

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£15,632,603	£10,200,874	£10,750,133	£2,429,309	£2,924,584	£18,836,595	£20,385,954	£22,058,129	£23,560,405	£25,483,482	£27,468,511	£28,182,165	£27,195,376	£27,909,030	£28,593,742
10% affordable housing (70:30)	£16,510,070	£10,932,926	£11,355,723	£2,981,492	£3,402,004	£19,586,967	£21,009,751	£22,653,532	£24,056,033	£25,863,986	£27,786,004	£28,463,974	£27,626,528	£28,204,497	£28,764,478
20% affordable housing (70:30)	£17,393,538	£12,604,880	£12,981,314	£3,533,675	£3,974,422	£20,272,216	£21,653,553	£23,206,913	£24,551,661	£26,244,431	£28,103,495	£28,745,785	£27,857,675	£28,499,954	£29,035,204
30% affordable housing (70:30)	£18,274,004	£12,307,934	£12,606,905	£4,085,858	£4,526,841	£20,997,482	£22,297,352	£23,776,305	£25,007,290	£26,684,905	£28,420,888	£29,027,595	£28,188,825	£28,795,430	£29,303,935
40% affordable housing (70:30)	£19,154,472	£12,009,088	£12,232,495	£4,638,040	£5,034,261	£21,717,744	£22,941,152	£24,346,697	£25,542,917	£27,085,379	£28,738,481	£29,308,400	£28,519,973	£29,080,897	£29,586,666
50% affordable housing (70:30)	£20,034,939	£12,711,142	£12,858,096	£5,190,223	£5,511,690	£22,438,007	£23,594,951	£24,917,089	£26,038,545	£27,465,884	£29,091,214	£29,661,123	£29,386,384	£29,832,397	
60% affordable housing (70:30)	£20,915,406	£13,413,198	£13,483,477	£5,742,406	£6,028,098	£23,158,270	£24,226,751	£25,487,480	£26,534,173	£27,866,327	£29,373,466	£29,873,025	£29,182,272	£29,681,830	£30,098,129
70% affordable housing (70:30)	£21,795,873	£14,115,249	£13,929,167	£6,294,589	£6,527,368	£23,878,532	£24,872,550	£26,057,873	£27,029,801	£28,289,802	£29,690,959	£30,154,834	£29,513,422	£29,977,296	£30,365,983
80% affordable housing (70:30)	£22,676,341	£14,817,303	£14,534,658	£6,846,771	£7,043,907	£24,598,795	£25,516,351	£26,682,384	£27,525,430	£28,687,276	£30,090,451	£30,439,988	£29,844,571	£30,273,397	£30,636,060
90% affordable housing (70:30)	£23,556,807	£15,519,357	£15,160,449	£7,396,955	£7,521,356	£25,319,057	£26,160,150	£27,198,655	£27,921,057	£28,967,760	£30,327,447	£30,726,377	£30,175,720	£30,573,696	£30,906,138
100% affordable housing (70:30)	£24,437,275	£16,221,410	£15,865,040	£7,951,137	£8,068,775	£26,039,320	£26,803,950	£27,769,048	£28,516,686	£29,468,225	£30,850,133	£31,012,798	£30,511,392	£30,873,995	£31,176,215

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,417,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£777,884	£2,790,388	£4,319,647	£6,018,824	£7,514,099	£2,426,209	£3,955,468	£5,654,643	£7,149,920	£9,052,997	£11,077,693	£12,771,879	£10,784,890	£11,498,545	£12,093,257
10% affordable housing (70:30)	£-102,585	£3,492,442	£4,945,237	£6,971,098	£7,991,518	£3,146,471	£4,599,267	£6,225,036	£7,645,547	£9,693,471	£11,375,518	£12,053,488	£11,116,940	£11,794,012	£12,359,988
20% affordable housing (70:30)	£-983,052	£4,194,495	£5,570,828	£7,723,189	£8,668,396	£3,866,734	£5,243,067	£6,795,427	£8,141,175	£9,853,945	£11,693,010	£12,336,290	£11,447,169	£12,089,476	£12,624,718
30% affordable housing (70:30)	£-1,863,519	£4,896,549	£6,196,413	£7,675,372	£8,546,356	£4,588,997	£5,986,966	£7,365,619	£8,636,804	£10,254,419	£12,010,503	£12,617,109	£11,776,330	£12,384,404	£12,930,450
40% affordable housing (70:30)	£-2,743,986	£5,598,603	£6,822,009	£8,227,554	£9,023,775	£5,307,259	£6,730,866	£8,098,211	£9,132,431	£10,654,693	£12,327,996	£12,898,918	£12,109,487	£12,680,411	£13,156,180
50% affordable housing (70:30)	£-3,624,454	£6,300,656	£7,447,600	£8,778,758	£9,301,194	£6,027,522	£7,474,465	£8,766,603	£9,628,680	£11,056,368	£12,645,488	£13,180,728	£		

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,601,412	£11,033,141	£9,503,982	£7,804,706	£6,309,431	£11,397,321	£9,988,062	£8,168,886	£6,673,610	£4,770,531	£2,785,505	£2,051,850	£3,038,639	£2,324,985	£1,730,273
10% affordable housing (70:30)	£13,720,986	£10,331,086	£8,878,292	£7,282,523	£5,832,011	£10,677,059	£9,224,283	£7,598,494	£6,177,983	£4,370,059	£2,448,012	£1,770,041	£2,707,490	£2,029,518	£1,464,542
20% affordable housing (70:30)	£12,940,477	£9,620,035	£8,476,701	£6,705,340	£5,354,093	£9,956,736	£8,580,492	£7,028,102	£5,682,354	£3,969,354	£2,350,520	£1,489,231	£2,376,340	£1,754,951	£1,198,811
30% affordable housing (70:30)	£11,960,011	£8,826,981	£7,627,110	£6,148,158	£4,877,174	£9,236,533	£7,936,663	£6,457,711	£5,186,726	£3,569,110	£1,813,027	£1,206,420	£2,045,191	£1,438,585	£933,080
40% affordable housing (70:30)	£11,079,543	£8,224,927	£7,001,520	£5,595,975	£4,399,755	£8,516,271	£7,292,663	£5,887,318	£4,691,098	£3,168,637	£1,495,534	£924,611	£1,714,042	£1,143,118	£667,349
50% affordable housing (70:30)	£10,199,076	£7,522,973	£6,042,732	£5,042,732	£3,822,325	£7,706,000	£6,649,694	£5,318,927	£4,184,700	£2,785,163	£1,178,042	£642,801	£1,382,893	£847,652	£401,616
60% affordable housing (70:30)	£9,318,609	£6,820,819	£5,150,338	£4,013,610	£3,444,917	£7,075,745	£6,005,294	£4,746,535	£3,699,842	£2,367,888	£860,549	£360,991	£1,051,743	£562,195	£135,887
70% affordable housing (70:30)	£8,438,142	£6,118,766	£5,124,744	£3,939,426	£2,967,488	£6,355,483	£5,361,465	£4,176,143	£3,248,214	£1,967,213	£543,096	£79,181	£720,593	£266,719	£-131,968
80% affordable housing (70:30)	£7,557,674	£5,416,713	£4,489,157	£3,387,244	£2,490,078	£5,635,220	£4,717,665	£3,605,751	£2,708,598	£1,566,739	£225,261	£-205,943	£389,444	£-39,382	£-402,045
90% affordable housing (70:30)	£6,677,208	£4,714,859	£3,673,666	£2,835,061	£2,012,659	£4,914,958	£4,073,886	£3,035,360	£2,212,622	£1,166,265	£-93,432	£-482,362	£58,296	£-539,680	£-672,122
100% affordable housing (70:30)	£5,796,740	£4,012,605	£3,247,975	£2,282,878	£1,535,241	£4,194,695	£3,430,065	£2,464,967	£1,717,330	£765,791	£-416,118	£-778,781	£-277,317	£-639,980	£-942,199

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,721,250	£9,153,019	£7,623,760	£5,924,584	£4,429,309	£9,517,199	£7,987,940	£6,288,764	£4,793,488	£2,890,411	£885,383	£171,728	£1,158,517	£444,663	£-149,849
10% affordable housing (70:30)	£11,840,823	£9,450,965	£8,098,170	£6,372,401	£4,951,889	£8,796,937	£7,344,140	£5,716,371	£4,287,860	£2,489,937	£567,890	£-110,081	£227,368	£-149,396	£-245,581
20% affordable housing (70:30)	£10,960,355	£7,748,913	£6,372,573	£4,820,218	£3,474,471	£8,076,674	£6,574,471	£5,147,980	£3,802,232	£2,089,462	£250,338	£-391,892	£486,218	£-146,071	£-581,311
30% affordable housing (70:30)	£10,079,889	£7,046,958	£5,746,988	£4,268,036	£2,997,052	£7,356,411	£6,056,541	£4,577,588	£3,306,604	£1,688,988	£-67,095	£-673,702	£165,068	£-441,537	£-947,042
40% affordable housing (70:30)	£9,199,421	£6,344,805	£5,121,398	£3,715,853	£2,519,632	£6,636,149	£5,412,741	£4,007,196	£2,810,976	£1,288,514	£-394,588	£-395,511	£-168,080	£-737,004	£-1,212,773
50% affordable housing (70:30)	£8,318,954	£5,642,751	£4,405,807	£3,163,670	£2,042,913	£5,915,886	£4,768,942	£3,436,804	£2,315,348	£888,039	£-670,080	£-1,237,321	£-697,230	£-1,032,471	£-1,426,604
60% affordable housing (70:30)	£7,438,487	£4,940,697	£3,870,216	£2,811,487	£1,864,795	£5,195,623	£4,125,142	£2,866,413	£1,819,720	£487,966	£-1,019,573	£-1,515,132	£-828,379	£-1,327,933	£-1,744,236
70% affordable housing (70:30)	£6,558,020	£4,238,644	£3,244,626	£2,059,304	£1,087,375	£4,475,361	£3,481,343	£2,296,021	£1,324,082	£87,061	£-1,337,066	£-1,800,941	£-1,159,529	£-1,623,403	£-2,012,090
80% affordable housing (70:30)	£5,677,552	£3,536,590	£2,610,938	£1,507,122	£609,946	£3,755,098	£2,837,543	£1,725,629	£828,463	£-333,363	£-1,654,558	£-2,086,065	£-1,490,678	£-1,919,504	£-2,282,167
90% affordable housing (70:30)	£4,797,086	£2,834,536	£1,993,444	£984,938	£392,537	£3,034,838	£2,183,743	£1,155,238	£330,836	£-713,355	£-1,913,454	£-2,372,454	£-1,812,607	£-2,219,803	£-2,652,244
100% affordable housing (70:30)	£3,916,618	£2,132,483	£1,367,953	£402,756	£-344,882	£2,314,573	£1,549,943	£884,845	£162,792	£-1,114,332	£-2,296,240	£-2,658,903	£-2,157,439	£-2,520,102	£-2,822,322

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,624,040	£10,955,769	£9,226,510	£7,627,333	£6,122,058	£6,419,948	£4,890,689	£3,191,513	£1,696,237	£-208,840	£-2,211,969	£-2,925,523	£-1,938,733	£-2,652,388	£-3,247,100
10% affordable housing (70:30)	£12,743,572	£9,853,715	£8,390,920	£6,772,151	£5,269,639	£5,699,686	£4,246,890	£2,821,121	£1,290,610	£-607,314	£-2,529,361	£-3,207,332	£-2,269,883	£-2,947,855	£-3,512,831
20% affordable housing (70:30)	£11,863,105	£8,651,662	£7,275,329	£5,722,967	£4,277,220	£4,979,423	£3,603,940	£2,050,729	£704,981	£-1,007,789	£-2,846,853	£-3,489,142	£-2,601,033	£-3,243,322	£-3,778,562
30% affordable housing (70:30)	£10,982,638	£7,449,548	£6,249,738	£4,170,785	£-100,199	£4,259,160	£2,959,290	£1,480,338	£208,353	£-1,408,263	£-3,164,346	£-4,370,952	£-2,932,182	£-3,538,788	£-4,044,293
40% affordable housing (70:30)	£10,102,171	£6,247,504	£5,024,148	£3,181,603	£-577,618	£3,538,898	£2,315,490	£909,945	£-286,275	£-1,805,736	£-3,481,839	£-4,052,762	£-3,263,331	£-3,834,254	£-4,310,023
50% affordable housing (70:30)	£9,221,703	£5,045,500	£3,988,557	£2,065,418	£-1,055,038	£2,818,635	£1,671,691	£393,564	£-671,903	£-2,209,211	£-3,798,431	£-4,934,572	£-3,594,480	£-4,129,721	£-4,515,755
60% affordable housing (70:30)	£8,341,237	£4,843,446	£3,772,966	£1,845,763	£-1,532,456	£2,098,372	£1,027,891	£-230,838	£-1,277,530	£-2,609,685	£-4,116,824	£-4,616,382	£-3,925,630	£-4,425,188	£-4,841,486
70% affordable housing (70:30)	£7,460,769	£4,141,394	£3,147,376	£1,037,947	£-2,009,875	£1,378,110	£394,092	£-801,230	£-1,773,159	£-3,010,160	£-4,434,317	£-4,898,191	£-4,296,779	£-4,720,654	£-5,109,341
80% affordable housing (70:30)	£6,580,301	£3,039,340	£2,178,215	£-590,139	£-2,487,295	£657,947	£-289,708	£-1,371,622	£-2,268,787	£-3,410,634	£-4,751,909	£-5,183,316	£-4,587,629	£-5,016,754	£-5,379,418
90% affordable housing (70:30)	£5,700,835	£2,622,714	£-1,103,807	£-2,142,312	£-2,964,714	£-62,415	£-903,507	£-1,942,013	£-2,764,415	£-3,811,107	£-5,070,805	£-5,469,730	£-4,919,078	£-5,317,053	£-5,649,495
100% affordable housing (70:30)	£4,839,367	£-964,768	£-1,729,398	£-2,634,495	£-3,442,132	£-2,872,678	£-2,547,307	£-2,512,406	£-2,260,043	£-4,211,582	£-5,393,490	£-5,756,154	£-5,254,689	£-5,617,353	£-5,919,572

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,648,398	£10,976,288	£9,247,029	£7,641,859	£6,140,487	£6,410,487	£4,891,408	£3,212,032	£1,716,756	£-283,851	£-2,211,969	£-2,925,523	£-1,938,733	£-2,652,388	£-3,247,100
10% affordable housing (70:30)	£12,764,091	£9,874,234	£8,421,939	£6,795,670	£5,285,156	£5,699,686	£4,246,890	£2,821,121	£1,290,610	£-607,314	£-2,529,361	£-3,207,332	£-2,269,883	£-2,947,855	£-3,512,831
20% affordable housing (70:30)	£11,883,624	£8,672,181	£7,295,848	£5,743,486	£4,287,730	£4,999,942	£3,623,609	£2,057,248	£4,725,500	£-1,033,205	£-3,164,346	£-4,370,952	£-2,932,182	£-3,538,788	£-4,044,293
30% affordable housing (70:30)	£11,002,157	£7,870,127	£6,670,297	£5,191,304	£3,920,320	£4,279,679	£2,979,810	£1,500,857	£4,229,872	£-2,612,257	£-3,896,173	£-4,249,367	£-3,088,337	£-3,481,732	£-3,947,274
40% affordable housing (70:30)	£10,122,690	£7,069,079	£5,844,667	£4,030,122	£3,442,801	£7,559,417	£6,338,039	£4,930,464	£3,744,205	£2,211,783	£-698,680	£-52,243	£-771,188	£-1,688,365	£-2,299,504
50% affordable housing (70:30)	£9,242,222	£6,566,019	£5,410,076	£4,088,938	£2,965,481	£6,839,154	£5,692,210	£4,360,073	£3,238,616	£1,811,308	£-221,198	£-314,053	£-426,039	£-1,09,202	£-555,236
60% affordable housing (70:30)	£8,361,756	£5,863,966	£4,793,485	£3,534,756	£2,488,063	£6,118,891	£5,048,410	£3,789,681	£2,742,989	£1,410,834	£-396,305	£-595,863	£-94,880	£-404,669	£-820,967
70% affordable housing (70:30)	£7,481,286	£5,161,913	£4,167,895	£2,982,573	£1,800,629	£5,398,629	£4,454,611	£3,215,289	£2,247,360	£1,010,359	£-413,798	£-977,672	£-226,260	£-700,135	£-1,088,822
80% affordable housing (70:30)	£6,600,821														

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 1

No Units	30
Site Area	0.47 Ha

VBC as % of floorspace 75%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,601,412	£11,033,141	£9,503,882	£7,804,706	£6,309,431	£11,397,321	£9,888,062	£8,168,886	£6,673,610	£4,770,533	£2,765,505	£2,051,850	£3,038,639	£2,324,985	£1,730,273
10% affordable housing (70:30)	£14,158,425	£10,679,362	£9,188,334	£7,526,861	£6,067,968	£11,034,436	£9,543,409	£7,880,936	£6,423,043	£4,567,542	£2,694,004	£1,908,191	£2,870,311	£2,174,498	£1,594,654
20% affordable housing (70:30)	£13,715,438	£10,325,581	£8,872,785	£7,247,016	£5,806,505	£10,671,552	£9,187,756	£7,592,987	£6,172,476	£4,364,552	£2,442,505	£1,764,534	£2,701,983	£2,024,011	£1,450,036
30% affordable housing (70:30)	£13,272,451	£9,971,801	£8,567,236	£6,968,172	£5,585,042	£10,308,667	£8,834,102	£7,305,038	£5,921,507	£4,161,561	£2,281,005	£1,620,875	£2,533,654	£1,873,524	£1,323,416
40% affordable housing (70:30)	£12,829,463	£9,618,021	£8,241,687	£6,689,327	£5,343,579	£9,945,782	£8,469,448	£7,017,088	£5,671,340	£3,958,570	£2,119,506	£1,477,217	£2,365,326	£1,723,038	£1,187,797
50% affordable housing (70:30)	£12,386,477	£9,264,240	£7,926,139	£6,410,481	£5,102,116	£9,582,897	£8,244,796	£6,729,138	£5,420,773	£3,755,580	£1,958,005	£1,333,558	£2,196,998	£1,572,551	£1,052,178
60% affordable housing (70:30)	£11,943,490	£8,910,460	£7,610,589	£6,131,637	£4,860,653	£9,220,012	£7,900,642	£6,441,190	£5,170,206	£3,552,589	£1,786,506	£1,189,900	£2,029,670	£1,422,864	£916,559
70% affordable housing (70:30)	£11,500,503	£8,556,680	£7,295,041	£5,852,792	£4,619,190	£8,857,128	£7,595,489	£6,153,240	£4,919,637	£3,349,598	£1,635,006	£1,046,242	£1,860,342	£1,271,578	£780,940
80% affordable housing (70:30)	£11,057,515	£8,202,899	£6,979,492	£5,573,947	£4,377,726	£8,494,243	£7,270,835	£5,865,290	£4,669,070	£3,146,608	£1,473,507	£902,983	£1,692,014	£1,121,090	£645,321
90% affordable housing (70:30)	£10,614,529	£7,849,119	£6,683,944	£5,285,103	£4,136,264	£8,131,358	£6,946,183	£5,577,341	£4,418,503	£2,943,617	£1,312,006	£758,324	£1,523,886	£970,604	£509,702
100% affordable housing (70:30)	£10,171,542	£7,495,339	£6,348,394	£4,906,257	£3,894,801	£7,768,473	£6,621,529	£5,289,302	£4,167,936	£2,740,628	£1,150,507	£615,266	£1,355,357	£820,116	£374,083

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£34,360,802	£27,810,902	£24,240,523	£19,987,909	£16,242,789	£21,349,694	£18,380,152	£15,083,336	£12,373,604	£8,311,020	£4,608,710	£3,403,230	£5,183,210	£3,971,971	£2,971,971
10% affordable housing (70:30)	£24,693,789	£20,172,853	£17,663,880	£14,336,363	£12,784,247	£17,617,779	£15,086,805	£12,470,276	£10,420,172	£7,244,673	£3,964,248	£2,944,023	£4,361,903	£3,327,716	£2,527,561
20% affordable housing (70:30)	£20,136,777	£16,526,634	£14,079,429	£11,005,198	£9,525,709	£14,259,228	£12,083,459	£10,129,228	£8,427,693	£5,809,470	£3,087,681	£2,306,232	£3,428,203	£2,628,203	£1,973,179
30% affordable housing (70:30)	£16,579,764	£13,020,414	£10,794,979	£8,184,043	£6,967,172	£11,547,177	£9,598,112	£7,930,907	£6,660,653	£4,571,209	£2,371,338	£1,764,560	£2,678,690	£2,029,798	£1,529,798
40% affordable housing (70:30)	£13,022,451	£9,471,184	£7,810,527	£5,812,867	£4,938,636	£9,202,766	£7,635,106	£6,300,874	£5,263,644	£3,602,709	£1,974,998	£1,466,688	£2,129,176	£1,664,417	£1,264,417
50% affordable housing (70:30)	£9,465,737	£6,917,975	£5,624,733	£4,173,733	£3,570,099	£6,907,419	£5,723,076	£4,713,442	£3,906,634	£2,684,209	£1,418,657	£1,046,242	£1,518,657	£1,129,664	£830,657
60% affordable housing (70:30)	£6,908,725	£4,361,785	£3,411,625	£2,470,578	£2,091,562	£4,932,203	£4,032,072	£3,411,025	£2,882,009	£1,999,625	£1,057,709	£769,314	£1,162,314	£839,545	£639,545
70% affordable housing (70:30)	£4,351,712	£2,802,535	£2,157,174	£1,489,422	£1,233,075	£2,985,087	£2,488,075	£2,103,577	£1,762,616	£1,217,208	£658,973	£481,972	£708,637	£509,637	£374,637
80% affordable housing (70:30)	£1,794,696	£1,049,184	£817,722	£574,468	£474,468	£1,381,581	£1,117,073	£958,304	£785,144	£568,506	£375,738	£260,621	£374,124	£268,621	£194,124
90% affordable housing (70:30)	£28,237,685	£21,003,095	£18,282,271	£13,557,112	£11,715,950	£20,720,872	£17,906,032	£14,734,713	£12,308,507	£8,508,507	£4,540,208	£3,093,290	£4,328,529	£3,881,611	£2,842,512
100% affordable housing (70:30)	£28,680,672	£21,356,675	£18,503,820	£13,838,958	£12,097,413	£21,083,742	£18,220,685	£14,562,623	£12,438,279	£8,111,687	£4,397,709	£2,936,949	£4,067,487	£3,622,098	£2,678,172

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£15,532,803	£12,200,974	£10,730,133	£8,929,309	£7,324,584	£18,836,595	£16,385,954	£13,055,129	£10,930,405	£7,453,482	£4,278,811	£3,182,168	£4,719,576	£3,599,030	£2,730,742
10% affordable housing (70:30)	£11,875,690	£9,554,681	£8,105,681	£6,578,154	£5,168,048	£13,909,580	£12,080,606	£9,823,079	£8,110,972	£5,664,473	£2,830,624	£2,129,517	£3,236,824	£2,469,517	£1,869,861
20% affordable housing (70:30)	£8,118,577	£6,008,435	£5,131,260	£4,076,900	£3,247,510	£10,562,464	£9,105,260	£7,441,629	£6,201,540	£4,289,463	£2,291,511	£1,764,481	£2,532,032	£1,924,004	£1,474,880
30% affordable housing (70:30)	£6,361,365	£4,622,215	£3,876,773	£2,985,844	£2,449,973	£8,928,349	£7,730,913	£6,428,077	£5,412,108	£3,827,454	£2,193,010	£1,663,140	£2,270,361	£1,700,361	£1,290,599
40% affordable housing (70:30)	£4,749,552	£3,416,995	£2,819,328	£2,144,888	£1,749,436	£6,980,224	£6,088,657	£5,067,827	£4,262,675	£2,975,445	£1,614,510	£1,196,798	£1,688,889	£1,250,077	£944,218
50% affordable housing (70:30)	£3,147,635	£2,080,776	£1,620,876	£1,232,534	£1,011,899	£4,651,119	£3,989,219	£3,324,977	£2,813,242	£1,948,435	£1,076,010	£780,457	£1,109,457	£839,457	£639,457
60% affordable housing (70:30)	£1,590,525	£1,033,525	£823,426	£610,379	£513,363	£3,011,044	£2,573,873	£2,192,826	£1,865,810	£1,281,426	£684,510	£504,115	£704,115	£511,951	£374,457
70% affordable housing (70:30)	£873,513	£577,335	£453,974	£341,223	£281,826	£1,768,898	£1,528,627	£1,280,775	£1,094,378	£744,417	£399,009	£291,774	£433,673	£324,073	£244,073
80% affordable housing (70:30)	£18,176,500	£13,011,116	£11,245,523	£8,680,888	£7,258,289	£21,780,773	£19,033,180	£15,583,725	£13,384,725	£9,548,945	£5,081,407	£3,600,809	£5,233,432	£3,942,001	£2,980,809
90% affordable housing (70:30)	£10,619,486	£7,849,119	£6,683,944	£5,079,071	£4,338,618	£12,602,568	£10,987,833	£9,156,512	£7,790,598	£5,292,009	£2,575,009	£1,760,330	£2,575,009	£1,925,411	£1,474,311
100% affordable housing (70:30)	£20,062,474	£15,238,676	£13,285,621	£10,177,758	£8,530,214	£22,455,543	£19,612,465	£16,044,624	£13,666,080	£9,493,358	£5,093,509	£3,418,750	£4,878,668	£3,613,899	£2,759,932

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£777,853	£2,790,388	£4,319,647	£6,018,824	£7,514,099	£2,426,209	£3,955,468	£5,654,643	£7,149,920	£9,052,997	£11,058,025	£11,771,679	£10,784,880	£11,488,645	£12,093,257
10% affordable housing (70:30)	£334,896	£3,144,168	£4,635,196	£6,297,668	£7,795,562	£2,789,094	£4,280,720	£5,942,593	£7,400,487	£9,295,988	£11,219,525	£11,915,338	£10,963,218	£11,649,031	£12,229,876
20% affordable housing (70:30)	£108,042	£3,497,949	£4,950,744	£6,575,613	£7,907,024	£3,151,978	£4,604,774	£6,290,543	£7,651,054	£9,458,978	£11,381,025	£12,058,996	£11,121,547	£11,789,519	£12,364,494
30% affordable housing (70:30)	£551,079	£3,851,729	£5,266,294	£6,855,358	£8,238,467	£3,514,863	£4,920,428	£6,518,482	£7,901,522	£9,661,969	£11,542,524	£12,202,654	£11,289,875	£11,950,006	£12,500,113
40% affordable housing (70:30)	£994,066	£4,205,509	£5,581,842	£7,134,203	£8,479,950	£3,877,748	£5,284,081	£6,806,442	£8,152,180	£9,864,959	£11,704,024	£12,348,313	£11,458,203	£12,100,491	£12,635,732
50% affordable housing (70:30)	£1,437,052	£4,559,290	£5,897,391	£7,413,048	£8,721,414	£4,240,633	£5,676,734	£7,004,391	£8,402,297	£10,067,949	£11,885,524	£12,489,972	£11,626,532	£12,260,978	£12,771,392
60% affordable housing (70:30)	£1,880,040	£4,913,070	£6,210,940	£7,691,993	£8,962,977	£4,603,618	£6,033,340	£7,362,340	£8,						

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,812,581	£8,244,310	£6,715,951	£5,018,874	£3,620,999	£8,608,489	£7,079,230	£5,380,055	£3,884,779	£1,981,701	-£23,327	-£76,981	£249,808	-£463,847	-£1,058,559
10% affordable housing (70:30)	£7,899,530	£5,399,502	£4,737,030	£3,279,136	£8,245,604	£6,754,378	£5,092,105	£3,834,211	£1,778,710	-£184,937	-£80,640	£81,480	-£14,480	-£14,333	-£1,194,178
20% affordable housing (70:30)	£10,936,036	£7,536,749	£6,083,354	£4,456,195	£3,037,674	£7,895,720	£4,904,155	£3,363,644	£1,975,720	-£346,327	-£1,024,268	-£86,849	-£764,821	-£1,320,796	
30% affordable housing (70:30)	£10,483,619	£7,182,969	£5,768,404	£4,179,340	£2,796,211	£7,519,856	£6,105,271	£4,616,206	£3,133,076	-£1,372,730	-£507,826	-£1,167,959	-£255,177	-£915,307	-£1,465,415
40% affordable housing (70:30)	£10,040,632	£6,829,189	£5,452,858	£3,900,496	£2,654,748	£7,156,950	£4,229,257	£2,882,809	£2,811,941	£1,169,739	-£698,326	-£1,311,615	-£423,505	-£1,065,793	-£1,601,034
50% affordable housing (70:30)	£9,597,646	£6,475,406	£5,137,007	£3,621,650	£2,313,294	£6,794,065	£3,455,964	£3,940,307	£2,612,941	£366,749	-£330,636	-£1,455,274	-£591,834	-£1,216,281	-£1,736,654
60% affordable housing (70:30)	£9,154,658	£6,121,828	£4,821,758	£3,342,805	£2,071,821	£6,431,190	£3,131,311	£3,652,358	£2,381,374	£763,758	-£992,326	-£1,698,931	-£760,162	-£1,366,767	-£1,872,273
70% affordable housing (70:30)	£8,711,671	£5,767,848	£4,506,209	£3,063,960	£1,830,358	£6,068,296	£2,806,657	£3,364,408	£2,130,806	£580,767	-£1,153,825	-£1,742,590	-£928,489	-£1,517,254	-£2,007,891
80% affordable housing (70:30)	£8,268,684	£5,414,067	£4,190,881	£2,785,116	£1,589,995	£5,705,411	£4,482,004	£3,078,459	£1,890,239	£387,777	-£1,315,325	-£1,886,248	-£1,096,817	-£1,887,741	-£2,143,510
90% affordable housing (70:30)	£7,825,698	£5,060,287	£3,875,112	£2,508,271	£1,347,433	£5,342,526	£4,167,851	£2,788,510	£1,699,870	£194,788	-£1,476,825	-£2,029,907	-£1,285,146	-£1,818,228	-£2,279,129
100% affordable housing (70:30)	£7,382,710	£4,706,508	£3,560,963	£2,227,425	£1,105,970	£4,979,641	£3,832,697	£2,500,560	£1,379,104	-£48,204	-£1,638,325	-£2,173,566	-£1,433,474	-£1,968,715	-£2,414,749

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,721,290	£9,153,019	£7,623,760	£5,924,584	£4,429,309	£9,517,199	£7,987,940	£6,286,764	£4,793,488	£2,890,411	£985,383	£171,728	£1,158,517	£444,863	-£149,849
10% affordable housing (70:30)	£12,278,303	£8,798,238	£7,308,212	£5,645,739	£4,187,846	£9,154,314	£7,663,287	£6,000,814	£4,542,821	£2,897,420	£723,882	£38,989	£990,189	£294,376	-£286,468
20% affordable housing (70:30)	£11,835,316	£8,445,458	£6,992,865	£5,366,894	£3,946,383	£8,791,430	£7,338,633	£5,712,864	£4,292,353	£2,484,450	£562,385	£921,861	£821,861	£143,889	-£421,087
30% affordable housing (70:30)	£11,392,328	£8,091,678	£6,677,114	£5,088,050	£3,704,920	£8,428,546	£7,013,980	£5,424,916	£4,041,785	£2,281,439	£400,883	£259,247	£653,532	£6,598	-£556,706
40% affordable housing (70:30)	£10,949,341	£7,737,898	£6,361,585	£4,800,205	£3,463,457	£8,065,659	£6,689,326	£5,136,966	£3,791,218	£2,078,448	£239,383	£402,906	£486,204	£157,084	-£892,325
50% affordable housing (70:30)	£10,508,355	£7,384,116	£5,048,017	£4,530,359	£3,221,994	£7,702,774	£6,384,674	£4,849,016	£3,540,851	£1,876,458	£77,885	£346,564	£316,876	£307,672	-£727,044
60% affordable housing (70:30)	£10,063,368	£7,030,338	£5,730,467	£4,251,614	£2,980,531	£7,339,889	£6,040,020	£4,561,067	£3,290,083	£1,672,467	-£53,617	£690,222	£148,547	£458,058	-£363,564
70% affordable housing (70:30)	£9,620,380	£6,676,558	£5,414,919	£3,972,670	£2,739,067	£6,977,005	£5,715,366	£4,273,118	£3,039,515	£1,469,476	-£245,116	-£833,881	£19,780	£608,544	-£1,099,182
80% affordable housing (70:30)	£9,177,393	£6,322,777	£5,089,510	£3,693,825	£2,497,804	£6,614,120	£5,390,713	£3,985,168	£2,788,948	£1,286,486	£406,616	£977,539	£188,108	£759,032	-£1,234,801
90% affordable housing (70:30)	£8,734,407	£5,968,907	£4,783,629	£3,414,969	£2,256,162	£6,265,136	£5,088,600	£3,697,210	£2,538,881	£1,107,198	£466,116	£321,198	£369,437	£309,510	-£1,970,420
100% affordable housing (70:30)	£8,291,420	£5,615,217	£4,448,272	£3,136,135	£2,014,679	£5,888,350	£4,741,407	£3,409,269	£2,287,814	£980,505	£729,616	£1,264,857	£524,765	£1,060,008	-£1,506,039

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£9,624,040	£6,055,789	£4,526,510	£2,827,333	£1,322,558	£6,419,948	£4,890,689	£3,191,513	£1,696,237	-£206,840	-£211,968	-£2,925,523	-£1,396,733	-£2,652,388	-£3,247,100
10% affordable housing (70:30)	£9,181,062	£5,701,989	£4,210,961	£2,548,486	£1,090,095	£6,057,063	£4,566,036	£2,902,563	£1,445,670	-£409,831	-£2,973,369	-£3,069,191	-£2,107,062	-£2,802,874	-£3,382,719
20% affordable housing (70:30)	£8,738,085	£5,348,208	£3,895,413	£2,269,644	£849,133	£5,604,179	£4,241,383	£2,615,614	£1,195,103	-£612,821	-£2,534,868	-£3,212,839	-£2,275,390	-£2,953,362	-£3,518,337
30% affordable housing (70:30)	£8,295,078	£4,994,428	£3,579,863	£1,990,799	£607,669	£5,331,294	£3,916,729	£2,327,665	£944,534	-£815,812	-£2,096,368	-£3,356,498	-£2,443,718	-£3,103,848	-£3,653,957
40% affordable housing (70:30)	£7,852,091	£4,640,648	£3,264,515	£1,711,964	£366,206	£4,968,409	£3,592,076	£2,039,715	£993,967	-£1,018,803	-£2,857,867	-£3,500,156	-£2,612,047	-£3,254,335	-£3,789,576
50% affordable housing (70:30)	£7,406,104	£4,286,867	£2,948,786	£1,433,108	£104,743	£4,605,524	£3,267,423	£1,751,765	£443,400	-£1,221,783	-£3,019,388	-£3,643,616	-£2,780,376	-£3,404,822	-£3,925,186
60% affordable housing (70:30)	£6,966,117	£3,933,887	£2,633,216	£1,154,264	£-116,720	£4,242,639	£2,942,769	£1,463,817	£192,833	-£1,424,784	-£3,180,867	-£3,787,473	-£2,948,703	-£3,555,390	-£4,060,814
70% affordable housing (70:30)	£6,523,130	£3,579,307	£2,217,668	£875,419	£-338,183	£3,879,755	£2,618,116	£1,175,867	£-57,735	-£1,627,775	-£3,342,367	-£3,931,131	-£3,117,031	-£3,705,795	-£4,196,432
80% affordable housing (70:30)	£6,080,142	£3,225,526	£2,002,119	£598,574	£-599,646	£3,518,870	£2,293,462	£887,017	£-509,305	-£1,859,764	-£3,503,866	-£4,074,790	-£3,285,589	-£3,266,285	-£3,332,662
90% affordable housing (70:30)	£5,637,156	£2,871,746	£1,686,571	£317,790	£-841,109	£3,153,985	£1,988,810	£599,968	£-558,870	-£2,033,755	-£3,665,367	-£4,218,449	-£3,453,687	-£4,006,769	-£4,467,671
100% affordable housing (70:30)	£5,194,169	£2,517,966	£1,371,021	£38,884	£-1,082,572	£2,791,100	£1,644,156	£312,919	£-809,437	-£2,236,745	-£3,828,866	-£4,362,107	-£3,622,015	-£4,157,256	-£4,603,290

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,844,589	£10,076,288	£8,547,029	£6,841,282	£5,352,977	£10,440,487	£8,911,208	£7,212,032	£5,181,786	£3,813,673	£1,988,851	£1,094,988	£1,988,131	£1,388,131	£-273,414
10% affordable housing (70:30)	£13,201,571	£9,722,506	£8,231,480	£6,569,007	£5,111,114	£10,077,582	£8,586,555	£6,924,083	£5,468,189	£3,610,858	£1,647,150	£951,338	£1,913,457	£1,217,645	£637,800
20% affordable housing (70:30)	£12,758,584	£9,368,727	£7,915,932	£6,290,163	£4,869,652	£9,714,698	£8,269,652	£6,636,133	£5,215,622	£3,407,698	£1,485,651	£807,680	£1,745,129	£1,067,157	£502,182
30% affordable housing (70:30)	£12,315,597	£9,014,947	£7,600,382	£5,011,318	£4,628,189	£9,351,813	£7,937,248	£6,348,184	£4,985,054	£3,204,707	£1,324,151	£664,021	£1,576,801	£916,671	£368,563
40% affordable housing (70:30)	£11,872,610	£8,661,167	£7,294,834	£3,732,473	£4,386,725	£8,988,256	£7,612,695	£6,060,234	£4,714,686	£3,001,716	£1,162,652	£320,363	£1,468,472	£766,184	£239,943
50% affordable housing (70:30)	£11,429,623	£8,307,386	£6,969,285	£3,453,628	£4,145,262	£8,628,045	£7,287,942	£5,772,285	£4,463,919	£2,798,728	£1,001,151	£376,704	£1,240,144	£615,697	£95,324
60% affordable housing (70:30)	£10,986,636	£7,953,806	£6,653,736	£3,174,763	£3,903,799	£8,263,158	£6,963,289	£5,484,336	£4,213,352	£2,596,736	£839,652	£233,047	£1,071,816	£465,210	£40,295
70% affordable housing (70:30)	£10,543,649	£7,599,826	£6,338,187	£2,895,938	£3,658,636	£7,903,274	£6,636,636	£5,196,386	£3,962,784	£2,392,745	£678,152	£89,389	£903,489	£314,724	£-175,913
80% affordable housing (70:30)	£10,100,662	£7,246,945	£5,022,938	£4,617,094	£3,420,873	£7,537,389	£6,313,981	£4,908,436	£3,712,216	£2,189,755	£316,653	£-54,271	£758,160	£184,537	£-51,532
90% affordable housing (70:30)	£9,657,675	£													

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	100
Site Area	0.85 Ha

VBC as % of floorspace 0%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
10% affordable housing	£42,207,892	£30,296,231	£25,189,804	£19,493,013	£14,466,053	£31,486,763	£26,381,337	£20,704,033	£15,671,472	£9,265,487	£2,434,051	£2,372	£3,357,171	£925,491	£-1,118,913
10% affordable housing (70:30)	£36,326,306	£26,604,912	£21,006,292	£15,792,100	£11,252,436	£27,082,407	£22,082,407	£16,872,018	£12,342,353	£6,548,869	£283,438	£-1,936,230	£1,114,247	£-1,091,835	£2,945,422
20% affordable housing (70:30)	£30,444,721	£20,914,592	£16,800,276	£12,071,187	£8,534,748	£21,887,818	£17,760,092	£13,040,003	£9,013,634	£3,831,826	£-1,897,712	£-3,874,872	£-1,147,137	£-3,124,207	£4,771,931
30% affordable housing (70:30)	£24,563,136	£16,197,413	£12,594,272	£8,358,802	£4,792,339	£17,045,127	£13,441,985	£9,207,988	£5,653,918	£1,114,783	£-4,083,497	£-5,813,513	£-3,426,745	£-5,156,780	£6,598,440
40% affordable housing (70:30)	£18,681,551	£11,476,673	£8,388,266	£4,606,899	£1,549,931	£12,203,286	£9,114,878	£5,345,395	£2,288,426	£-1,628,466	£-6,269,283	£-7,752,153	£-5,706,352	£-7,189,222	£8,424,947
50% affordable housing (70:30)	£12,761,171	£6,745,683	£4,140,312	£2,884,986	£-1,720,159	£7,361,096	£4,755,726	£1,470,409	£-1,094,680	£-4,389,847	£-8,455,069	£-9,680,794	£-7,985,960	£-9,221,686	£-10,251,456
60% affordable housing (70:30)	£8,835,185	£1,971,825	£-1,141,310	£-2,844,287	£-5,015,697	£2,464,197	£-2,979,361	£-22,443,904	£-4,515,214	£-7,151,428	£-10,840,856	£-11,629,436	£-10,295,568	£-11,254,148	£-12,077,965
70% affordable housing (70:30)	£5,485,489	£-2,847,858	£-4,436,648	£-6,757,553	£-8,311,300	£-2,472,571	£-4,061,360	£-6,382,266	£-7,935,749	£-9,912,909	£-12,826,641	£-13,688,076	£-12,545,175	£-13,286,610	£-13,904,474
80% affordable housing (70:30)	£5,228,342	£-7,699,792	£-9,758,984	£-10,570,819	£-11,606,474	£-7,449,801	£-8,508,793	£-10,320,627	£-11,356,283	£-12,674,390	£-15,012,427	£-15,506,717	£-14,824,783	£-15,319,073	£-15,730,982
90% affordable housing (70:30)	£-11,316,001	£-12,551,726	£-13,081,322	£-14,384,086	£-14,901,912	£-12,426,630	£-12,956,227	£-14,256,990	£-14,776,818	£-15,435,871	£-17,198,213	£-17,445,358	£-17,104,391	£-17,351,636	£-17,557,491
100% affordable housing (70:30)	£-17,403,659	£-17,403,659	£-17,403,659	£-17,403,659	£-17,403,659	£-17,403,659	£-17,403,659	£-17,403,659	£-17,403,659	£-17,403,659	£-17,403,659	£-17,403,659	£-17,403,659	£-17,403,659	£-17,403,659

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
10% affordable housing	£35,026,712	£24,035,812	£19,012,839	£13,771,637	£9,265,391	£28,777,889	£23,672,463	£18,360,119	£13,290,337	£6,997,165	£2,434,051	£2,372	£3,357,171	£925,491	£-1,118,913
10% affordable housing (70:30)	£33,838,537	£24,659,741	£19,258,361	£14,484,543	£10,012,207	£24,587,353	£19,472,236	£13,992,623	£9,222,290	£3,715,774	£69,981,206	£72,200,674	£69,150,356	£71,356,478	£73,210,055
20% affordable housing (70:30)	£29,819,922	£19,950,021	£15,464,367	£10,229,995	£6,222,895	£17,224,641	£13,121,009	£8,432,817	£5,212,009	£-6,432,817	£72,162,355	£74,139,515	£71,411,780	£73,389,940	£75,036,574
30% affordable housing (70:30)	£24,701,507	£14,087,230	£10,570,371	£6,190,841	£3,472,334	£13,219,516	£9,822,658	£6,190,841	£3,472,334	£-9,822,658	£74,348,140	£76,078,158	£73,691,388	£74,421,403	£76,863,083
40% affordable housing (70:30)	£18,585,092	£9,767,870	£6,745,317	£4,565,674	£-1,648,713	£8,001,357	£5,149,785	£2,491,248	£-1,076,217	£-7,183,110	£76,533,926	£78,016,786	£74,970,096	£77,463,965	£79,689,590
50% affordable housing (70:30)	£12,503,473	£6,518,960	£4,124,331	£2,809,647	£-1,084,802	£6,202,947	£3,559,337	£1,284,234	£-741,322	£-4,744,654	£78,719,712	£79,956,362	£78,250,603	£79,486,328	£80,518,099
60% affordable housing (70:30)	£8,428,458	£3,292,817	£1,778,393	£1,208,939	£-2,708,547	£4,800,486	£2,884,782	£1,208,547	£-747,785	£-7,416,071	£80,905,499	£81,884,079	£80,530,211	£81,518,781	£82,442,638
70% affordable housing (70:30)	£6,419,155	£-1,112,861	£-741,291	£-722,198	£-1,208,547	£2,727,214	£1,328,003	£76,648,909	£76,200,382	£-80,177,552	£83,081,284	£83,822,710	£82,809,818	£83,561,253	£84,169,116
80% affordable housing (70:30)	£7,406,985	£-7,064,636	£-8,002,627	£-8,835,456	£-9,811,117	£-7,174,244	£-7,677,538	£-8,666,571	£-9,720,503	£-10,869,427	£85,270,670	£86,199,426	£85,583,716	£86,056,625	£86,625,625
90% affordable housing (70:30)	£-1,580,644	£-8,216,369	£-8,345,965	£-8,648,729	£-8,965,556	£-8,261,273	£-8,520,870	£-9,441,523	£-10,311,641	£-10,870,514	£87,462,856	£87,710,001	£87,369,034	£87,616,179	£87,822,134
100% affordable housing (70:30)	£-6,683,303	£-6,683,303	£-6,683,303	£-6,683,303	£-6,683,303	£-6,683,303	£-6,683,303	£-6,683,303	£-6,683,303	£-6,683,303	£89,648,642	£89,648,642	£89,648,642	£89,648,642	£89,648,642

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
10% affordable housing	£12,470,646	£9,383,307	£7,488,734	£5,195,525	£3,216,486	£9,191,775	£7,297,292	£5,374,505	£3,907,486	£-45,413,951	£52,244,487	£54,676,167	£51,921,368	£53,753,047	£55,797,452
10% affordable housing (70:30)	£18,352,626	£13,672,626	£10,938,438	£8,426,126	£5,801,245	£12,456,311	£10,506,529	£8,129,665	£5,812,626	£-48,129,665	£54,395,100	£56,614,769	£53,564,291	£55,770,373	£57,623,965
20% affordable housing (70:30)	£24,233,817	£17,963,946	£13,878,262	£10,267,352	£6,643,790	£12,810,720	£10,909,446	£8,138,538	£5,664,904	£-50,846,713	£56,576,520	£58,553,410	£55,825,675	£57,802,835	£59,450,469
30% affordable housing (70:30)	£38,115,402	£28,481,125	£20,984,267	£14,319,736	£8,886,199	£17,833,411	£14,238,553	£10,450,550	£7,024,621	£-53,563,755	£58,762,035	£60,492,051	£58,105,283	£59,835,298	£61,276,978
40% affordable housing (70:30)	£36,986,988	£24,201,885	£18,290,272	£12,071,639	£6,128,908	£14,475,253	£10,583,680	£7,349,333	£4,592,112	£-56,307,005	£60,947,821	£62,430,681	£60,384,891	£61,867,761	£63,103,485
50% affordable housing (70:30)	£41,917,366	£27,932,865	£20,538,208	£13,823,142	£7,386,897	£17,217,442	£13,922,832	£9,528,138	£5,772,218	£-59,069,465	£63,133,698	£64,869,333	£62,694,498	£64,800,223	£66,029,934
60% affordable housing (70:30)	£47,843,353	£27,706,712	£20,792,848	£15,622,825	£8,694,136	£14,298,678	£10,122,442	£6,913,753	£4,122,966	£-61,829,966	£65,319,304	£66,307,974	£64,944,106	£66,532,686	£68,756,503
70% affordable housing (70:30)	£53,833,050	£27,526,396	£20,115,186	£14,436,091	£9,592,994	£17,151,109	£13,739,898	£9,100,804	£5,612,287	£-64,581,447	£67,505,179	£68,246,614	£67,223,714	£67,995,149	£68,583,012
80% affordable housing (70:30)	£59,890,980	£28,379,380	£20,437,392	£15,249,358	£10,288,192	£16,128,138	£12,891,168	£8,919,168	£6,033,021	£-67,382,928	£69,699,968	£70,185,255	£69,033,321	£69,907,611	£70,489,530
90% affordable housing (70:30)	£65,984,539	£29,250,264	£20,689,624	£16,089,504	£11,057,168	£15,674,765	£12,667,528	£8,965,556	£7,114,409	£-69,456,356	£71,876,751	£72,123,696	£71,782,929	£72,030,074	£72,236,029
100% affordable housing (70:30)	£72,082,198	£72,082,198	£72,082,198	£72,082,198	£72,082,198	£72,082,198	£72,082,198	£72,082,198	£72,082,198	£72,082,198	£74,062,537	£74,062,537	£74,062,537	£74,062,537	£74,062,537

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
10% affordable housing	£17,207,892	£5,296,231	£189,804	£-5,206,987	£-10,539,948	£6,486,763	£1,381,336	£-4,295,967	£-9,328,628	£-15,734,513	£22,565,949	£24,997,629	£21,642,830	£24,074,509	£26,118,914
10% affordable housing (70:30)	£11,326,306	£6,604,912	£3,993,718	£9,217,900	£13,747,985	£1,677,290	£-12,017,594	£8,127,982	£12,657,847	£18,461,131	£24,716,592	£26,396,231	£23,895,753	£26,091,836	£27,945,422
20% affordable housing (70:30)	£5,444,721	£-4,085,408	£-3,193,724	£-12,038,814	£-16,865,262	£3,132,162	£-7,230,906	£-11,869,998	£-15,995,386	£-21,188,175	£26,897,712	£28,874,872	£28,147,137	£28,124,207	£29,771,931
30% affordable housing (70:30)	£-4,366,864	£-8,802,587	£-12,406,728	£-16,641,198	£-20,207,651	£-7,854,873	£-11,558,015	£-15,792,012	£-19,346,083	£-23,885,217	£22,083,497	£30,813,513	£28,426,745	£30,156,760	£31,688,440
40% affordable housing (70:30)	£-6,318,450	£-13,623,327	£-16,611,734	£-22,490,301	£-28,426,070	£-12,796,715	£-18,885,122	£-24,654,605	£-32,711,674	£-38,628,467					

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£37,164,261	£25,251,690	£20,146,173	£14,449,382	£9,416,421	£26,443,132	£21,337,705	£15,660,402	£10,627,441	£4,221,855	£2,609,580	£5,041,260	£1,686,461	£4,118,140	£6,162,545
10% affordable housing (70:30)	£31,282,675	£19,871,280	£15,262,651	£10,739,468	£6,206,804	£21,633,659	£17,038,775	£11,628,387	£7,298,722	£1,555,238	£4,760,100	£5,979,862	£3,929,394	£5,135,467	£7,989,054
20% affordable housing (70:30)	£25,401,090	£15,870,981	£11,758,655	£7,927,655	£4,991,117	£16,924,187	£12,725,461	£7,986,371	£3,970,005	£5,211,506	£6,941,343	£5,190,758	£8,157,926	£9,815,562	£13,815,562
30% affordable housing (70:30)	£19,519,504	£11,153,782	£7,550,640	£3,315,171	£2,251,293	£12,001,496	£8,398,354	£4,164,566	£10,286	£3,928,848	£9,127,128	£10,857,144	£8,470,376	£10,200,391	£11,642,071
40% affordable housing (70:30)	£13,637,919	£6,453,042	£3,344,635	£-496,732	£-3,493,701	£7,159,654	£4,071,247	£3,017,763	£2,755,205	£-6,672,098	£-11,312,915	£-12,795,794	£-10,749,994	£-12,232,854	£-13,468,579
50% affordable housing (70:30)	£7,171,539	£1,702,592	£-240,439	£-4,189,636	£-9,763,790	£2,117,465	£-287,906	£-2,573,223	£-6,421	£-9,433,578	£-13,098,701	£-14,744,026	£-13,029,591	£-14,266,992	£-15,296,992
60% affordable housing (70:30)	£1,791,954	£-3,071,805	£-5,157,941	£-7,987,918	£-10,059,229	£-2,579,475	£-4,663,771	£-7,487,535	£-9,558,846	£-12,195,060	£-15,684,487	£-16,673,067	£-15,309,199	£-16,297,779	£-17,121,598
70% affordable housing (70:30)	£-4,198,143	£-7,891,489	£-9,480,279	£-11,801,185	£-13,354,687	£-7,516,202	£-9,104,991	£-11,425,898	£-12,979,380	£-14,956,540	£-17,870,272	£-18,611,707	£-17,589,807	£-18,300,242	£-18,948,105
80% affordable housing (70:30)	£-10,271,973	£-15,743,423	£-18,802,616	£-19,814,451	£-19,660,105	£-12,493,232	£-13,552,425	£-15,364,299	£-16,399,915	£-17,719,021	£-20,056,058	£-20,540,348	£-19,868,414	£-20,362,704	£-20,774,813
90% affordable housing (70:30)	£-16,356,937	£-21,936,367	£-24,824,863	£-25,427,711	£-24,945,544	£-17,470,261	£-17,999,898	£-19,302,821	£-20,627,821	£-22,241,645	£-22,488,930	£-22,148,022	£-22,395,167	£-22,801,122	£-23,127,630
100% affordable housing (70:30)	£-22,447,291	£-22,447,291	£-22,447,291	£-22,440,983	£-22,440,983	£-22,447,291	£-22,447,291	£-22,440,983	£-22,440,983	£-22,447,291	£-22,447,291	£-22,447,291	£-22,447,291	£-22,447,291	£-22,447,291

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£38,807,671	£26,895,010	£21,789,583	£16,092,792	£11,059,832	£28,086,542	£22,981,116	£17,303,812	£12,270,851	£5,865,266	£3,966,170	£3,937,849	£4,050	£2,474,730	£4,519,134
10% affordable housing (70:30)	£32,926,085	£22,204,681	£17,698,061	£12,381,978	£7,852,215	£23,277,069	£18,682,188	£13,471,797	£8,942,132	£3,188,648	£3,116,783	£5,336,451	£2,285,874	£4,492,066	£6,345,643
20% affordable housing (70:30)	£27,044,500	£17,514,371	£13,406,055	£8,670,966	£4,634,527	£18,467,597	£14,368,871	£9,639,782	£5,613,415	£4,605	£5,297,933	£7,275,093	£4,547,358	£6,524,518	£8,172,152
30% affordable housing (70:30)	£21,162,916	£12,797,192	£9,194,051	£4,968,881	£1,362,118	£13,644,906	£10,041,764	£6,007,767	£2,253,697	£-2,285,438	£-7,483,718	£-9,213,734	£-6,826,966	£-8,556,981	£-9,998,661
40% affordable housing (70:30)	£15,281,330	£8,076,452	£4,988,045	£1,026,978	£-1,850,290	£8,803,965	£5,714,657	£4,185,174	£-2,111,795	£-8,029,587	£-9,689,504	£-11,152,374	£-9,106,573	£-10,589,443	£-11,625,168
50% affordable housing (70:30)	£9,361,959	£3,345,462	£-740,091	£-2,545,225	£-5,120,380	£3,960,875	£1,365,506	£-1,629,812	£-4,094,301	£-7,700,168	£-11,856,290	£-13,091,015	£-11,398,181	£-12,641,667	£-13,651,637
60% affordable housing (70:30)	£3,434,964	£-1,428,395	£-3,514,531	£-6,344,508	£-8,418,818	£-936,064	£-3,020,360	£-5,844,125	£-7,915,435	£-10,551,649	£-14,041,077	£-15,029,597	£-13,665,789	£-14,654,369	£-15,476,186
70% affordable housing (70:30)	£-2,554,732	£-6,248,079	£-7,836,869	£-9,110,177	£-11,271,287	£-5,872,792	£-7,461,581	£-9,782,487	£-11,335,970	£-13,313,130	£-16,228,862	£-16,968,297	£-16,686,831	£-17,304,694	£-17,948,694
80% affordable housing (70:30)	£-8,626,563	£-11,100,073	£-14,989,295	£-19,917,040	£-23,006,956	£-10,949,822	£-13,909,014	£-19,726,904	£-24,596,504	£-28,074,611	£-31,614,248	£-30,366,338	£-28,225,034	£-28,719,294	£-29,131,203
90% affordable housing (70:30)	£-14,716,222	£-18,681,543	£-22,661,841	£-24,784,407	£-26,304,163	£-16,826,881	£-19,356,448	£-24,669,211	£-29,177,038	£-33,836,022	£-36,945,737	£-34,906,612	£-32,601,717	£-32,961,712	£-33,321,712
100% affordable housing (70:30)	£-20,803,880	£-20,803,880	£-20,803,880	£-21,597,573	£-21,597,573	£-20,803,880	£-20,803,880	£-21,597,573	£-21,597,573	£-21,597,573	£-22,784,219	£-22,784,219	£-22,784,219	£-22,784,219	£-22,784,219

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£33,206,260	£21,293,599	£16,188,173	£10,491,381	£5,498,421	£22,285,132	£17,379,705	£11,702,401	£6,669,441	£2,688	£3,967,589	£8,999,260	£5,844,461	£8,076,141	£10,120,545
10% affordable housing (70:30)	£27,324,674	£16,653,280	£12,034,650	£8,780,468	£2,292,804	£17,675,659	£13,080,775	£7,870,387	£3,340,721	£-2,482,762	£-9,718,193	£-10,937,862	£-7,987,395	£-10,993,467	£-13,941,054
20% affordable housing (70:30)	£21,443,089	£11,912,981	£7,798,645	£3,069,555	£-966,884	£12,866,187	£8,767,461	£4,902,002	£1,002	£-5,169,806	£-10,899,343	£-12,876,593	£-10,148,769	£-12,125,529	£-13,773,563
30% affordable housing (70:30)	£15,561,504	£7,196,782	£3,592,640	£-642,830	£-4,209,293	£8,043,495	£4,440,354	£2,068,366	£-3,347,714	£-7,886,849	£-13,085,129	£-14,815,145	£-12,428,374	£-14,158,391	£-15,600,071
40% affordable housing (70:30)	£9,679,919	£2,473,042	£-813,866	£-3,394,733	£-7,451,701	£3,203,654	£1,119,246	£-3,686,237	£-6,715,205	£-10,630,998	£-15,270,915	£-16,753,285	£-14,707,984	£-16,190,854	£-17,426,579
50% affordable housing (70:30)	£3,768,939	£-2,255,948	£-4,961,300	£-8,146,836	£-10,741,711	£1,640,535	£-4,245,906	£-7,551,423	£-10,098,312	£-13,891,978	£-17,456,701	£-18,681,452	£-16,263,437	£-16,263,437	£-16,263,437
60% affordable housing (70:30)	£-2,162,446	£-7,029,486	£-9,115,942	£-11,945,919	£-14,017,229	£-6,537,475	£-8,621,771	£-11,445,536	£-13,516,846	£-16,153,060	£-19,642,487	£-20,631,067	£-19,267,199	£-20,255,779	£-21,079,598
70% affordable housing (70:30)	£-8,156,143	£-11,849,490	£-13,438,279	£-15,799,185	£-17,312,687	£-11,474,203	£-13,052,992	£-15,383,898	£-18,937,381	£-21,914,540	£-21,828,273	£-22,569,707	£-21,646,807	£-22,288,242	£-22,906,105
80% affordable housing (70:30)	£-14,229,914	£-18,011,423	£-21,780,616	£-23,572,451	£-24,608,108	£-16,465,238	£-17,510,405	£-19,322,269	£-20,951,915	£-21,676,023	£-24,014,059	£-24,508,349	£-23,828,415	£-24,300,705	£-24,735,614
90% affordable housing (70:30)	£-20,317,632	£-22,553,357	£-22,082,954	£-23,385,147	£-23,903,544	£-21,428,261	£-21,957,859	£-23,260,621	£-23,778,449	£-24,437,502	£-26,109,645	£-26,446,990	£-26,106,022	£-26,353,167	£-26,556,122
100% affordable housing (70:30)	£-26,405,291	£-26,405,291	£-26,405,291	£-27,199,984	£-27,199,984	£-26,405,291	£-26,405,291	£-27,199,984	£-27,199,984	£-27,199,984	£-28,385,630	£-28,385,630	£-28,385,630	£-28,385,630	£-28,385,630

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£40,477,412	£28,564,751	£22,453,384	£17,662,333	£12,721,972	£29,189,263	£24,083,833	£18,230,353	£13,461,392	£1,535,007	£3,937,371	£11,728,199	£1,968,988	£2,801,988	£2,849,588
10% affordable housing (70:30)	£34,595,826	£23,874,432	£19,275,802	£14,051,620	£9,521,956	£24,946,810	£20,351,927	£15,141,338	£10,611,783	£4,818,389	£-1,447,042	£-3,666,711	£-616,233	£-2,822,315	£-4,675,902
20% affordable housing (70:30)	£28,714,241	£19,184,112	£15,069,796	£10,340,706	£6,304,268	£20,337,338	£16,038,612	£11,309,522	£7,283,154	£3,628,192	£-5,605,352	£-2,877,617	£-4,854,777	£-6,502,411	£-8,249,541
30% affordable housing (70:30)	£22,832,656	£14,466,933	£10,963,791	£6,628,322	£3,081,859	£15,314,647	£11,711,505	£7,477,508	£3,923,437	£-615,697	£-5,813,977	£-7,543,393	£-5,157,225	£-6,887,240	£-8,328,920
40% affordable housing (70:30)	£16,951,071	£8,746,193	£6,057,786	£2,876,419	£-1,690,550	£10,472,809	£7,384,398	£3,144,915	£-857,846	£-3,368,947	£-7,099,763	£-9,482,633	£-7,438,833	£-8,919,702	£-10,155,427
50% affordable housing (70:30)	£11,030,690	£5,015,203	£2,409,832	£-875,484	£-3,450,639	£5,630,616	£3,025,246	£1,620,071	£-2,825,140	£-6,120,427	£-10,185,550				

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	100
Site Area	0.85 Ha

VBC as % of floorspace	25%
------------------------	-----

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£42,207,892	£30,295,231	£25,189,804	£19,493,013	£14,460,053	£31,486,763	£26,381,337	£20,704,033	£15,671,072	£9,265,487	£2,434,051	£2,372	£3,367,171	£925,491	-£1,118,913
10% affordable housing (70:30)	£37,792,559	£26,773,348	£22,050,829	£16,705,650	£12,050,162	£27,875,515	£23,152,996	£17,825,844	£13,170,355	£7,223,900	£916,863	-£1,455,869	£1,670,748	-£588,017	-£2,493,093
20% affordable housing (70:30)	£33,377,227	£23,251,454	£18,894,923	£13,818,298	£9,640,272	£24,254,267	£19,924,290	£14,947,655	£10,869,639	£5,181,899	£813,415	-£2,914,148	-£1,930	-£2,116,663	-£3,867,274
30% affordable housing (70:30)	£28,961,894	£19,725,435	£15,736,242	£11,130,925	£7,211,457	£20,653,018	£16,674,782	£12,069,485	£8,165,348	£3,139,877	-£2,457,053	-£4,372,427	-£1,729,935	-£3,645,308	-£5,241,453
40% affordable housing (70:30)	£24,546,581	£16,180,702	£12,577,559	£8,341,885	£5,175,422	£17,028,416	£13,425,274	£9,191,277	£5,637,001	£1,097,865	-£4,100,691	-£5,830,706	-£3,443,939	-£5,173,954	-£6,615,633
50% affordable housing (70:30)	£20,131,229	£12,636,969	£9,418,878	£5,523,729	£2,339,386	£13,392,857	£10,175,786	£6,236,995	£3,108,653	-£959,588	-£5,744,329	-£7,288,985	-£5,157,844	-£6,702,599	-£7,989,813
60% affordable housing (70:30)	£15,696,997	£9,091,298	£6,241,327	£3,705,572	-£98,230	£9,757,297	£6,819,293	£3,392,526	£861,305	-£3,034,907	-£7,397,967	-£8,747,294	-£8,871,947	-£9,231,245	-£10,363,992
70% affordable housing (70:30)	£11,251,479	£5,522,613	£3,047,511	£1,114,427	-£2,574,107	£6,107,266	£4,72,058	£1,979,903	-£5,110,407	-£9,031,605	-£10,205,543	-£8,585,951	-£9,759,891	-£10,738,173	-£13,386,813
80% affordable housing (70:30)	£6,801,351	£1,937,992	-£148,898	-£2,978,675	-£5,049,985	£2,430,322	£346,026	-£2,478,292	-£4,549,620	-£7,185,815	-£10,675,243	-£11,663,822	-£10,299,956	-£11,288,536	-£12,112,353
90% affordable housing (70:30)	£2,304,849	-£1,673,561	-£3,394,749	-£5,842,993	-£7,525,862	-£1,288,999	-£2,988,188	-£5,436,362	-£7,119,302	-£9,261,225	-£12,316,881	-£13,122,102	-£12,013,960	-£12,817,182	-£13,486,532
100% affordable housing (70:30)	-£2,227,497	-£5,316,890	-£8,640,800	-£9,707,171	-£10,001,740	-£5,004,001	-£6,328,061	-£8,394,331	-£9,689,000	-£11,336,534	-£13,962,519	-£14,580,382	-£13,727,964	-£14,345,826	-£14,860,712

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£62,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£45,026,734	£33,693,414	£28,072,431	£21,871,630	£16,024,691	£34,777,080	£29,682,031	£23,580,810	£18,203,971	£10,393,196	£3,002,699	£2,822	£3,907,473	£1,262,323	-£1,983,318
10% affordable housing (70:30)	£42,472,084	£31,441,296	£26,218,814	£20,558,093	£15,214,481	£42,399,126	£37,111,647	£31,438,799	£25,904,288	£14,040,743	£69,447,780	-£7,720,512	-£68,593,895	-£70,852,661	-£72,757,736
20% affordable housing (70:30)	£38,067,474	£27,013,179	£21,369,720	£16,346,356	£11,620,437	£48,000,378	£42,540,353	£36,310,395	£30,892,754	£17,078,058	-£73,178,791	-£70,280,574	-£72,381,306	-£74,131,917	-£76,137,916
30% affordable housing (70:30)	£34,302,748	£23,539,208	£18,528,401	£13,133,718	£8,651,188	£48,811,625	£43,589,881	£38,195,178	£32,099,295	£17,246,796	-£72,721,696	-£74,637,070	-£71,994,578	-£73,909,951	-£75,508,097
40% affordable housing (70:30)	£30,716,082	£19,053,941	£14,652,084	£10,162,426	£5,498,221	£53,298,227	£48,339,369	£43,073,367	£38,487,442	£19,168,707	-£74,365,335	-£76,056,369	-£73,038,262	-£75,438,297	-£76,880,276
50% affordable housing (70:30)	£25,133,416	£15,628,674	£10,840,915	£6,740,915	£3,025,257	£56,671,786	£50,988,877	£45,155,990	£40,221,234	£21,234,231	-£76,008,972	-£77,653,638	-£75,422,587	-£78,254,456	-£79,628,935
60% affordable housing (70:30)	£21,567,646	£13,173,407	£9,023,316	£5,759,071	£2,062,873	£60,507,348	£55,346,360	£50,882,117	£46,884,338	£23,299,640	-£77,652,611	-£79,011,908	-£77,136,590	-£78,493,888	-£79,628,935
70% affordable housing (70:30)	£15,013,164	£8,647,030	£5,721,132	£3,079,970	£1,238,760	£84,167,987	£80,632,489	£76,792,986	£72,248,545	£39,375,950	-£80,470,187	-£82,050,594	-£80,004,534	-£81,002,816	-£81,992,816
80% affordable housing (70:30)	£8,463,232	£2,936,631	£1,410,341	£1,243,318	£1,574,628	£97,534,321	£93,919,617	£87,427,358	£81,814,295	£7,450,468	-£80,939,868	-£83,426,468	-£81,553,179	-£82,476,966	-£83,476,966
90% affordable housing (70:30)	£6,959,794	£1,938,204	£1,659,392	£1,767,566	£1,797,500	£71,531,642	£73,252,831	£70,701,005	£67,383,945	£70,525,868	-£82,583,524	-£83,386,745	-£83,081,825	-£83,751,175	-£84,421,175
100% affordable housing (70:30)	£2,492,140	-£1,361,453	-£2,305,443	-£3,791,814	-£4,860,363	£76,268,714	£78,592,704	£76,658,074	£70,953,843	£81,601,277	-£84,227,162	-£84,845,025	-£83,982,508	-£84,610,470	-£85,126,355

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,470,646	£9,383,307	£7,949,734	£5,195,525	£4,018,488	£24,191,775	£20,297,202	£15,374,505	£10,907,486	£4,113,051	£52,244,487	£54,676,187	£51,321,968	£53,753,047	£55,797,452
10% affordable housing (70:30)	£12,885,970	£9,725,190	£8,282,710	£5,372,888	£4,038,376	£28,803,023	£24,529,542	£18,862,894	£14,508,153	£4,458,638	£55,134,407	£57,600,790	£55,265,556	£57,177,631	£59,221,631
20% affordable housing (70:30)	£12,301,312	£9,142,074	£7,783,615	£4,760,251	£3,458,056	£30,421,221	£26,154,244	£20,330,883	£15,008,900	£4,896,650	£55,491,954	£57,592,686	£54,694,469	£56,795,202	£58,545,812
30% affordable housing (70:30)	£12,716,644	£9,453,103	£8,042,296	£4,547,613	£4,467,081	£34,025,520	£29,003,758	£24,609,073	£18,513,190	£5,138,681	£59,050,068	£61,406,951	£58,323,846	£59,919,992	£61,819,992
40% affordable housing (70:30)	£13,131,077	£9,847,836	£8,300,683	£4,605,116	£4,700,122	£37,650,122	£31,253,244	£26,487,282	£20,941,537	£5,580,673	£58,779,230	£60,509,245	£58,122,477	£59,852,462	£61,294,171
50% affordable housing (70:30)	£14,547,310	£12,042,569	£10,259,660	£6,164,810	£5,339,152	£41,265,881	£34,502,772	£28,385,844	£21,669,885	£5,638,138	£60,422,867	£63,967,524	£60,608,482	£61,381,137	£62,668,351
60% affordable housing (70:30)	£18,981,541	£14,587,302	£12,437,211	£8,172,966	£5,776,768	£44,621,241	£37,766,258	£31,296,012	£24,098,233	£5,713,536	£62,066,508	£65,425,803	£61,580,485	£62,903,783	£64,042,531
70% affordable housing (70:30)	£14,427,059	£10,155,025	£8,131,027	£5,479,965	£5,252,645	£48,571,282	£41,046,384	£34,206,481	£26,858,441	£5,978,945	£63,710,143	£64,884,082	£63,264,490	£64,438,429	£65,416,711
80% affordable housing (70:30)	£12,077,187	£8,740,548	£6,827,238	£3,867,213	£3,928,523	£52,386,216	£44,369,132	£37,156,890	£29,228,141	£6,184,393	£65,353,721	£66,382,961	£64,303,494	£65,397,074	£66,390,891
90% affordable housing (70:30)	£9,562,099	£5,562,099	£4,021,461	£2,604,400	£2,604,400	£56,945,528	£47,666,726	£40,114,900	£31,977,840	£63,939,763	£66,997,941	£67,800,640	£66,692,498	£67,495,720	£68,165,070
100% affordable housing (70:30)	£5,006,035	£2,955,348	£1,310,338	£1,385,709	£1,680,278	£59,682,609	£51,005,599	£43,072,969	£34,367,558	£66,015,172	£68,641,057	£69,258,920	£68,406,503	£69,032,360	£69,539,260

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,207,852	£5,295,231	£189,804	-£5,506,987	-£10,539,948	£6,466,763	£1,381,336	-£4,295,967	-£9,328,928	£16,734,513	£22,565,849	£24,997,629	£21,842,830	£24,074,509	£26,118,914
10% affordable housing (70:30)	£12,792,559	£1,772,347	£2,949,172	£8,294,350	£12,949,838	£2,876,515	£1,847,005	£7,174,156	£11,829,645	£17,776,100	£94,183,138	£26,455,999	£23,329,292	£25,588,018	£27,493,093
20% affordable housing (70:30)	£9,177,225	£1,748,536	£6,105,077	£11,081,713	£15,059,729	£7,735,733	£5,075,710	£10,052,945	£14,330,362	£19,818,112	£29,813,416	£27,914,149	£25,015,911	£27,116,664	£28,867,274
30% affordable housing (70:30)	£8,961,894	£5,274,565	£9,263,759	£13,889,076	£17,788,543	£4,346,982	£8,325,218	£12,930,558	£16,834,653	£21,860,123	£27,457,053	£29,372,428	£26,720,935	£28,645,308	£30,241,454
40% affordable housing (70:30)	£4,543,439	£8,819,298	£12,422,441	£16,658,115	£20,224,578	£7,971,584	£11,574,726	£15,808,724	£21,382,999	£22,902,135	£29,100,692	£30,830,707	£28,443,939	£30,173,954	£31,615,633
50% affordable housing (70:30)	£4,868,772	£12,364,031	£15,581,122	£19,											

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£5,933,684														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£37,164,261	£25,251,650	£20,146,173	£14,449,382	£9,416,421	£28,443,132	£21,337,705	£15,660,402	£10,627,441	£4,221,856	£2,609,580	£5,041,260	£1,886,461	£4,118,140	£6,162,545
10% affordable housing (70:30)	£36,746,928	£21,729,716	£17,007,197	£11,662,019	£7,006,531	£22,321,863	£18,109,364	£12,782,213	£8,126,724	£2,180,269	£4,226,769	£6,499,611	£3,372,983	£5,631,648	£7,536,725
20% affordable housing (70:30)	£36,333,956	£18,207,853	£13,961,252	£9,874,656	£4,996,940	£19,230,638	£14,860,859	£9,904,023	£5,826,907	£1,936,261	£5,567,047	£7,957,790	£5,069,962	£7,160,291	£8,910,969
30% affordable housing (70:30)	£33,918,262	£14,681,804	£10,692,610	£6,807,293	£2,167,826	£15,609,387	£11,831,151	£7,025,834	£3,121,716	£1,903,754	£7,500,684	£9,416,059	£6,773,566	£8,688,940	£10,285,264
40% affordable housing (70:30)	£31,502,930	£11,137,071	£7,533,929	£3,298,254	£268,209	£11,984,784	£9,381,643	£4,147,645	£933,399	£3,045,766	£9,144,323	£10,874,338	£8,487,671	£10,217,586	£11,659,264
50% affordable housing (70:30)	£15,087,597	£4,652,247	£2,691,097	£1,689,097	£2,704,245	£8,349,235	£5,132,134	£1,240,365	£204,074	£6,003,219	£10,787,860	£12,326,617	£10,201,371	£11,746,290	£13,033,444
60% affordable housing (70:30)	£10,653,366	£4,047,605	£1,197,696	£2,338,060	£5,141,862	£4,713,666	£1,874,851	£1,661,105	£4,463,326	£8,078,629	£12,431,699	£13,790,896	£11,915,678	£13,274,876	£14,407,624
70% affordable housing (70:30)	£6,207,846	£478,982	£1,996,120	£5,198,058	£7,817,739	£1,963,655	£1,411,477	£4,571,574	£7,023,534	£10,154,038	£14,075,236	£15,249,175	£13,629,583	£14,803,522	£15,781,804
80% affordable housing (70:30)	£1,757,715	£3,108,639	£5,192,929	£8,022,906	£10,093,617	£2,613,309	£4,687,605	£7,521,923	£9,993,234	£12,229,447	£15,718,874	£16,707,454	£15,343,587	£16,332,167	£17,156,984
90% affordable housing (70:30)	£2,738,752	£5,717,152	£8,438,380	£10,886,554	£12,668,034	£8,310,611	£9,031,820	£10,479,883	£12,628,000	£14,304,866	£17,262,512	£18,163,263	£17,067,291	£17,860,613	£18,500,164
100% affordable housing (70:30)	£7,271,128	£10,360,441	£11,684,432	£13,750,802	£15,405,371	£10,047,702	£11,371,693	£13,438,062	£14,732,632	£16,006,150	£16,624,013	£16,771,596	£16,389,458	£16,904,343	£17,300,343

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£4,000,260														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£38,807,671	£26,895,010	£21,789,583	£16,092,792	£11,059,832	£28,096,542	£22,981,116	£17,303,812	£12,770,851	£5,865,266	£968,170	£3,307,849	£433,050	£2,474,730	£4,519,134
10% affordable housing (70:30)	£34,392,338	£23,373,127	£18,659,698	£13,305,429	£8,649,841	£24,475,294	£19,752,775	£14,425,693	£9,770,134	£3,823,679	£2,983,358	£4,896,090	£1,729,473	£3,989,238	£5,893,314
20% affordable housing (70:30)	£29,977,006	£19,851,243	£15,494,702	£10,518,067	£6,240,051	£20,864,046	£16,524,965	£11,547,434	£7,269,417	£1,781,668	£4,213,636	£6,314,369	£3,416,151	£5,516,884	£7,267,405
30% affordable housing (70:30)	£25,561,673	£16,325,214	£12,336,021	£7,730,704	£3,811,236	£17,252,797	£13,274,561	£8,669,244	£4,765,127	£260,344	£5,857,274	£7,772,648	£5,130,156	£7,045,529	£8,641,674
40% affordable housing (70:30)	£21,146,340	£12,780,481	£9,177,338	£4,941,664	£1,975,201	£13,628,195	£10,025,053	£5,791,056	£2,236,790	£2,302,358	£7,500,912	£9,230,927	£6,844,180	£8,574,175	£10,015,864
50% affordable housing (70:30)	£11,731,007	£9,235,748	£6,018,657	£2,123,508	£1,060,835	£9,992,636	£6,775,545	£2,892,714	£291,568	£4,350,809	£9,144,650	£10,689,296	£8,568,165	£10,100,820	£11,390,034
60% affordable housing (70:30)	£12,296,776	£5,891,015	£2,841,106	£6,694,649	£3,498,451	£6,357,076	£3,518,062	£1,697,695	£2,819,916	£6,435,218	£10,788,188	£12,147,486	£10,272,168	£11,631,466	£12,764,213
70% affordable housing (70:30)	£7,851,258	£3,122,392	£3,521,710	£3,514,648	£5,974,328	£2,917,035	£311,933	£2,928,163	£5,380,124	£10,516,628	£12,431,828	£13,606,784	£11,986,172	£13,160,112	£14,138,394
80% affordable housing (70:30)	£3,401,715	£1,462,229	£3,549,919	£6,378,896	£8,450,206	£989,899	£3,654,195	£5,878,513	£7,949,823	£10,586,036	£14,916,464	£15,064,043	£13,700,177	£14,688,787	£15,512,574
90% affordable housing (70:30)	£1,095,372	£5,073,752	£6,794,970	£9,243,144	£10,928,053	£4,667,240	£5,243,140	£6,928,409	£8,836,583	£10,510,523	£12,666,146	£15,719,102	£16,614,181	£16,688,763	£17,408,763
100% affordable housing (70:30)	£5,627,718	£8,717,030	£10,041,021	£12,107,392	£13,401,961	£8,440,292	£9,728,282	£11,794,652	£13,089,221	£14,736,855	£17,362,740	£17,880,603	£17,128,185	£17,748,047	£18,280,933

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£10,590,155														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£33,206,260	£21,292,999	£16,188,173	£10,911,381	£5,468,421	£22,485,132	£17,319,705	£11,702,401	£6,869,441	£3,653,885	£6,367,580	£8,999,260	£5,644,461	£8,076,141	£10,120,545
10% affordable housing (70:30)	£28,789,928	£17,771,716	£13,049,197	£7,704,019	£3,048,530	£18,673,863	£14,151,364	£9,824,213	£4,188,723	£1,777,731	£8,184,769	£10,457,501	£7,330,894	£9,589,649	£11,494,725
20% affordable housing (70:30)	£24,375,595	£14,249,832	£10,091,252	£4,916,656	£6,840,640	£15,262,635	£10,922,659	£6,946,023	£3,188,006	£3,819,743	£9,815,047	£11,915,780	£9,017,562	£11,118,295	£12,868,966
30% affordable housing (70:30)	£19,960,262	£10,723,803	£6,734,610	£2,129,203	£1,790,175	£11,651,387	£7,673,150	£3,067,833	£836,284	£5,861,755	£11,458,685	£13,374,089	£10,731,567	£12,646,940	£14,243,085
40% affordable housing (70:30)	£15,544,929	£7,179,070	£3,576,928	£669,748	£4,226,210	£8,028,784	£4,423,942	£1,698,645	£3,364,631	£7,903,767	£13,702,323	£14,832,338	£12,445,971	£14,175,586	£15,617,666
50% affordable housing (70:30)	£11,129,596	£3,834,338	£417,246	£5,662,246	£4,391,225	£4,391,225	£1,174,134	£2,708,637	£5,892,978	£9,961,220	£14,745,861	£16,249,617	£14,159,675	£16,391,444	
60% affordable housing (70:30)	£6,895,605	£99,605	£2,760,304	£6,296,600	£9,099,862	£5,666,666	£2,083,349	£5,619,146	£8,421,327	£12,036,629	£16,389,599	£17,748,996	£15,873,579	£16,865,624	
70% affordable housing (70:30)	£2,249,648	£3,479,018	£5,954,120	£9,116,059	£11,575,739	£2,894,376	£5,369,478	£8,529,574	£10,981,535	£14,112,039	£18,033,297	£19,207,175	£17,587,583	£18,761,623	£19,739,805
80% affordable housing (70:30)	£2,200,281	£7,063,830	£9,150,339	£11,800,307	£14,051,617	£6,571,309	£9,655,605	£11,479,804	£15,851,294	£16,187,447	£19,676,874	£20,665,464	£19,301,867	£20,290,167	£21,113,984
90% affordable housing (70:30)	£6,696,782	£10,675,192	£12,396,380	£14,844,555	£16,527,494	£10,268,631	£11,989,820	£14,437,393	£16,120,934	£18,262,856	£21,320,513	£22,123,730	£21,015,992	£21,818,013	£22,488,164
100% affordable housing (70:30)	£11,229,128	£14,318,441	£15,642,432	£17,708,803	£19,003,372	£14,006,702	£15,329,659	£17,400,632	£20,338,266	£22,964,150	£23,582,013	£22,729,596	£23,347,458	£23,892,344	

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£2,035,859														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£28,477,411	£28,988,324	£23,489,324	£17,782,833	£12,728,574	£23,756,288	£18,500,858	£13,373,353	£8,340,399	£4,538,001	£7,078,511	£11,728,109	£16,889,899	£21,390,889	£26,300,889
10% affordable housing (70:30)	£26,062,070	£25,042,868	£20,320,340	£14,975,170	£10,519,852	£26,145,035	£21,422,516	£16,096,384	£11,436,875	£5,493,420	£9,913,617	£13,168,349	£9,597,732	£12,918,498	£14,223,573
20% affordable housing (70:30)	£21,646,746	£21,520,984	£17,164,443	£12,187,807	£7,909,792	£22,533,787	£18,193,810	£13,217,175	£8,939,158	£3,451,408	£2,544,628	£4,644,628	£1,746,411	£3,847,143	£5,597,754
30% affordable housing (70:30)	£27,231,414	£17,994,955	£14,005,762	£9,400,445	£5,480,977	£18,922,538	£14,944,502	£10,336,995	£6,434,968	£1,408,397	£4,187,533	£6,102,907	£3,460,415	£5,375,788	£6,971,934
40% affordable housing (70:30)	£22,816,081	£14,650,222	£10,847,076	£6,611,405	£3,044,982	£16,297,696	£11,894,794	£7,460,786	£3,668,521	£832,616	£5,831,172	£7,561,187	£5,174,419	£6,904,434	£8,346,113
50% affordable housing (70:30)	£18,400,748	£10,905,489	£7,888,968	£3,793,248	£9,098,906	£11,662,377	£8,445,286	£4,562,515	£1,378,173	£2,690,608	£7,474,809	£9,019,466	£6,888,424	£8,433,079	£9,720,293
60% affordable housing (70:30)	£13,966,517	£7,360,756	£4,610,847	£975,052	£1,828,710	£8,026,817	£5,187,893	£1,652,406	£1,150,175	£4,765,478	£9,118,448	£10,477,745	£8,602,427	£9,961,725	£11,094,472
70% affordable housing (70:30)	£9,520,999	£3,792,133	£1,817,031	£1,844,907	£4,304,587	£4,376,716	£1,301,674	£1,268,423							

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	100
Site Area	0.85 Ha

VBC as % of floorspace	50%
------------------------	-----

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£42,207,892	£30,295,231	£25,189,804	£19,493,013	£14,460,053	£31,486,763	£26,381,337	£20,704,033	£15,671,072	£9,265,487	£2,434,051	£2,372	£3,367,171	£925,491	£-11,918,913
10% affordable housing (70:30)	£39,258,812	£27,941,784	£23,091,628	£17,629,201	£12,847,888	£29,073,739	£24,233,585	£18,779,671	£13,998,357	£7,896,932	£1,350,286	£-975,507	£2,227,250	£84,201	£-2,040,765
20% affordable housing (70:30)	£36,309,731	£25,988,336	£20,989,571	£15,765,399	£11,235,724	£26,660,716	£22,065,832	£16,855,307	£12,325,942	£6,331,952	£266,522	£-1,953,424	£1,007,529	£-1,109,028	£-2,952,616
30% affordable housing (70:30)	£33,360,651	£23,234,889	£18,876,212	£13,901,576	£9,623,560	£24,247,691	£19,907,579	£14,930,944	£10,652,927	£5,164,972	£-830,609	£-2,931,342	£-33,124	£-2,133,857	£-3,884,467
40% affordable housing (70:30)	£30,411,570	£20,881,442	£16,766,854	£12,037,764	£8,000,914	£21,834,668	£17,735,670	£13,006,580	£8,980,211	£3,797,991	£-1,932,099	£-3,909,260	£-1,181,525	£-3,158,685	£-4,806,319
50% affordable housing (70:30)	£27,462,491	£18,516,005	£14,655,496	£10,173,952	£6,271,251	£19,421,644	£15,563,761	£11,082,217	£7,294,270	£2,431,011	£-3,033,590	£-4,887,176	£-2,329,926	£-4,183,513	£-5,728,169
60% affordable housing (70:30)	£24,513,410	£16,147,290	£12,544,137	£8,398,951	£4,741,988	£18,394,993	£13,391,891	£9,151,854	£5,893,186	£1,064,031	£-4,136,079	£-5,865,094	£-3,478,927	£-5,298,342	£-6,650,021
70% affordable housing (70:30)	£21,564,330	£13,778,554	£10,432,779	£6,423,640	£3,111,924	£14,565,716	£11,219,942	£7,223,678	£3,911,962	£-307,904	£-5,236,569	£-6,843,011	£-4,626,727	£-6,233,170	£-7,571,872
80% affordable housing (70:30)	£18,615,250	£11,409,828	£8,321,421	£4,539,230	£1,482,261	£12,136,441	£9,048,032	£5,277,726	£2,220,757	£-1,697,241	£-6,338,059	£-7,820,929	£-5,775,128	£-7,257,998	£-8,493,723
90% affordable housing (70:30)	£15,666,864	£9,041,103	£6,180,576	£2,654,630	£-149,812	£9,707,164	£6,867,530	£3,331,775	£529,554	£-3,086,579	£-7,439,549	£-8,798,846	£-8,923,929	£-8,282,826	£-9,415,974
100% affordable housing (70:30)	£12,677,614	£6,661,098	£4,055,728	£1,770,410	£-1,806,128	£7,276,510	£4,647,140	£1,385,823	£-1,180,649	£-4,475,916	£-6,541,039	£-7,776,764	£-8,071,929	£-9,307,654	£-10,337,425

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£45,056,734	£33,693,417	£28,677,830	£22,077,830	£16,804,691	£34,777,980	£29,663,233	£24,350,810	£19,203,371	£10,393,190	£2,922,237	£-2,022,237	£3,907,473	£1,063,318	£-17,983,333
10% affordable housing (70:30)	£41,005,631	£30,422,859	£24,173,015	£18,536,442	£13,416,755	£41,190,004	£36,041,058	£31,484,973	£26,366,286	£12,365,711	£-684,913	£-71,240,150	£-68,037,393	£-70,348,844	£-72,305,408
20% affordable housing (70:30)	£38,054,912	£28,676,307	£24,275,072	£18,499,254	£13,028,911	£43,603,327	£38,499,327	£33,930,011	£28,832,691	£19,998,122	£-72,218,067	£-69,167,314	£-71,373,724	£-73,227,250	£-75,000,902
30% affordable housing (70:30)	£35,103,992	£27,029,754	£21,396,431	£16,363,067	£10,641,083	£46,016,392	£40,397,084	£35,333,700	£30,611,716	£18,095,252	£-73,196,385	£-70,297,767	£-72,398,500	£-74,149,110	£-76,000,862
40% affordable housing (70:30)	£32,153,073	£24,933,201	£19,492,786	£14,226,470	£9,623,574	£48,429,975	£42,693,740	£37,248,063	£31,204,432	£16,466,662	£-72,196,742	£-74,173,983	£-71,446,166	£-73,423,266	£-75,278,922
50% affordable housing (70:30)	£29,202,152	£21,748,638	£16,609,437	£12,090,691	£7,683,393	£50,842,999	£45,102,427	£40,070,273	£34,835,632	£13,296,233	£-73,296,233	£-75,151,820	£-72,594,569	£-74,448,156	£-76,992,813
60% affordable housing (70:30)	£26,251,233	£19,117,383	£14,720,506	£10,396,592	£6,629,058	£53,260,650	£47,872,792	£42,106,789	£36,861,477	£9,200,612	£-74,399,723	£-76,129,737	£-73,742,970	£-75,472,985	£-78,914,864
70% affordable housing (70:30)	£23,300,313	£16,486,088	£12,591,884	£8,841,003	£5,152,170	£56,698,927	£50,944,703	£45,040,985	£38,832,681	£-70,572,547	£-75,501,212	£-77,107,654	£-74,891,370	£-77,858,515	£-81,283,515
80% affordable housing (70:30)	£20,349,394	£13,856,816	£10,193,222	£6,626,413	£3,675,352	£59,126,203	£53,215,811	£47,398,917	£40,043,886	£-71,961,884	£-76,802,702	£-78,008,771	£-77,426,644	£-79,168,368	
90% affordable housing (70:30)	£17,398,475	£11,223,541	£8,074,067	£5,009,823	£2,140,475	£61,557,479	£55,393,303	£49,678,620	£41,445,269	£-73,351,222	£-77,704,192	£-79,063,489	£-77,186,173	£-78,547,469	£-80,680,217
100% affordable housing (70:30)	£14,447,556	£8,803,546	£5,608,917	£3,494,233	£-1,770,071	£63,988,133	£58,878,620	£53,145,269	£47,740,559	£-78,805,682	£-80,041,407	£-81,376,764	£-80,002,069		

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£12,470,646	£9,483,307	£7,498,734	£5,185,525	£3,018,486	£24,191,775	£20,297,202	£15,974,505	£12,007,486	£4,410,951	£-52,244,487	£-54,676,167	£-51,321,368	£-53,753,047	£-55,797,452
10% affordable housing (70:30)	£10,410,726	£7,746,735	£6,156,910	£4,090,337	£2,430,650	£26,674,799	£22,454,953	£17,808,868	£13,600,181	£4,770,665	£-53,328,252	£-55,645,045	£-52,451,288	£-54,762,290	£-56,710,303
20% affordable housing (70:30)	£10,368,807	£7,690,202	£6,103,662	£4,031,150	£2,442,444	£28,017,823	£23,612,708	£17,823,231	£13,452,896	£4,146,587	£-54,412,017	£-56,631,962	£-53,581,209	£-55,767,567	£-57,641,154
30% affordable housing (70:30)	£10,317,887	£7,643,649	£6,050,326	£4,076,962	£2,454,978	£30,430,387	£26,170,959	£19,425,612	£14,013,566	£3,550,147	£-57,609,880	£-54,711,662	£-56,812,395	£-58,563,003	
40% affordable housing (70:30)	£10,266,968	£7,597,096	£5,997,811	£4,024,774	£2,467,625	£32,847,930	£28,492,658	£21,671,388	£15,698,327	£2,950,804	£-58,810,637	£-56,587,798	£-58,860,063	£-57,837,223	£-60,484,867
50% affordable housing (70:30)	£10,216,047	£7,546,543	£5,947,024	£4,074,587	£2,480,278	£35,268,480	£30,547,776	£23,596,302	£17,384,169	£2,347,527	£-59,712,128	£-56,567,715	£-57,008,464	£-58,862,051	£-60,406,708
60% affordable housing (70:30)	£10,165,128	£7,495,991	£5,896,471	£4,024,391	£2,492,931	£37,689,029	£32,687,324	£25,486,854	£19,075,372	£1,740,518	£-60,613,618	£-56,543,633	£-58,156,865	£-59,886,880	£-61,328,559
70% affordable housing (70:30)	£10,114,208	£7,445,438	£5,846,920	£3,974,203	£2,505,584	£40,109,577	£34,878,860	£27,454,860	£20,766,576	£1,034,942	£-61,515,107	£-56,521,549	£-59,305,269	£-60,911,708	£-62,250,410
80% affordable housing (70:30)	£10,063,288	£7,394,885	£5,796,369	£3,923,009	£2,516,237	£42,530,126	£37,069,308	£29,400,812	£22,457,721	£3,276,780	£-61,016,977	£-56,497,467	£-60,453,667	£-61,338,536	£-63,172,261
90% affordable housing (70:30)	£10,012,368	£7,344,332	£5,745,816	£3,871,812	£2,526,890	£44,950,675	£39,260,756	£31,346,765	£24,458,984	£4,577,165	£-61,016,977	£-56,469,364	£-61,002,068	£-62,961,365	£-64,094,112
100% affordable housing (70:30)	£10,000,924	£7,332,887	£5,734,367	£3,860,363	£2,537,441	£47,363,224	£41,452,204	£33,719,313	£26,462,532	£5,870,350	£-61,016,977	£-56,441,261	£-61,016,977	£-62,961,365	£-64,094,112

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,207,892	£5,295,937	£1,889,804	£-5,506,987	£-10,539,148	£6,466,763	£1,381,336	£-4,295,967	£-9,328,928	£-16,734,513	£-22,565,849	£-24,997,629	£-22,842,830	£-24,074,509	£-26,118,914
10% affordable housing (70:30)	£14,258,812	£2,941,783	£-1,908,372	£-7,370,799	£-12,152,112	£4,073,739	£-776,416	£-9,220,330	£-11,001,643	£-17,101,068	£-23,640,714	£-25,976,597	£-22,772,750	£-25,084,201	£-27,040,765
20% affordable housing (70:30)	£11,309,731	£888,336	£-4,010,429	£-9,234,612	£-13,764,276	£1,660,715	£-2,334,169	£-9,144,693	£-12,874,358	£-18,460,949	£-24,733,479	£-26,953,424	£-23,902,671	£-26,100,029	£-27,862,616
30% affordable housing (70:30)	£8,360,651	£-1,765,113	£-6,121,768	£-11,098,424	£-15,376,440	£-752,300	£-5,092,421	£-10,069,057	£-14,347,074	£-19,835,028	£-25,830,609	£-27,831,342	£-25,031,124	£-27,133,857	£-28,844,468
40% affordable housing (70:30)	£5,411,570	£-4,118,558	£-8,233,146	£-12,982,236	£-16,999,087	£-3,165,332	£-7,264,330	£-11,993,420	£-16,019,789	£-21,202,009					

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£42,207,892	£30,295,231	£25,189,804	£19,493,013	£14,460,053	£31,496,763	£26,381,337	£20,704,033	£15,671,072	£9,265,487	£2,434,051	£2,372	£3,397,171	£925,491	£-1,118,913
10% affordable housing (70:30)	£39,256,912	£27,841,784	£23,091,626	£17,629,201	£12,847,880	£18,779,671	£14,223,585	£10,779,671	£7,898,332	£1,590,298	£-976,507	£2,227,260	£84,201	£-2,040,765	£-2,040,765
20% affordable housing (70:30)	£36,509,741	£25,588,336	£20,989,371	£15,765,389	£11,236,725	£16,660,116	£12,365,832	£9,856,307	£7,258,442	£933,352	£-1,953,424	£1,097,290	£-1,109,029	£-2,982,616	£-2,982,616
30% affordable housing (70:30)	£33,960,651	£23,234,889	£18,878,212	£13,901,576	£9,623,660	£14,930,944	£10,907,579	£7,944,582	£5,962,927	£5,164,972	£-830,609	£-2,031,342	£-33,124	£-2,133,857	£-3,884,467
40% affordable housing (70:30)	£30,411,570	£20,881,442	£16,766,854	£12,037,764	£8,000,914	£21,834,698	£17,735,670	£13,006,690	£9,980,211	£3,797,991	£-1,932,099	£-3,909,260	£-1,181,626	£-3,158,695	£-4,806,319
50% affordable housing (70:30)	£27,462,491	£18,516,005	£14,458,496	£11,133,952	£6,371,251	£19,441,644	£15,563,761	£11,092,217	£7,423,011	£2,431,011	£-2,033,920	£-4,897,476	£-2,329,926	£-4,183,513	£-5,728,169
60% affordable housing (70:30)	£24,513,410	£16,147,280	£12,544,137	£8,308,051	£4,741,588	£16,994,933	£13,391,851	£9,157,854	£5,693,196	£1,064,031	£-4,135,079	£-5,865,094	£-3,478,327	£-5,208,342	£-6,650,021
70% affordable housing (70:30)	£21,564,330	£13,778,554	£10,432,778	£6,423,640	£3,111,924	£14,565,716	£11,219,842	£7,223,678	£3,911,962	£-307,904	£-5,236,569	£-6,843,011	£-4,626,727	£-6,233,170	£-7,571,872
80% affordable housing (70:30)	£18,615,250	£11,400,828	£8,321,421	£4,539,230	£1,969,261	£12,136,441	£9,048,032	£5,277,726	£2,220,757	£-1,697,241	£-6,338,059	£-7,820,929	£-5,775,728	£-7,257,998	£-8,493,723
90% affordable housing (70:30)	£15,646,864	£9,041,103	£6,190,576	£2,654,800	£-1,849,912	£9,707,164	£6,867,330	£3,531,775	£929,624	£-2,098,579	£-7,439,549	£-8,798,846	£-8,923,629	£-8,292,826	£-9,415,074
100% affordable housing (70:30)	£12,677,614	£6,861,098	£4,055,726	£770,410	£-1,806,128	£7,276,510	£4,671,140	£1,388,823	£-1,180,649	£-4,475,614	£-8,541,039	£-9,776,764	£-8,071,929	£-9,307,654	£-10,337,425

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£38,807,671	£26,895,010	£21,789,583	£16,092,792	£11,059,832	£28,096,542	£22,981,116	£17,303,812	£12,270,851	£5,865,266	£966,170	£-3,307,849	£-433,050	£-2,474,730	£-4,519,134
10% affordable housing (70:30)	£35,858,591	£24,541,563	£19,691,407	£14,228,980	£9,447,867	£25,673,518	£20,523,364	£15,379,450	£10,598,136	£4,498,711	£-2,049,935	£-4,375,728	£-1,172,371	£-3,484,422	£-5,440,986
20% affordable housing (70:30)	£32,909,510	£22,188,115	£17,589,350	£12,365,188	£7,836,503	£23,260,495	£18,665,211	£13,455,086	£8,925,421	£3,131,731	£-3,133,699	£-5,353,645	£-2,302,892	£-4,500,250	£-6,362,837
30% affordable housing (70:30)	£29,960,430	£19,834,668	£15,477,991	£10,501,355	£6,223,339	£20,847,470	£16,507,358	£11,262,706	£7,252,706	£1,764,751	£-4,220,830	£-6,331,563	£-3,433,345	£-5,534,078	£-7,284,688
40% affordable housing (70:30)	£27,011,349	£17,481,221	£13,366,633	£8,637,543	£4,600,693	£18,434,447	£14,335,448	£9,806,359	£5,579,990	£907,770	£-5,302,320	£-7,309,481	£-4,581,746	£-6,558,906	£-8,206,540
50% affordable housing (70:30)	£24,062,270	£15,135,781	£11,255,275	£6,773,731	£2,971,039	£16,021,423	£12,163,540	£7,681,986	£3,894,140	£-969,210	£-6,833,811	£-8,287,397	£-5,730,147	£-7,583,734	£-9,139,390
60% affordable housing (70:30)	£21,113,189	£12,747,050	£9,143,916	£4,907,830	£1,341,367	£13,594,732	£9,991,630	£5,757,633	£2,202,945	£-2,336,190	£-7,535,300	£-9,265,316	£-6,878,548	£-6,608,563	£-10,060,242
70% affordable housing (70:30)	£18,164,109	£10,378,333	£7,032,558	£3,025,419	£-288,207	£11,165,495	£7,819,721	£3,823,467	£511,741	£-3,708,125	£-8,636,790	£-10,243,232	£-8,026,948	£-9,633,391	£-10,972,993
80% affordable housing (70:30)	£15,215,029	£8,059,607	£4,921,200	£1,130,899	£-1,917,963	£8,362,250	£5,647,811	£1,977,505	£-1,719,646	£-5,097,462	£-6,738,260	£-11,221,150	£-9,175,349	£-10,658,219	£-11,893,944
90% affordable housing (70:30)	£12,246,843	£5,840,885	£2,790,355	£-275,041	£-1,450,033	£6,306,843	£3,467,309	£66,446	£-2,870,887	£-6,468,800	£-10,639,170	£-10,923,760	£-10,243,700	£-11,855,047	£-12,415,736
100% affordable housing (70:30)	£9,277,393	£3,260,877	£655,505	£-2,629,811	£-5,206,349	£3,876,289	£1,270,919	£-2,014,398	£-4,880,870	£-7,876,137	£-11,941,260	£-13,176,985	£-11,472,150	£-12,707,875	£-13,737,646

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£33,206,260	£21,292,599	£16,198,173	£10,491,281	£5,458,421	£22,485,132	£17,319,705	£11,702,901	£6,669,441	£1,669,855	£6,567,580	£-8,999,260	£-5,644,461	£-8,076,141	£-10,120,545
10% affordable housing (70:30)	£30,257,190	£18,940,152	£14,089,997	£9,627,669	£3,846,257	£20,072,107	£15,221,953	£9,778,039	£4,996,725	£-1,102,659	£-7,651,346	£-9,977,139	£-6,774,381	£-9,069,632	£-11,042,307
20% affordable housing (70:30)	£27,308,100	£16,586,704	£11,987,939	£8,763,757	£2,234,093	£17,659,084	£13,064,200	£7,853,675	£3,324,010	£-2,469,680	£-8,735,110	£-10,955,056	£-7,904,303	£-10,110,660	£-11,964,247
30% affordable housing (70:30)	£24,359,019	£14,233,258	£9,876,580	£4,899,945	£921,929	£15,246,059	£10,905,947	£5,929,312	£1,651,295	£-3,836,660	£-9,832,241	£-11,932,074	£-9,034,756	£-11,135,489	£-12,886,099
40% affordable housing (70:30)	£21,408,938	£11,878,810	£7,763,222	£3,036,132	£-1,600,718	£13,833,036	£8,734,038	£4,004,948	£-21,460	£-5,293,641	£-10,933,750	£-12,910,891	£-10,183,157	£-12,160,317	£-13,807,951
50% affordable housing (70:30)	£18,460,850	£9,514,374	£5,653,864	£1,173,300	£-3,830,981	£10,420,013	£6,862,129	£2,980,585	£-1,707,662	£-5,570,620	£-12,055,421	£-13,898,898	£-11,331,658	£-14,185,146	£-14,749,801
60% affordable housing (70:30)	£15,511,779	£7,145,648	£3,542,505	£-693,581	£-4,260,044	£7,993,362	£4,380,220	£1,556,222	£-3,398,465	£-7,937,601	£-13,136,711	£-14,866,726	£-12,479,959	£-15,651,653	£-16,853,653
70% affordable housing (70:30)	£12,562,698	£4,776,922	£1,431,147	£-2,577,991	£-5,889,707	£5,564,085	£2,218,311	£-1,777,954	£-5,089,670	£-9,309,536	£-14,238,201	£-15,844,643	£-13,628,369	£-15,234,802	£-16,573,503
80% affordable housing (70:30)	£9,613,618	£2,498,195	£-880,211	£-4,462,402	£-7,519,370	£3,134,869	£46,400	£-3,723,906	£-6,180,974	£-10,639,873	£-15,399,691	£-16,822,561	£-14,776,760	£-16,256,630	£-17,405,355
90% affordable housing (70:30)	£6,645,232	£9,471	£-2,811,056	£-3,346,311	£-9,151,443	£7,055,532	£-2,134,101	£-5,669,857	£-8,472,078	£-12,088,211	£-16,441,161	£-17,800,476	£-15,925,161	£-17,284,458	£-18,417,206
100% affordable housing (70:30)	£3,675,982	£-2,340,534	£-4,945,906	£-8,231,222	£-10,807,760	£-11,725,121	£-4,330,492	£-7,615,809	£-10,182,281	£-13,477,548	£-17,542,671	£-18,779,958	£-17,073,561	£-18,309,258	£-19,339,057

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£40,477,411	£28,358,331	£23,458,324	£17,728,533	£12,729,472	£29,798,283	£24,592,886	£18,973,353	£13,840,590	£6,898,881	£1,031,511	£-1,728,109	£1,658,880	£-930,899	£-1,830,899
10% affordable housing (70:30)	£37,528,332	£26,211,903	£21,361,148	£15,598,721	£11,117,406	£27,343,295	£22,493,105	£17,049,190	£12,267,877	£5,168,452	£-3,800,194	£-2,705,987	£-4,96,770	£-1,814,681	£-3,771,245
20% affordable housing (70:30)	£34,579,251	£23,857,856	£19,259,991	£14,034,908	£9,505,244	£24,930,546	£20,335,352	£15,124,827	£10,596,162	£4,801,471	£-1,463,959	£-2,768,007	£-3,633,151	£-2,839,500	£-4,693,096
30% affordable housing (70:30)	£31,630,171	£21,504,409	£17,147,732	£12,171,096	£7,993,880	£22,517,211	£18,177,099	£13,200,463	£8,922,447	£3,434,492	£-2,581,089	£-4,661,822	£-1,763,604	£-3,864,337	£-5,514,947
40% affordable housing (70:30)	£28,681,090	£19,153,962	£15,038,374	£10,307,264	£5,270,433	£20,104,188	£16,005,198	£11,276,100	£7,489,731	£2,967,511	£-3,682,579	£-5,639,740	£-2,702,005	£-4,889,165	£-6,536,799
50% affordable housing (70:30)	£25,732,011	£16,785,525	£12,625,472	£4,840,770	£1,833,281	£17,691,164	£13,833,281	£9,351,736	£5,563,890	£700,531	£-4,674,070	£-6,617,670	£-4,060,406	£-5,913,993	£-7,458,650
60% affordable housing (70:30)	£22,782,930	£14,416,799	£10,813,857	£6,577,571	£3,011,107	£16,264,513	£11,661,371</								

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	100
Site Area	0.85 Ha

VBC as % of floorspace 75%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£42,207,892	£30,295,231	£25,189,063	£19,493,013	£14,460,603	£31,486,763	£26,381,337	£20,704,033	£16,671,072	£9,265,487	£2,434,051	£2,372	£3,357,171	£925,491	-£1,118,913
10% affordable housing (70:30)	£49,725,064	£29,110,220	£24,132,429	£18,552,751	£13,645,615	£30,271,963	£25,294,173	£19,733,496	£14,826,359	£8,573,963	£1,883,710	-£495,145	£2,783,752	£472,864	-£1,588,436
20% affordable housing (70:30)	£39,242,236	£27,925,209	£22,975,053	£17,617,430	£12,831,177	£29,057,164	£24,207,009	£18,762,959	£13,981,646	£7,882,015	£1,333,369	-£392,701	£2,210,333	£101,394	-£2,051,950
30% affordable housing (70:30)	£27,759,409	£26,740,197	£22,017,678	£16,672,228	£12,016,740	£27,842,364	£23,119,845	£17,792,422	£13,136,933	£7,190,067	£783,028	-£1,490,256	£1,636,914	-£622,405	-£2,527,481
40% affordable housing (70:30)	£36,276,581	£25,555,185	£20,956,147	£15,731,966	£11,201,302	£26,627,565	£22,502,681	£16,821,884	£12,292,219	£6,498,118	£232,687	-£1,987,812	£1,063,495	-£1,143,417	-£2,997,004
50% affordable housing (70:30)	£48,783,753	£24,370,175	£19,892,113	£14,791,704	£10,387,854	£25,412,765	£20,945,518	£15,851,347	£11,447,506	£5,806,169	-£322,849	-£2,485,968	£480,076	-£1,684,427	-£3,466,526
60% affordable housing (70:30)	£33,319,925	£23,185,163	£18,829,078	£13,891,442	£9,573,426	£24,197,866	£19,857,445	£14,880,910	£10,632,793	£5,114,221	-£982,191	-£2,982,923	-£34,706	-£2,185,438	-£3,936,940
70% affordable housing (70:30)	£31,828,097	£22,000,152	£17,764,043	£12,911,181	£8,756,534	£22,983,167	£18,783,135	£13,910,272	£9,758,080	£4,222,272	-£1,441,532	-£3,480,479	-£667,503	-£2,706,450	-£4,405,571
80% affordable housing (70:30)	£30,345,270	£20,815,141	£16,700,009	£11,970,919	£7,933,244	£21,768,367	£17,668,825	£12,939,735	£8,913,366	£3,730,323	-£2,000,875	-£3,978,035	-£1,250,301	-£3,227,461	-£4,875,094
90% affordable housing (70:30)	£28,962,442	£19,625,166	£15,635,974	£11,030,657	£7,109,955	£20,553,967	£16,574,515	£11,969,198	£8,063,845	£3,038,374	-£2,560,217	-£4,475,990	-£1,833,098	-£3,748,471	-£5,344,616
100% affordable housing (70:30)	£27,379,614	£18,432,448	£14,571,938	£10,090,995	£6,288,665	£19,338,767	£15,480,203	£10,998,660	£7,209,754	£2,346,426	-£3,119,558	-£4,973,146	-£2,415,896	-£4,269,482	-£5,814,139

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	-£38,665,751	-£33,980,812	-£45,074,633	-£50,771,630	-£63,346,391	-£27,777,638	-£43,383,307	-£49,380,610	-£54,393,371	-£69,989,135	-£77,830,390	-£79,382,271	-£69,207,472	-£68,389,165	-£88,388,165
10% affordable housing (70:30)	-£29,539,570	-£41,154,424	-£46,132,214	-£51,711,892	-£56,619,628	-£30,992,680	-£44,970,470	-£50,531,147	-£55,438,244	-£61,680,680	-£68,380,933	-£70,759,788	-£67,490,891	-£69,851,779	-£71,853,079
20% affordable housing (70:30)	-£31,022,407	-£42,339,434	-£47,189,590	-£52,652,153	-£57,433,468	-£41,207,479	-£49,057,634	-£54,501,684	-£59,282,937	-£62,382,629	-£68,931,274	-£71,251,344	-£68,054,310	-£70,366,337	-£72,322,602
30% affordable housing (70:30)	-£32,595,234	-£43,529,448	-£48,246,965	-£53,592,415	-£58,247,904	-£42,422,279	-£49,144,798	-£52,472,221	-£57,127,711	-£63,074,576	-£69,481,615	-£71,784,899	-£68,627,729	-£70,897,049	-£72,792,124
40% affordable housing (70:30)	-£33,988,062	-£44,709,465	-£49,308,476	-£54,532,077	-£59,062,347	-£43,637,076	-£49,317,962	-£52,421,762	-£55,072,408	-£61,038,966	-£67,255,455	-£69,201,146	-£65,808,039	-£67,923,147	-£69,763,147
50% affordable housing (70:30)	-£35,470,891	-£45,894,468	-£50,372,530	-£55,472,939	-£59,876,779	-£44,851,878	-£49,519,126	-£52,413,296	-£54,817,137	-£60,458,474	-£67,057,492	-£72,750,011	-£69,770,077	-£71,920,070	-£73,731,169
60% affordable housing (70:30)	-£36,953,718	-£47,079,480	-£51,436,565	-£56,413,201	-£60,691,217	-£46,066,677	-£50,407,198	-£53,383,833	-£55,691,890	-£62,150,423	-£67,146,834	-£73,247,566	-£70,349,349	-£72,450,081	-£74,200,692
70% affordable housing (70:30)	-£38,436,546	-£48,264,491	-£52,500,600	-£57,353,462	-£61,568,108	-£47,281,476	-£51,501,568	-£54,354,371	-£56,508,963	-£63,942,371	-£67,708,176	-£73,745,122	-£70,932,146	-£72,971,093	-£74,670,214
80% affordable housing (70:30)	-£39,919,373	-£49,450,503	-£53,564,634	-£58,295,724	-£62,551,399	-£48,496,277	-£52,635,819	-£55,424,008	-£57,424,008	-£64,854,320	-£68,265,728	-£74,242,074	-£71,514,944	-£73,492,104	-£75,139,727
90% affordable housing (70:30)	-£41,402,201	-£50,639,477	-£54,628,669	-£59,233,986	-£63,154,689	-£49,710,078	-£53,690,120	-£56,295,446	-£58,202,708	-£65,226,269	-£67,824,860	-£74,740,233	-£72,027,741	-£74,013,114	-£75,609,259
100% affordable housing (70:30)	-£42,885,029	-£51,832,195	-£55,692,705	-£60,174,248	-£63,973,078	-£50,925,876	-£54,874,440	-£57,665,963	-£59,654,859	-£67,818,918	-£70,384,201	-£75,237,789	-£72,690,539	-£74,534,126	-£76,078,782

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	-£12,702,648	-£24,393,307	-£29,489,734	-£35,198,525	-£40,218,488	-£22,191,775	-£28,297,202	-£33,974,505	-£39,007,468	-£45,413,051	-£52,244,487	-£59,076,167	-£51,321,388	-£53,753,047	-£55,797,452
10% affordable housing (70:30)	-£13,663,474	-£25,363,819	-£30,460,109	-£36,125,787	-£41,032,923	-£23,406,575	-£29,408,575	-£34,945,043	-£39,852,179	-£46,104,975	-£52,798,828	-£59,173,663	-£51,894,787	-£54,265,674	-£56,266,974
20% affordable housing (70:30)	-£14,536,302	-£26,333,329	-£31,603,485	-£37,066,049	-£41,847,361	-£25,621,374	-£30,471,529	-£36,915,979	-£40,696,892	-£46,796,524	-£53,346,169	-£59,671,239	-£52,468,206	-£54,779,932	-£56,736,457
30% affordable housing (70:30)	-£16,319,129	-£27,338,341	-£32,680,860	-£38,006,310	-£42,661,799	-£26,836,174	-£31,558,093	-£36,886,116	-£41,541,606	-£47,488,471	-£53,895,510	-£59,816,625	-£52,601,625	-£54,908,019	-£56,768,019
40% affordable housing (70:30)	-£18,401,958	-£28,329,353	-£33,722,391	-£38,946,572	-£43,476,226	-£28,050,973	-£32,645,897	-£37,896,654	-£42,366,319	-£48,180,420	-£54,446,851	-£60,685,590	-£53,615,044	-£55,821,955	-£57,675,542
50% affordable housing (70:30)	-£19,864,786	-£30,308,364	-£34,786,426	-£39,896,834	-£44,201,674	-£29,265,772	-£33,733,012	-£38,827,191	-£43,231,032	-£49,072,869	-£55,001,367	-£61,483,066	-£54,189,463	-£56,342,965	-£58,145,064
60% affordable housing (70:30)	-£21,367,613	-£31,493,375	-£35,850,460	-£40,827,096	-£45,105,113	-£30,480,572	-£34,801,093	-£39,797,728	-£44,075,745	-£49,564,318	-£55,560,730	-£61,661,461	-£54,763,245	-£56,863,076	-£58,614,587
70% affordable housing (70:30)	-£22,850,441	-£32,678,386	-£36,914,495	-£41,767,358	-£45,922,004	-£31,695,372	-£35,915,403	-£40,768,269	-£44,920,499	-£50,956,266	-£56,120,071	-£62,159,017	-£55,348,041	-£57,384,988	-£59,094,109
80% affordable housing (70:30)	-£24,333,269	-£33,863,398	-£37,978,529	-£42,707,619	-£46,745,294	-£32,909,172	-£37,039,713	-£41,738,033	-£46,785,172	-£52,948,215	-£57,678,413	-£63,586,873	-£56,328,339	-£57,905,999	-£59,553,632
90% affordable housing (70:30)	-£25,816,096	-£35,053,372	-£39,042,664	-£43,647,881	-£47,588,564	-£34,124,927	-£38,104,024	-£42,709,341	-£46,614,693	-£51,640,164	-£57,238,755	-£62,954,128	-£57,516,636	-£58,427,099	-£60,023,155
100% affordable housing (70:30)	-£27,298,924	-£36,246,090	-£40,105,600	-£44,588,143	-£48,391,874	-£35,330,771	-£39,198,335	-£43,679,878	-£47,468,754	-£52,332,113	-£57,798,036	-£63,661,684	-£57,094,434	-£58,948,021	-£60,492,677

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,207,892	£5,296,231	£1,893,804	-£5,506,987	-£10,539,948	£6,486,763	£1,381,366	-£4,295,967	-£9,328,928	-£15,734,513	-£22,565,949	-£24,997,629	-£21,642,830	-£24,074,509	-£26,118,914
10% affordable housing (70:30)	£15,725,064	£4,110,219	£867,571	-£6,447,249	-£11,354,385	£5,271,963	£294,172	-£5,266,505	-£10,173,641	-£16,426,037	-£23,116,290	-£25,495,145	-£22,216,249	-£24,987,136	-£26,598,436
20% affordable housing (70:30)	£14,242,236	£2,925,209	-£1,924,947	-£7,387,511	-£12,168,623	£4,057,164	-£792,991	-£6,237,041	-£11,018,354	-£17,117,086	-£23,666,631	-£25,932,701	-£22,780,668	-£25,101,394	-£27,051,950
30% affordable housing (70:30)	£12,759,409	£1,740,197	-£2,982,322	-£8,327,772	-£12,983,261	£2,842,364	-£1,880,155	-£7,207,573	-£11,863,088	-£17,909,933	-£24,216,972	-£26,490,256	-£23,363,057	-£25,622,406	-£27,527,481
40% affordable housing (70:30)	£11,276,581	£555,185	-£4,043,853	-£9,268,034	-£13,797,688	£1,627,565	-£2,967,319	-£8,176,116	-£12,707,781	-£18,501,882	-£24,767,313	-£26,987,812	-£23,936,506	-£26,143,417	-£27,997,004

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£37,184,261	£25,251,600	£20,146,173	£14,449,352	£9,416,421	£26,443,132	£21,337,705	£15,660,402	£10,627,441	£4,221,855	£2,609,580	£5,041,260	£1,686,461	£4,118,140	£6,162,545
10% affordable housing (70:30)	£34,085,633	£24,085,588	£19,088,797	£13,508,120	£8,601,983	£25,228,332	£20,250,941	£14,689,864	£9,762,728	£3,530,332	£3,159,621	£5,538,776	£2,259,880	£4,630,767	£6,633,607
20% affordable housing (70:30)	£31,398,695	£22,851,577	£18,051,422	£12,568,958	£7,797,596	£24,013,533	£19,163,378	£13,719,325	£8,839,014	£2,338,393	£3,710,262	£2,833,299	£5,145,026	£4,101,800	
30% affordable housing (70:30)	£28,715,777	£21,696,566	£16,974,047	£11,628,596	£6,975,108	£22,798,733	£18,076,214	£12,748,790	£7,993,301	£2,146,435	£4,260,603	£2,653,888	£3,406,718	£2,566,637	£7,571,112
40% affordable housing (70:30)	£26,132,949	£20,511,654	£15,912,616	£10,698,335	£6,158,671	£21,583,934	£16,989,050	£11,778,253	£7,246,588	£1,454,487	£4,810,944	£2,031,443	£3,980,137	£6,187,048	£9,040,635
50% affordable housing (70:30)	£23,750,121	£19,326,441	£14,848,461	£9,749,073	£5,344,233	£20,469,134	£15,901,886	£10,807,716	£6,582,336	£5,365,461	£7,528,999	£1,553,556	£4,708,058	£3,510,159	
60% affordable housing (70:30)	£21,367,294	£18,141,532	£13,784,447	£8,907,811	£4,529,794	£19,354,334	£14,815,814	£9,837,178	£5,559,161	£70,589	£5,925,823	£8,026,555	£5,128,338	£7,229,070	£9,879,880
70% affordable housing (70:30)	£19,274,466	£16,996,521	£12,720,412	£7,967,549	£3,712,903	£17,939,535	£13,719,504	£8,866,841	£4,714,448	£621,360	£6,485,164	£8,524,110	£5,711,135	£7,750,081	£9,449,203
80% affordable housing (70:30)	£17,301,639	£15,771,659	£11,656,277	£6,927,287	£2,889,613	£16,724,735	£12,625,193	£7,896,104	£3,889,726	£1,213,308	£7,044,506	£9,021,666	£6,293,932	£8,271,092	£9,816,725
90% affordable housing (70:30)	£15,819,811	£14,581,535	£10,582,343	£5,887,026	£2,066,363	£15,509,936	£11,539,863	£6,925,866	£3,025,257	£2,693,848	£6,819,222	£8,876,729	£5,782,103	£7,036,248	
100% affordable housing (70:30)	£14,388,817	£13,388,817	£9,526,307	£5,046,764	£1,243,033	£14,295,136	£10,436,572	£5,955,029	£2,166,153	£2,697,206	£8,163,189	£10,016,777	£7,450,527	£9,313,114	£10,857,770

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£36,807,671	£26,895,010	£21,789,583	£16,092,792	£11,059,832	£28,086,542	£22,981,116	£17,303,812	£12,270,851	£5,865,266	£3,966,170	£3,397,849	£4,943,050	£2,474,730	£4,519,134
10% affordable housing (70:30)	£33,684,843	£25,709,889	£20,732,288	£15,152,530	£10,245,394	£26,871,742	£21,883,982	£16,333,275	£11,428,188	£5,173,742	£1,516,511	£3,895,366	£3,616,469	£2,897,357	£4,988,657
20% affordable housing (70:30)	£30,842,016	£24,524,388	£19,574,832	£14,212,269	£9,430,556	£25,666,934	£20,806,788	£15,362,738	£10,581,425	£4,481,794	£2,066,852	£4,392,922	£1,189,888	£3,501,615	£5,458,180
30% affordable housing (70:30)	£28,369,976	£23,339,976	£18,417,457	£13,272,007	£8,616,519	£24,442,143	£19,376,624	£14,392,201	£9,736,712	£3,789,846	£2,617,193	£4,890,477	£1,763,307	£4,022,626	£5,927,702
40% affordable housing (70:30)	£26,176,260	£22,154,964	£17,295,526	£12,331,745	£7,802,081	£23,227,344	£18,632,460	£13,421,663	£8,991,998	£3,097,897	£3,167,534	£5,388,033	£2,336,726	£4,543,638	£6,397,225
50% affordable housing (70:30)	£24,011,632	£20,989,854	£16,169,892	£11,391,483	£6,987,643	£22,012,544	£17,545,297	£12,451,126	£8,047,285	£2,405,949	£3,723,070	£2,910,145	£5,964,648	£6,866,747	
60% affordable housing (70:30)	£21,910,704	£19,784,942	£15,027,857	£10,451,221	£6,075,205	£20,797,745	£16,457,224	£11,480,589	£7,202,572	£1,714,000	£4,282,412	£6,383,144	£3,484,927	£5,585,659	£7,336,270
70% affordable housing (70:30)	£20,427,876	£18,599,931	£14,363,822	£9,510,960	£5,356,313	£19,582,946	£16,357,810	£10,510,051	£6,357,859	£1,022,051	£4,847,753	£6,880,700	£4,067,724	£6,106,671	£7,805,792
80% affordable housing (70:30)	£18,945,049	£17,414,820	£13,299,788	£8,570,698	£4,533,023	£18,368,746	£14,268,654	£9,539,514	£5,513,145	£5,401,098	£6,401,098	£7,378,256	£4,650,522	£6,627,682	£8,275,315
90% affordable housing (70:30)	£17,462,221	£16,242,845	£12,235,763	£7,630,433	£3,703,853	£17,152,834	£13,068,777	£8,203,911	£4,683,624	£3,861,847	£5,960,438	£7,816,819	£5,233,919	£7,148,692	£8,744,837
100% affordable housing (70:30)	£16,079,393	£15,032,227	£11,171,717	£6,890,174	£2,886,444	£15,938,545	£12,079,982	£7,588,439	£3,808,563	£1,053,795	£6,519,779	£8,373,367	£5,816,117	£7,689,703	£9,214,360

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£33,206,260	£21,293,599	£16,188,173	£10,491,361	£5,459,421	£22,485,132	£17,379,705	£11,702,401	£6,660,441	£2,621,855	£3,567,580	£6,999,260	£5,644,861	£8,076,741	£10,120,545
10% affordable housing (70:30)	£30,123,432	£20,108,588	£15,180,797	£9,651,120	£4,643,983	£21,270,332	£16,262,541	£10,731,864	£5,824,727	£2,427,685	£7,117,921	£3,496,777	£5,671,890	£4,598,768	£10,590,068
20% affordable housing (70:30)	£27,240,604	£18,923,577	£14,073,422	£8,610,858	£3,829,545	£20,055,533	£15,206,377	£9,761,328	£4,980,014	£1,119,617	£6,663,263	£2,994,332	£6,791,299	£9,103,026	£11,059,500
30% affordable housing (70:30)	£24,757,777	£17,738,565	£13,016,046	£7,670,596	£3,016,108	£18,840,732	£14,116,213	£8,790,790	£4,135,301	£1,811,565	£8,218,604	£1,491,888	£7,364,718	£9,624,037	£11,529,113
40% affordable housing (70:30)	£22,274,949	£16,553,654	£11,954,616	£6,730,334	£2,200,670	£17,629,833	£13,031,050	£7,820,253	£3,290,598	£2,403,514	£6,768,945	£1,089,444	£7,836,137	£10,145,948	£11,989,638
50% affordable housing (70:30)	£20,179,121	£15,368,543	£10,890,461	£5,790,073	£1,386,233	£16,411,133	£11,943,888	£6,849,715	£2,448,874	£3,186,462	£8,324,461	£1,486,989	£8,811,556	£10,666,059	£12,468,156
60% affordable housing (70:30)	£18,089,294	£14,183,531	£9,826,446	£4,849,811	£571,794	£15,196,334	£10,855,813	£5,879,178	£1,601,161	£3,887,411	£9,883,823	£1,984,555	£9,086,338	£11,187,070	£12,937,680
70% affordable housing (70:30)	£16,226,466	£12,998,521	£8,762,412	£3,909,549	£245,097	£13,981,535	£9,761,503	£4,608,641	£756,445	£4,579,360	£10,443,164	£12,482,111	£9,669,135	£11,708,081	£15,407,203
80% affordable housing (70:30)	£14,343,638	£11,813,609	£7,689,377	£2,989,287	£1,068,367	£12,768,735	£8,667,193	£3,538,103	£86,265	£5,271,309	£11,022,508	£12,979,665	£10,251,933	£12,929,085	£15,876,726
90% affordable housing (70:30)	£12,860,810	£10,623,535	£6,534,342	£2,029,025	£-1,891,677	£11,551,936	£7,572,883	£2,967,586	£-937,787	£5,963,257	£11,561,849	£13,477,222	£10,834,729	£12,760,103	£14,346,248
100% affordable housing (70:30)	£11,677,982	£9,430,816	£5,570,307	£1,088,764	£-2,714,867	£10,337,136	£6,476,872	£1,997,028	£-1,791,848	£6,655,206	£12,121,190	£13,974,778	£11,417,527	£13,271,114	£14,815,771

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£40,477,612	£28,568,741	£23,463,324	£17,762,533	£12,059,612	£29,756,285	£24,650,888	£18,973,353	£13,841,295	£7,535,007	£3,713,571	£1,728,189	£4,898,389	£2,849,389	£2,849,389
10% affordable housing (70:30)	£38,994,584	£27,379,730	£22,401,940	£16,622,271	£11,515,235	£28,541,483	£23,563,693	£18,003,016	£13,095,879	£6,943,483	£3,933,290	£2,226,625	£1,053,271	£1,317,616	£3,918,916
20% affordable housing (70:30)	£36,111,756	£26,194,729	£21,344,673	£15,682,010	£11,100,697	£27,326,684	£22,476,529	£17,032,479	£12,251,166	£6,151,534	£3,937,111	£2,723,181	£4,799,852	£1,831,874	£3,788,439
30% affordable housing (70:30)	£33,028,929	£25,009,717	£20,287,198	£14,641,748	£10,286,259	£26,111,884	£21,389,365	£16,061,942	£11,406,452	£5,459,587	£3,947,452	£3,220,736	£1,933,367	£2,352,886	£4,257,961
40% affordable housing (70:30)	£30,546,101	£23,824,705	£19,225,667	£13,601,486	£9,471,822	£24,897,085	£20,392,021	£15,091,404	£10,561,739	£4,767,638	£1,492,793	£3,193,292	£2,666,986	£2,673,897	£4,127,484
50% affordable housing (70:30)	£28,063,272	£22,639,695	£18,161,632	£12,561,224	£8,657,384	£23,682,285	£19,216,037	£14,120,867	£9,717,026	£4,075,688	£2,053,329	£4,215,848	£1,240,405	£3,394,907	£5,197,006
60% affordable housing (70:30)	£25,580,445	£21,454,683	£17,097,598	£11,520,962	£7,842,945	£22,467,486	£18,126,965	£13,150,330	£8,872,313	£3,383,740	£2,612,671	£4,713,403	£1,815,187	£3,915,918	£5,666,529
70% affordable housing (70:30)	£23,087,617	£20,265,672	£16,033,563	£11,1											

**LB SOUTHWARK
VACANT BUILDING TESTING**

Site typology 3

No Units	180
Site Area	1.55 Ha

VBC as % of floorspace 0%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£70,420,669	£50,619,108	£42,105,060	£32,635,113	£24,228,042	£62,627,107	£43,646,652	£34,186,599	£25,802,811	£15,102,902	£3,715,935	£-409,930	£5,163,005	£1,097,784	£-2,475,145
10% affordable housing (70:30)	£80,669,179	£42,806,864	£35,144,221	£26,444,749	£18,878,395	£44,814,063	£36,485,013	£27,815,434	£20,240,070	£10,600,221	£93,832	£-83,806,623	£1,415,766	£-2,425,028	£-5,678,352
20% affordable housing (70:30)	£50,887,510	£34,904,621	£28,156,146	£20,354,385	£13,529,728	£36,601,020	£29,322,747	£21,400,988	£14,695,329	£6,083,176	£-37,137,101	£-27,207,515	£-22,519,504	£-38,989,117	£-38,881,560
30% affordable housing (70:30)	£41,088,655	£27,158,616	£21,139,917	£14,064,020	£8,128,315	£28,587,205	£22,102,435	£15,026,538	£9,114,540	£1,506,128	£-7,569,572	£-10,606,008	£-6,517,969	£-9,554,405	£-12,084,769
40% affordable housing (70:30)	£31,289,800	£19,282,574	£14,123,690	£7,825,194	£2,714,631	£14,882,123	£8,603,996	£3,493,433	£-3,250,008	£-11,402,041	£-14,004,701	£-10,516,435	£-13,119,095	£-15,287,977	
50% affordable housing (70:30)	£21,437,696	£11,406,532	£7,057,310	£1,559,749	£-94,941,917	£12,426,852	£7,628,691	£2,131,130	£-2,307,546	£-8,091,233	£-15,234,511	£-17,403,393	£-14,514,900	£-16,683,783	£-18,491,185
60% affordable housing (70:30)	£11,555,421	£3,440,033	£-1,039,331	£-5,093,090	£-25,718,591	£4,269,120	£2,098,824	£-6,070,047	£-8,309,509	£-12,932,459	£-19,096,980	£-20,802,086	£-18,513,365	£-20,248,472	£-21,894,394
70% affordable housing (70:30)	£1,564,994	£-4,898,643	£-7,687,207	£-11,768,590	£-14,495,185	£-14,495,185	£-17,495,492	£-11,776,875	£-11,776,875	£-22,899,449	£-24,200,779	£-22,511,830	£-23,813,160	£-24,897,602	
80% affordable housing (70:30)	£-9,068,274	£-13,406,040	£-15,265,082	£-18,454,089	£-20,271,819	£-21,963,384	£-15,294,695	£-18,483,702	£-20,301,432	£-22,614,908	£-26,731,918	£-27,599,471	£-26,510,295	£-27,377,849	£-28,100,810
90% affordable housing (70:30)	£-18,744,554	£-21,913,536	£-22,942,987	£-25,139,588	£-26,048,453	£-21,692,108	£-23,093,898	£-25,390,530	£-26,230,395	£-27,456,132	£-30,564,387	£-30,998,164	£-30,508,761	£-30,942,837	£-31,304,018
100% affordable housing (70:30)	£-30,420,832	£-30,420,832	£-30,420,832	£-30,420,832	£-30,420,832	£-30,420,832	£-30,420,832	£-30,420,832	£-30,420,832	£-30,420,832	£-30,420,832	£-30,420,832	£-30,420,832	£-30,420,832	£-30,420,832

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,706,374	£13,100,528	£8,585,584	£5,984,631	£1,013,901,902	£1,013,901,902	£1,013,901,902	£1,013,901,902	£1,013,901,902	£1,013,901,902	£1,013,901,902	£1,013,901,902	£1,013,901,902	£1,013,901,902	£1,013,901,902
10% affordable housing (70:30)	£67,460,465	£38,522,780	£32,985,422	£21,084,894	£11,091,258	£83,515,680	£61,644,530	£40,314,210	£27,880,573	£17,529,422	£-128,035,812	£-131,036,266	£-126,718,877	£-130,554,671	£-133,807,936
20% affordable housing (70:30)	£77,242,134	£39,135,023	£39,073,497	£27,075,258	£19,526,621	£28,906,696	£21,348,657	£12,206,468	£-131,866,746	£-135,336,959	£-130,649,148	£-134,119,360	£-137,011,204		
30% affordable housing (70:30)	£37,040,989	£10,971,027	£-1,063,926	£-14,065,623	£-21,001,328	£-99,542,438	£-108,027,208	£-113,103,106	£-119,015,104	£-126,803,516	£-135,699,216	£-138,785,651	£-134,647,613	£-137,884,048	£-140,214,412
40% affordable housing (70:30)	£-6,830,843	£-10,840,089	£-14,065,663	£-20,026,440	£-24,415,012	£-107,622,566	£-113,327,521	£-119,529,447	£-124,638,210	£-131,979,651	£-138,531,684	£-142,134,344	£-138,640,076	£-141,248,728	£-143,411,520
50% affordable housing (70:30)	£-106,691,947	£-116,723,112	£-121,072,333	£-126,569,894	£-131,071,560	£-115,702,691	£-120,500,852	£-125,998,513	£-130,437,189	£-136,220,877	£-143,364,154	£-145,533,036	£-142,644,543	£-144,813,427	£-146,620,829
60% affordable housing (70:30)	£-118,574,222	£-124,880,610	£-128,238,975	£-133,212,733	£-136,348,114	£-123,859,923	£-127,930,819	£-132,799,697	£-136,435,152	£-141,062,101	£-147,196,623	£-148,931,729	£-146,643,008	£-148,378,115	£-149,824,037
70% affordable housing (70:30)	£-126,584,849	£-133,928,287	£-138,816,880	£-143,898,230	£-147,624,828	£-132,364,268	£-135,355,135	£-139,708,518	£-142,433,913	£-145,903,325	£-151,028,062	£-152,380,422	£-150,541,474	£-151,942,804	£-153,072,246
80% affordable housing (70:30)	£-131,197,917	£-141,538,683	£-146,394,726	£-148,583,726	£-148,001,462	£-141,093,027	£-143,093,027	£-146,611,462	£-148,431,076	£-150,744,551	£-154,861,582	£-156,724,114	£-154,660,076	£-156,520,454	
90% affordable housing (70:30)	£-147,874,107	£-150,043,079	£-150,972,620	£-153,269,231	£-154,738,092	£-140,821,872	£-151,233,542	£-153,520,173	£-154,429,038	£-155,586,475	£-158,694,030	£-159,127,807	£-158,638,044	£-159,072,181	£-159,433,661
100% affordable housing (70:30)	£-158,550,476	£-158,550,476	£-158,550,476	£-158,550,476	£-158,550,476	£-158,550,476	£-158,550,476	£-158,550,476	£-158,550,476	£-158,550,476	£-158,550,476	£-158,550,476	£-158,550,476	£-158,550,476	£-158,550,476

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£29,287,253	£19,088,815	£15,692,883	£10,972,010	£7,679,891	£17,080,815	£12,081,271	£8,551,324	£5,793,111	£3,805,020	£-99,997,988	£-100,717,853	£-94,544,918	£-98,610,139	£-102,183,087
10% affordable housing (70:30)	£38,081,744	£26,981,669	£24,563,623	£17,263,174	£10,520,537	£23,483,837	£16,222,910	£11,892,489	£7,450,882	£-89,107,701	£-99,614,091	£-103,815,546	£-98,292,156	£-102,132,951	£-105,398,271
20% affordable housing (70:30)	£48,820,413	£24,713,302	£21,551,777	£15,453,538	£8,179,156	£16,306,176	£10,286,176	£7,896,396	£-65,012,594	£-83,644,748	£-103,445,025	£-106,915,238	£-102,227,427	£-105,697,630	£-108,588,483
30% affordable housing (70:30)	£58,619,288	£27,549,306	£24,568,005	£18,843,902	£11,270,608	£17,605,488	£12,481,385	£9,593,383	£-88,181,795	£-107,277,495	£-110,310,931	£-106,225,892	£-109,262,328	£-111,792,691	
40% affordable housing (70:30)	£68,418,122	£28,425,349	£25,584,233	£20,892,728	£13,995,291	£19,300,845	£14,825,800	£11,103,927	£-96,214,480	£-102,987,490	£-111,106,984	£-113,712,824	£-110,224,357	£-112,827,017	£-114,995,000
50% affordable housing (70:30)	£78,217,026	£28,301,391	£26,661,612	£20,148,173	£10,024,639	£17,280,371	£12,079,222	£9,776,793	£-102,015,468	£-107,799,158	£-114,942,453	£-117,111,316	£-114,222,822	£-116,391,708	£-119,191,108
60% affordable housing (70:30)	£88,152,502	£28,267,889	£29,817,254	£21,793,012	£11,026,473	£19,409,099	£15,438,202	£13,377,970	£-108,013,431	£-112,640,830	£-118,774,903	£-120,510,008	£-118,221,288	£-119,956,394	£-121,402,316
70% affordable housing (70:30)	£98,142,928	£28,046,566	£27,395,129	£21,117,476	£11,203,108	£19,842,581	£17,203,414	£14,124,797	£-111,011,392	£-117,481,605	£-122,607,371	£-123,008,701	£-122,219,753	£-123,521,083	£-124,605,528
80% affordable housing (70:30)	£108,173,186	£27,113,182	£26,193,905	£21,119,102	£11,919,742	£11,919,742	£11,919,742	£11,919,742	£-119,001,395	£-122,322,830	£-128,439,841	£-127,307,393	£-128,218,218	£-127,085,771	£-127,908,733
90% affordable housing (70:30)	£118,452,476	£26,121,358	£25,550,879	£21,047,511	£11,256,756	£12,400,081	£12,891,821	£12,598,453	£-122,007,318	£-127,164,055	£-130,272,310	£-130,706,086	£-130,216,683	£-130,650,460	£-131,011,940
100% affordable housing (70:30)	£130,128,755	£130,128,755	£130,128,755	£130,128,755	£130,128,755	£130,128,755	£130,128,755	£130,128,755	£130,128,755	£130,128,755	£130,128,755	£130,128,755	£130,128,755	£130,128,755	£130,128,755

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,832,434	£5,030,872	£-3,483,176	£-12,953,123	£-21,360,194	£7,038,671	£-1,941,584	£-11,401,637	£-19,785,424	£-30,485,334	£-41,872,301	£-45,998,166	£-44,425,231	£-44,063,381	
10% affordable housing (70:30)	£15,080,943	£-2,781,372	£-10,444,015	£-19,143,487	£-29,709,890	£-9,741,173	£-19,103,223	£-27,302,802	£-35,339,168	£-44,989,014	£-45,494,404	£-49,396,859	£-44,172,468	£-48,013,264	£-51,296,598
20% affordable housing (70:30)	£5,299,274	£-10,530,615	£-17,432,090	£-26,333,851	£-32,009,548	£8,987,216	£-16,265,489	£-24,187,250	£-30,892,907	£-39,625,061	£-49,325,338	£-52,795,551	£-48,107,740	£-51,577,852	£-54,489,796
30% affordable housing (70:30)	£-4,499,581	£-1													

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£61,223,458	£41,421,988	£32,907,849	£23,437,903	£15,030,832	£43,429,996	£34,449,442	£24,989,388	£16,605,601	£8,905,692	£5,481,275	£3,697,140	£4,034,205	£3,099,426	£11,672,355
10% affordable housing (70:30)	£33,471,968	£23,947,011	£17,247,538	£9,681,175	£5,160,853	£27,287,853	£18,618,224	£11,061,860	£1,403,811	£9,103,378	£3,005,833	£7,781,444	£11,622,238	£11,622,238	£14,875,562
20% affordable housing (70:30)	£41,690,299	£25,737,410	£18,958,356	£11,957,175	£4,933,516	£27,403,809	£20,125,537	£12,223,776	£5,488,119	£5,134,035	£12,934,313	£16,404,525	£11,716,571	£15,186,927	£18,078,771
30% affordable housing (70:30)	£31,881,444	£17,961,406	£11,942,700	£4,866,810	£1,068,895	£19,389,995	£15,929,327	£8,821,671	£2,822,671	£16,766,783	£11,622,238	£11,622,238	£11,622,238	£11,622,238	£11,622,238
40% affordable housing (70:30)	£22,092,590	£10,985,364	£4,926,480	£1,372,016	£-6,482,579	£11,309,668	£5,684,914	£5,684,914	£5,684,914	£5,684,914	£5,684,914	£5,684,914	£5,684,914	£5,684,914	£5,684,914
50% affordable housing (70:30)	£12,240,486	£2,209,321	£-1,912,920	£-7,637,461	£-12,138,127	£3,229,142	£1,569,519	£7,068,000	£11,178,754	£17,298,444	£24,437,721	£28,603,093	£29,715,110	£29,715,110	£29,715,110
60% affordable housing (70:30)	£2,358,211	£-5,757,177	£-39,306,542	£-141,280,300	£-179,615,761	£-24,927,490	£-8,898,386	£-11,867,257	£-17,502,718	£-22,129,668	£-28,264,190	£-29,999,296	£-27,070,575	£-29,445,682	£-30,891,604
70% affordable housing (70:30)	£-7,632,216	£-14,096,830	£-18,884,417	£-20,965,800	£-23,692,260	£-17,431,869	£-16,692,702	£-20,774,085	£-23,500,680	£-26,970,882	£-32,096,659	£-33,397,889	£-31,709,040	£-33,034,812	£-34,094,812
80% affordable housing (70:30)	£-18,265,484	£-22,693,290	£-24,462,292	£-27,851,295	£-24,469,029	£-22,180,594	£-24,891,905	£-27,880,913	£-29,498,643	£-31,812,118	£-36,929,129	£-36,796,681	£-33,707,806	£-36,575,069	£-37,296,020
90% affordable housing (70:30)	£-26,934,764	£-31,110,646	£-32,080,167	£-34,338,798	£-32,246,863	£-30,889,319	£-32,281,108	£-34,687,740	£-36,498,426	£-38,653,342	£-39,761,587	£-40,195,374	£-39,705,971	£-40,195,374	£-40,501,226
100% affordable housing (70:30)	£-39,618,042	£-39,618,042	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£64,220,266	£44,416,705	£35,904,657	£26,434,710	£16,027,639	£46,426,704	£37,446,249	£27,986,196	£19,602,408	£8,902,499	£5,484,468	£3,697,140	£4,034,205	£3,099,426	£11,672,355
10% affordable housing (70:30)	£34,468,776	£26,926,461	£20,943,816	£10,244,346	£12,677,862	£38,813,860	£30,284,610	£21,615,331	£14,048,667	£4,399,816	£6,106,571	£10,009,026	£4,784,637	£8,625,481	£11,876,756
20% affordable housing (70:30)	£44,887,107	£28,734,218	£21,956,743	£14,953,982	£7,326,325	£30,400,617	£22,122,344	£15,220,583	£8,484,926	£4,397,228	£9,937,506	£13,407,718	£8,719,907	£12,100,120	£15,081,963
30% affordable housing (70:30)	£34,888,252	£20,958,213	£14,939,514	£7,863,617	£1,927,912	£22,386,802	£18,302,032	£8,388,135	£2,914,137	£14,674,275	£11,769,975	£16,806,411	£12,718,372	£16,754,808	£18,285,172
40% affordable housing (70:30)	£25,089,397	£13,082,171	£7,923,287	£1,624,791	£-3,488,772	£14,308,675	£8,881,720	£2,403,583	£2,706,970	£9,450,411	£17,602,444	£20,205,704	£16,716,838	£19,319,498	£21,488,880
50% affordable housing (70:30)	£15,231,293	£5,206,120	£-886,907	£-4,640,654	£-9,123,320	£8,226,549	£1,428,286	£4,069,273	£8,507,949	£14,291,636	£24,434,014	£22,603,786	£20,715,303	£22,884,186	£24,681,586
60% affordable housing (70:30)	£5,365,018	£-2,760,370	£-6,309,754	£-11,283,493	£-14,916,954	£-1,930,683	£-5,901,579	£-10,870,450	£-14,505,911	£-19,132,861	£-26,267,383	£-27,002,488	£-24,173,768	£-26,448,875	£-27,684,797
70% affordable housing (70:30)	£-4,636,409	£-11,099,046	£-18,887,610	£-21,968,993	£-20,698,588	£-10,435,062	£-13,695,895	£-17,777,278	£-20,503,873	£-23,974,085	£-29,099,852	£-30,401,182	£-29,712,233	£-30,013,563	£-31,098,005
80% affordable housing (70:30)	£-15,265,677	£-21,606,443	£-24,465,485	£-24,664,492	£-26,472,222	£-19,163,787	£-21,496,088	£-24,684,705	£-26,501,836	£-28,815,311	£-32,932,323	£-33,789,874	£-32,710,088	£-33,578,252	£-34,301,213
90% affordable housing (70:30)	£-26,944,367	£-32,113,638	£-32,080,167	£-34,338,798	£-32,246,863	£-30,889,319	£-32,281,108	£-34,687,740	£-36,498,426	£-38,653,342	£-39,761,587	£-40,195,374	£-39,705,971	£-40,195,374	£-40,501,226
100% affordable housing (70:30)	£-39,621,235	£-39,621,235	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298	£-41,022,298

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£34,000,929	£34,204,367	£25,690,319	£16,220,373	£7,813,302	£36,212,366	£27,231,912	£17,771,868	£9,388,071	£1,311,838	£12,698,806	£16,824,870	£11,251,735	£15,316,956	£18,880,888
10% affordable housing (70:30)	£44,254,439	£28,392,123	£19,729,481	£10,030,009	£2,463,645	£28,199,323	£20,070,273	£11,400,893	£3,834,326	£5,814,519	£16,320,909	£20,223,363	£14,999,974	£18,699,766	£22,093,092
20% affordable housing (70:30)	£44,472,768	£18,579,880	£11,741,406	£3,839,646	£-2,826,012	£30,186,279	£12,908,007	£5,006,246	£-1,719,411	£-10,351,565	£-20,151,843	£-23,622,055	£-18,934,245	£-22,404,457	£-25,296,301
30% affordable housing (70:30)	£24,673,914	£10,743,876	£4,725,177	£2,350,720	£-28,288,425	£12,172,465	£5,687,694	£-1,388,203	£-7,300,201	£-14,888,613	£-23,984,313	£-27,020,749	£-23,989,145	£-28,499,509	£-30,499,509
40% affordable housing (70:30)	£14,876,080	£2,861,834	£-2,291,050	£-3,589,546	£-13,700,169	£4,092,339	£-1,532,618	£-7,810,744	£-12,921,307	£-19,664,748	£-27,816,781	£-30,419,441	£-28,831,176	£-29,533,835	£-31,702,717
50% affordable housing (70:30)	£5,022,956	£-5,005,209	£-9,351,430	£-16,854,991	£-19,386,657	£-5,987,788	£-9,786,049	£-14,283,610	£-19,722,286	£-24,906,974	£-31,849,251	£-33,818,133	£-30,923,640	£-33,088,643	£-34,605,926
60% affordable housing (70:30)	£-4,859,319	£-12,974,707	£-16,524,072	£-21,497,830	£-26,133,291	£-12,145,020	£-16,115,916	£-21,084,787	£-24,720,249	£-29,347,188	£-35,481,720	£-37,216,826	£-34,928,105	£-36,663,212	£-38,109,134
70% affordable housing (70:30)	£-14,849,746	£-21,313,383	£-24,101,347	£-28,183,330	£-30,909,925	£-20,649,399	£-23,910,232	£-27,981,615	£-30,718,210	£-34,188,422	£-39,314,188	£-40,615,519	£-38,826,571	£-40,227,901	£-41,312,342
80% affordable housing (70:30)	£-26,483,014	£-33,000,780	£-31,670,823	£-34,868,929	£-36,686,559	£-29,378,128	£-31,700,436	£-34,898,445	£-38,716,173	£-43,029,648	£-45,146,669	£-44,014,211	£-42,926,036	£-43,762,489	£-44,515,451
90% affordable housing (70:30)	£-36,159,294	£-38,328,176	£-39,257,697	£-41,554,328	£-42,463,193	£-38,106,849	£-40,508,639	£-41,805,270	£-42,714,135	£-44,870,972	£-46,979,127	£-47,412,004	£-46,923,501	£-47,357,278	£-47,718,758
100% affordable housing (70:30)	£-46,635,572	£-46,635,572	£-48,239,829	£-48,239,829	£-48,239,829	£-48,239,829	£-48,239,829	£-48,239,829	£-48,239,829	£-48,239,829	£-48,239,829	£-48,239,829	£-48,239,829	£-48,239,829	£-48,239,829

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£87,288,388	£47,485,388	£38,485,388	£24,731,311	£12,071,867	£49,471,525	£40,471,525	£30,471,525	£21,471,525	£12,471,525	£8,471,525	£6,471,525	£7,471,525	£6,471,525	£5,471,525
10% affordable housing (70:30)	£57,513,597	£39,651,282	£31,988,640	£23,285,167	£15,722,804	£41,458,482	£33,329,432	£24,659,852	£17,055,489	£7,444,640	£3,061,750	£-8,964,205	£-1,739,815	£-5,580,610	£-8,833,634
20% affordable housing (70:30)	£47,731,928	£31,839,039	£25,000,564	£17,098,804	£10,374,146	£33,445,438	£26,167,166	£18,265,405	£11,539,748	£2,907,594	£-6,892,684	£-10,362,897	£-5,675,086	£-9,145,298	£-12,037,142
30% affordable housing (70:30)	£37,933,073	£24,003,026	£17,984,336	£10,408,439	£4,072,723	£25,431,624	£18,946,893	£11,870,966	£5,958,958	£-1,629,454	£-10,725,154	£-13,761,589	£-9,873,551	£-12,709,987	£-15,240,590
40% affordable housing (70:30)	£18,282,115	£9,250,950	£3,901,729	£-1,585,832	£-6,097,498	£9,271,371	£4,473,109	£-1,024,452	£-5,463,127	£-11,246,815	£-18,390,052	£-20,558,974	£-17,670,481	£-19,939,365	£-21,646,767
60% affordable housing (70:30)	£8,399,830	£-2,844,452	£-3,264,913	£-8,236,614	£-1										

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 3

No Units	180
Site Area	1.55 Ha

VBC as % of floorspace	25%
------------------------	-----

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£70,420,669	£50,619,108	£42,105,060	£32,635,113	£24,228,042	£52,627,107	£43,646,652	£34,186,599	£25,802,811	£16,102,902	£3,715,935	£-409,930	£5,163,005	£1,097,784	£-2,475,145
10% affordable housing (70:30)	£63,977,987	£44,750,800	£36,875,306	£27,983,125	£20,206,586	£46,608,200	£36,266,298	£29,404,831	£21,628,291	£11,725,147	£1,012,844	£-2,968,912	£2,343,240	£-1,543,818	£-4,887,512
20% affordable housing (70:30)	£56,769,689	£38,983,493	£31,945,953	£23,331,138	£16,185,128	£40,590,293	£32,885,944	£24,599,781	£17,643,771	£8,313,027	£-1,540,792	£-5,227,892	£-4,227,297	£-7,209,880	
30% affordable housing (70:30)	£48,410,122	£33,014,188	£26,374,448	£18,679,150	£12,160,571	£34,570,385	£27,490,025	£19,734,730	£13,279,250	£4,900,906	£-4,725,106	£-8,086,874	£-3,549,006	£-6,910,774	£-9,712,248
40% affordable housing (70:30)	£41,052,157	£27,121,758	£21,103,055	£14,027,162	£8,990,972	£28,590,346	£22,065,577	£14,989,680	£9,077,196	£1,488,784	£-7,609,420	£-10,645,855	£-8,557,817	£-9,594,252	£-12,124,616
50% affordable housing (70:30)	£33,693,691	£21,205,512	£15,831,673	£9,344,876	£4,021,374	£22,481,036	£16,841,127	£10,175,534	£4,852,031	£-2,089,510	£-10,493,733	£-13,204,336	£-9,566,627	£-12,277,730	£-14,636,984
60% affordable housing (70:30)	£26,323,546	£15,289,265	£10,552,172	£4,636,457	£-113,370	£16,417,727	£11,216,878	£5,311,548	£261,801	£-5,730,390	£-13,378,047	£-18,763,817	£-12,675,438	£-14,961,299	£-16,949,351
70% affordable housing (70:30)	£18,902,624	£9,354,336	£5,216,522	£1,388,697	£-138,697	£10,339,590	£5,736,407	£433,256	£-3,876,768	£-19,271,271	£-16,262,360	£-18,322,799	£-15,584,248	£-17,644,687	£-19,361,719
80% affordable housing (70:30)	£11,481,702	£3,365,347	£-189,025	£-55,162,784	£-8,798,244	£4,195,034	£220,413	£-4,749,741	£-8,385,202	£-13,012,151	£-19,146,674	£-20,881,779	£-18,893,059	£-20,328,165	£-21,774,087
90% affordable housing (70:30)	£3,382,342	£-2,861,449	£-5,882,393	£-10,198,870	£-13,140,682	£-12,142,133	£-5,835,346	£-9,939,823	£-12,893,635	£-16,653,092	£-22,030,987	£-23,440,761	£-21,801,870	£-23,011,643	£-24,186,455
100% affordable housing (70:30)	£-38,829,752	£-9,251,959	£-11,578,761	£-15,210,956	£-17,483,120	£-18,698,838	£-11,494,711	£-15,129,306	£-12,042,068	£-20,293,912	£-24,915,301	£-25,999,742	£-24,610,881	£-25,695,121	£-26,598,823

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,662,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£51,708,017	£37,110,533	£29,698,548	£20,851,821	£13,592,807	£35,592,807	£24,482,829	£19,392,829	£12,202,832	£1,112,026,711	£-124,413,738	£-124,333,874	£-129,666,639	£-127,031,369	£-135,669,639
10% affordable housing (70:30)	£45,031,656	£31,378,843	£24,254,337	£16,146,518	£10,792,059	£31,521,444	£20,863,345	£16,724,812	£10,611,352	£-116,404,498	£-127,116,739	£-131,098,555	£-125,786,404	£-129,673,461	£-133,017,155
20% affordable housing (70:30)	£37,360,958	£29,247,150	£23,484,000	£16,149,518	£11,944,518	£27,540,351	£19,243,699	£13,029,862	£11,018,873	£-119,816,616	£-120,970,433	£-133,657,538	£-128,669,839	£-132,356,340	£-135,429,523
30% affordable housing (70:30)	£27,719,221	£20,115,458	£16,175,198	£10,199,493	£6,199,972	£20,599,299	£14,639,618	£10,334,314	£11,050,393	£-122,228,738	£-132,854,749	£-138,216,517	£-131,878,650	£-135,040,418	£-137,841,691
40% affordable housing (70:30)	£19,037,486	£13,030,285	£10,026,584	£5,114,102,481	£-120,038,671	£-9,513,297	£-10,614,086	£-11,133,964	£-10,052,447	£-126,640,860	£-135,739,063	£-138,726,409	£-134,867,468	£-137,723,696	£-140,254,259
50% affordable housing (70:30)	£14,455,722	£10,624,132	£7,122,970	£3,188,747	£-124,108,270	£-10,548,607	£-11,488,516	£-11,934,109	£-12,277,613	£-130,219,173	£-138,623,376	£-141,334,479	£-137,696,277	£-140,407,374	£-142,666,627
60% affordable housing (70:30)	£10,806,097	£7,112,840,378	£4,117,577,471	£1,233,943,188	£-129,243,013	£-11,717,916	£-11,612,912,965	£-12,218,095	£-12,750,812	£-133,800,034	£-141,507,690	£-143,893,461	£-140,705,087	£-143,090,893	£-145,978,994
70% affordable housing (70:30)	£6,029,270,019	£3,116,715,307	£1,522,913,121	£-139,268,341	£-132,598,451	£-10,720,554	£-12,303,597	£-12,976,388	£-13,008,011	£-137,980,914	£-144,309,009	£-146,462,842	£-143,273,891	£-145,774,361	£-147,461,362
80% affordable housing (70:30)	£1,648,447,398	£-1,126,447,398	£-2,129,316,698	£-3,153,022,428	£-3,156,827,698	£-1,623,948,609	£-1,627,909,230	£-1,32,513,846	£-1,318,513,846	£-1,411,741,795	£-1,472,276,317	£-1,49,011,423	£-1,49,011,423	£-1,49,011,423	£-1,49,011,423
90% affordable housing (70:30)	£-1,214,147,301	£-1,310,991,922	£-1,314,012,036	£-1,38,316,514	£-1,410,270,325	£-1,30,271,776	£-1,313,644,959	£-1,38,069,466	£-1,411,023,278	£-1,448,423,675	£-1,50,160,630	£-151,570,040	£-149,731,513	£-151,141,287	£-152,316,088
100% affordable housing (70:30)	£-1,819,959,395	£-1,871,391,692	£-1,839,705,404	£-1,843,240,599	£-1,845,612,783	£-1,336,828,282	£-1,339,828,282	£-1,343,259,849	£-1,445,331,712	£-1,448,423,675	£-153,044,944	£-154,129,388	£-152,740,329	£-153,824,764	£-154,728,467

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£22,287,253	£14,089,815	£10,852,853	£7,072,910	£3,479,881	£17,080,816	£10,981,271	£6,521,324	£3,905,117	£-94,085,020	£-95,991,988	£-100,172,853	£-98,544,918	£-98,610,139	£-102,183,067
10% affordable housing (70:30)	£16,604,912	£10,351,122	£7,832,616	£4,714,798	£2,011,336	£13,093,723	£8,441,626	£4,703,091	£2,709,832	£-97,982,735	£-99,695,078	£-102,678,634	£-97,384,663	£-97,425,140	£-100,535,434
20% affordable housing (70:30)	£14,939,250	£10,425,430	£8,062,300	£4,776,785	£2,522,795	£10,116,630	£6,622,795	£3,708,142	£2,254,152	£-91,394,896	£-91,548,714	£-106,235,815	£-100,248,118	£-103,535,216	£-107,007,803
30% affordable housing (70:30)	£11,297,500	£8,693,737	£6,333,477	£3,028,773	£87,547,351	£6,102,773	£2,217,879	£-1,013,193	£-86,428,672	£-94,807,017	£-104,433,028	£-107,794,798	£-103,256,929	£-106,618,697	£-109,420,171
40% affordable housing (70:30)	£8,658,765	£6,285,164	£4,804,883	£2,880,793	£1,616,990	£4,157,527	£1,642,345	£-84,718,243	£-90,830,726	£-98,210,138	£-107,817,342	£-110,353,278	£-106,269,739	£-108,302,175	£-111,832,636
50% affordable housing (70:30)	£4,614,032	£2,832,411	£1,876,249	£901,863,047	£-3,896,549	£-7,722,868	£-8,068,795	£-8,032,889	£-8,859,892	£-101,707,433	£-110,201,656	£-112,912,728	£-109,274,850	£-111,985,663	£-114,244,907
60% affordable housing (70:30)	£2,384,376	£1,418,657	£89,155,751	£-9,071,466	£-9,071,466	£-9,071,466	£-9,071,466	£-9,071,466	£-9,071,466	£-108,438,313	£-113,085,962	£-115,471,740	£-112,283,360	£-114,669,132	£-116,657,274
70% affordable housing (70:30)	£80,805,298	£30,353,587	£14,491,400	£9,946,620	£-104,183,700	£-99,398,333	£-93,971,876	£-99,274,687	£-103,584,691	£-109,079,193	£-115,970,282	£-118,030,721	£-115,292,177	£-117,352,610	£-119,069,642
80% affordable housing (70:30)	£98,229,113	£36,424,575	£19,998,917	£10,870,707	£-108,510,187	£-103,122,886	£-99,467,510	£-104,467,663	£-108,093,124	£-112,720,074	£-118,854,598	£-120,589,102	£-119,300,891	£-120,300,988	£-121,460,010
90% affordable housing (70:30)	£95,725,580	£-102,569,372	£-105,590,316	£-109,894,793	£-112,848,604	£-101,850,299	£-109,647,748	£-112,601,557	£-116,360,954	£-121,738,999	£-123,148,683	£-123,309,793	£-122,719,566	£-123,894,738	£-124,903,730
100% affordable housing (70:30)	£-103,637,674	£-103,859,882	£-111,123,684	£-114,916,879	£-117,191,042	£-108,406,561	£-111,202,633	£-114,837,828	£-117,109,991	£-120,001,835	£-124,623,223	£-125,707,685	£-124,319,605	£-125,403,044	£-126,308,745

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,832,434	£15,030,812	£12,053,123	£8,201,364	£4,038,871	£11,941,637	£7,080,816	£4,103,637	£2,190,424	£-90,485,334	£-91,872,301	£-94,998,166	£-90,426,231	£-84,490,452	£-88,063,381
10% affordable housing (70:30)	£17,609,751	£10,357,435	£7,712,930	£4,717,695	£2,011,336	£10,116,630	£6,622,795	£3,708,142	£2,254,152	£-91,394,896	£-91,548,714	£-106,235,815	£-100,248,118	£-103,535,216	£-107,007,803
20% affordable housing (70:30)	£13,181,452	£8,705,743	£6,342,683	£3,227,687	£1,029,106	£8,498,943	£5,172,292	£2,988,455	£1,544,465	£-97,275,209	£-97,429,027	£-111,116,738	£-106,132,432</		

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£61,223,459	£41,421,858	£32,907,849	£23,437,903	£15,030,832	£43,429,896	£34,449,442	£24,989,388	£16,605,601	£5,905,692	£5,481,275	£9,607,140	£4,034,205	£8,099,426	£11,872,355
10% affordable housing (70:30)	£30,553,590	£20,876,098	£17,878,098	£13,785,915	£11,009,375	£37,410,889	£29,589,088	£20,207,651	£12,431,081	£2,527,037	£8,188,966	£16,168,122	£6,853,970	£10,741,028	£14,084,722
20% affordable housing (70:30)	£46,571,477	£29,585,253	£22,448,343	£16,533,328	£9,387,917	£31,392,082	£22,888,733	£15,402,571	£9,236,960	£884,163	£11,038,002	£14,725,102	£9,547,408	£13,424,507	£16,497,090
30% affordable housing (70:30)	£39,213,212	£23,816,975	£17,177,235	£9,481,940	£2,363,361	£25,373,175	£18,292,815	£10,597,520	£4,082,040	£4,296,305	£13,922,316	£17,284,084	£12,746,216	£16,107,985	£18,909,458
40% affordable housing (70:30)	£31,854,947	£17,524,549	£14,809,849	£4,829,952	£1,106,238	£19,353,136	£12,868,367	£5,792,469	£1,210,014	£7,708,426	£16,806,630	£19,843,065	£15,795,027	£18,791,463	£21,321,826
50% affordable housing (70:30)	£24,495,681	£12,038,301	£11,441,463	£1,641,695	£5,175,835	£13,233,826	£7,443,917	£3,978,322	£1,345,180	£11,288,720	£22,402,086	£18,763,837	£27,474,081	£24,744,984	£27,944,984
60% affordable housing (70:30)	£17,126,336	£6,092,055	£1,354,962	£-14,560,753	£-9,310,680	£7,214,517	£2,010,468	£-3,885,682	£-8,575,709	£-14,927,601	£-22,575,257	£-24,961,028	£-21,772,648	£-24,158,420	£-26,146,561
70% affordable housing (70:30)	£9,705,414	£167,126	£-3,980,688	£-8,335,908	£-13,653,017	£1,142,380	£-3,461,164	£-8,763,955	£-13,073,978	£-18,568,481	£-25,459,570	£-27,520,520	£-24,781,458	£-26,841,897	£-28,558,929
80% affordable housing (70:30)	£2,894,484	£-5,831,853	£-3,386,235	£-14,389,995	£-17,995,455	£-35,002,176	£-38,976,797	£-43,946,351	£-47,582,412	£-52,209,361	£-58,343,884	£-59,078,990	£-57,780,289	£-56,528,375	£-50,971,297
90% affordable housing (70:30)	£-5,214,856	£-12,058,659	£-15,079,693	£-19,384,080	£-22,337,892	£-11,339,343	£-14,832,656	£-18,137,033	£-22,690,242	£-25,890,242	£-31,228,197	£-32,637,971	£-30,789,089	£-29,288,853	£-23,383,665
100% affordable housing (70:30)	£-13,026,962	£-18,448,169	£-20,772,971	£-24,408,166	£-26,680,330	£-17,859,849	£-20,691,921	£-24,327,116	£-26,599,278	£-32,041,122	£-34,112,511	£-35,196,953	£-33,807,891	£-34,892,331	£-35,796,033

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£64,220,256	£44,418,705	£35,904,657	£26,434,710	£18,027,639	£46,426,704	£37,446,249	£27,986,196	£19,602,408	£8,902,499	£2,484,468	£6,610,333	£1,037,398	£5,102,619	£8,875,548
10% affordable housing (70:30)	£39,897,584	£28,595,397	£20,874,903	£17,782,722	£14,006,182	£40,407,797	£32,365,895	£23,204,428	£15,427,898	£5,524,744	£5,187,859	£9,169,315	£3,857,163	£7,744,221	£11,087,915
20% affordable housing (70:30)	£49,585,285	£32,682,090	£25,445,150	£17,130,735	£9,984,725	£34,388,980	£26,685,541	£18,339,378	£11,253,368	£2,112,624	£8,041,195	£11,728,295	£6,740,599	£10,427,700	£13,500,283
30% affordable housing (70:30)	£42,210,019	£26,813,783	£20,174,043	£12,478,747	£5,960,168	£28,369,982	£21,289,622	£13,787,847	£7,078,847	£1,299,497	£10,925,509	£14,287,277	£9,749,409	£13,111,177	£15,912,651
40% affordable housing (70:30)	£34,851,754	£20,921,355	£14,902,656	£7,826,759	£1,390,669	£22,349,943	£15,985,174	£8,789,277	£2,876,793	£4,710,819	£13,809,823	£18,846,258	£12,758,220	£15,794,655	£18,325,919
50% affordable housing (70:30)	£27,483,686	£15,035,100	£9,631,270	£3,444,473	£2,170,029	£16,290,633	£10,440,724	£5,975,131	£1,348,972	£9,280,913	£16,694,138	£19,405,239	£15,873,030	£18,478,133	£20,737,387
60% affordable housing (70:30)	£20,123,143	£9,088,862	£4,391,769	£-11,563,946	£-6,313,773	£10,211,324	£5,016,275	£-888,855	£-5,578,902	£-11,930,793	£-19,578,450	£-21,964,290	£-21,167,841	£-21,161,612	£-23,140,764
70% affordable housing (70:30)	£12,702,221	£3,153,933	£-983,881	£-8,339,100	£-10,656,210	£4,139,187	£-464,356	£-5,767,147	£-10,077,171	£-15,571,674	£-22,462,763	£-24,523,202	£-21,784,651	£-23,845,090	£-25,562,122
80% affordable housing (70:30)	£5,291,397	£2,835,056	£-3,389,428	£-11,363,187	£-14,996,047	£-2,055,369	£-5,979,989	£-10,950,144	£-14,585,605	£-19,212,554	£-25,347,077	£-27,082,182	£-24,793,462	£-26,528,588	£-27,974,484
90% affordable housing (70:30)	£-2,219,061	£-7,981,852	£-12,082,736	£-16,387,473	£-19,341,056	£-5,342,366	£-11,635,749	£-16,440,226	£-19,044,038	£-24,853,466	£-29,411,399	£-30,641,164	£-27,802,274	£-29,212,046	£-30,388,858
100% affordable housing (70:30)	£-10,030,155	£-15,452,362	£-17,776,164	£-21,411,585	£-23,683,523	£-14,699,041	£-17,695,114	£-21,330,309	£-23,802,471	£-28,494,311	£-31,116,704	£-32,200,145	£-30,811,084	£-31,895,524	£-32,799,226

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£94,005,929	£34,204,367	£26,690,310	£16,220,373	£7,913,302	£36,212,366	£27,231,912	£17,771,858	£9,388,071	£1,311,838	£12,698,805	£16,824,670	£11,251,735	£15,316,936	£18,889,885
10% affordable housing (70:30)	£59,897,584	£39,595,397	£30,874,903	£21,782,722	£14,006,182	£40,407,797	£32,365,895	£23,204,428	£15,427,898	£5,524,744	£5,187,859	£9,169,315	£3,857,163	£7,744,221	£11,087,915
20% affordable housing (70:30)	£59,583,947	£32,467,753	£15,230,813	£8,916,384	£-2,929,613	£24,174,552	£16,471,204	£8,185,041	£1,039,030	£-8,101,731	£18,255,532	£21,942,632	£16,954,936	£20,642,637	£23,142,620
30% affordable housing (70:30)	£31,959,682	£16,599,445	£9,959,705	£2,264,410	£-4,254,169	£18,155,644	£11,075,285	£3,379,990	£-3,135,490	£-11,513,835	£-21,139,846	£-24,501,674	£-19,963,747	£-23,325,515	£-26,126,388
40% affordable housing (70:30)	£24,637,417	£10,707,018	£4,858,316	£-2,387,578	£-8,323,768	£12,135,605	£5,650,637	£1,425,061	£7,337,544	£-14,925,856	£-24,024,169	£-27,060,596	£-22,972,567	£-26,008,993	£-28,539,356
50% affordable housing (70:30)	£17,479,151	£4,790,771	£-593,967	£-1,093,864	£-12,993,367	£6,066,296	£296,387	£-5,239,296	£-11,562,710	£-19,594,250	£-26,308,473	£-29,618,976	£-26,861,387	£-29,636,471	£-30,961,724
60% affordable housing (70:30)	£9,408,806	£-1,125,475	£-5,862,568	£-11,778,283	£-16,528,110	£-3,013	£-5,198,062	£-11,103,192	£-15,793,239	£-22,145,131	£-29,782,787	£-32,178,558	£-28,990,178	£-31,375,950	£-33,364,091
70% affordable housing (70:30)	£2,487,884	£-7,060,404	£-11,198,218	£-16,553,438	£-20,870,547	£-5,075,150	£-10,678,694	£-15,981,485	£-20,291,505	£-25,786,011	£-32,677,100	£-34,737,539	£-31,988,988	£-34,059,428	£-35,776,459
80% affordable housing (70:30)	£-4,933,036	£-13,049,393	£-16,803,785	£-21,577,825	£-25,219,985	£-12,210,705	£-16,194,327	£-21,184,481	£-24,798,942	£-30,458,801	£-35,681,414	£-37,296,590	£-35,077,798	£-36,742,908	£-38,188,827
90% affordable housing (70:30)	£-12,432,388	£-19,276,189	£-22,297,133	£-26,601,610	£-29,555,422	£-18,556,873	£-22,500,086	£-26,354,563	£-29,398,375	£-33,067,772	£-38,445,727	£-39,855,501	£-38,016,610	£-39,426,383	£-40,601,195
100% affordable housing (70:30)	£-20,244,492	£-25,666,639	£-27,950,501	£-31,625,636	£-33,897,890	£-25,113,379	£-27,909,457	£-31,544,646	£-33,808,805	£-38,708,652	£-41,330,041	£-42,414,483	£-41,025,421	£-42,109,861	£-43,013,563

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£87,385,088	£48,389,398	£38,389,478	£24,972,481	£12,005,968	£40,411,593	£31,491,078	£21,031,017	£12,847,280	£1,941,341	£9,863,353	£13,967,823	£5,965,512	£9,867,823	£13,580,728
10% affordable housing (70:30)	£59,942,405	£41,595,210	£33,719,725	£24,827,543	£17,051,003	£43,452,618	£35,110,716	£26,246,250	£18,472,709	£9,565,566	£2,142,737	£6,124,493	£812,342	£4,699,399	£8,043,093
20% affordable housing (70:30)	£52,613,106	£35,726,911	£28,489,971	£20,175,557	£13,029,546	£37,433,711	£29,730,363	£21,444,199	£14,298,189	£5,157,446	£4,996,373	£8,683,474	£3,695,777	£7,382,878	£10,455,461
30% affordable housing (70:30)	£45,254,841	£29,859,604	£23,219,864	£15,523,589	£9,004,990	£31,414,803	£24,334,444	£16,638,148	£10,123,669	£1,745,324	£7,880,687	£11,242,455	£6,704,588	£10,096,356	£12,867,829
40% affordable housing (70:30)	£37,896,576	£23,986,177	£17,947,476	£10,871,681	£4,635,391	£25,394,765	£18,909,995	£11,834,098	£5,821,615	£-1,666,787	£-10,765,001	£-13,801,437	£-9,719,398	£-12,740,634	£-15,280,197
50% affordable housing (70:30)	£30,538,310	£18,040,930	£12,676,002	£6,189,295	£985,792	£19,325,455	£13,485,546	£7,019,953	£1,696,440	£-25,245,024	£-31,649				

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 3

No Units	180
Site Area	1.55 Ha

VBC as % of floorspace	50%
------------------------	-----

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£70,420,669	£42,105,113	£42,105,113	£32,635,113	£24,228,042	£52,627,107	£43,646,652	£34,186,599	£25,802,811	£16,102,902	£3,715,935	£-409,930	£5,163,005	£1,097,784	£-2,475,145
10% affordable housing (70:30)	£85,526,795	£46,694,737	£38,606,391	£38,606,391	£21,534,784	£48,602,366	£40,047,583	£30,994,228	£23,007,512	£12,842,598	£1,901,427	£-2,129,200	£3,270,713	£-692,608	£-4,096,672
20% affordable housing (70:30)	£90,630,919	£42,170,365	£35,107,723	£28,407,800	£18,841,526	£44,577,655	£36,448,515	£27,773,576	£20,212,211	£10,562,819	£24,626	£-3,849,469	£1,378,473	£-2,464,875	£-5,718,199
30% affordable housing (70:30)	£95,732,189	£38,845,995	£31,608,973	£23,294,279	£16,148,269	£40,552,794	£32,849,447	£24,562,922	£17,416,812	£8,275,683	£-1,880,639	£-5,567,739	£-580,042	£-4,267,143	£-7,339,727
40% affordable housing (70:30)	£50,814,513	£34,921,624	£28,082,429	£20,180,668	£15,455,011	£36,528,023	£29,249,030	£21,347,269	£14,621,612	£5,988,488	£-3,816,797	£-7,287,010	£-2,599,198	£-6,069,411	£-8,961,254
50% affordable housing (70:30)	£45,896,837	£30,997,253	£24,555,895	£17,067,056	£10,741,799	£32,520,252	£25,620,444	£16,131,615	£11,826,312	£3,701,293	£-5,752,955	£-9,006,279	£-4,618,455	£-7,871,679	£-10,582,782
60% affordable housing (70:30)	£40,979,150	£27,045,941	£21,029,342	£13,353,445	£8,016,285	£28,476,629	£21,991,859	£14,915,382	£3,002,309	£1,414,097	£-7,689,113	£-10,725,549	£-8,837,510	£-9,273,946	£-12,204,309
70% affordable housing (70:30)	£36,061,484	£23,091,594	£17,827,215	£10,827,515	£5,290,772	£24,418,266	£18,363,274	£11,700,390	£6,173,285	£-968,860	£-9,625,271	£-12,444,819	£-8,656,666	£-11,476,214	£-13,825,837
80% affordable housing (70:30)	£31,143,808	£19,135,140	£13,976,255	£7,675,821	£2,865,258	£20,359,644	£14,734,689	£8,454,623	£3,344,060	£-3,409,396	£-11,561,429	£-14,164,088	£-10,675,823	£-13,278,482	£-15,447,364
90% affordable housing (70:30)	£26,212,970	£15,176,689	£10,440,142	£4,524,438	£-232,910	£16,301,151	£11,106,103	£5,190,519	£303,883	£-5,849,931	£-13,497,568	£-15,883,358	£-12,694,978	£-15,080,749	£-17,068,892
100% affordable housing (70:30)	£21,225,403	£11,222,238	£6,870,595	£1,373,034	£-3,141,151	£12,242,659	£7,441,974	£1,944,413	£-2,506,780	£-8,290,468	£-15,433,745	£-17,602,627	£-14,714,134	£-16,883,017	£-18,690,420

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£91,708,071	£57,110,531	£57,110,531	£38,634,831	£28,201,602	£63,595,507	£54,482,253	£44,393,023	£32,302,832	£13,026,741	£1,413,708	£-22,966,639	£7,031,899	£-2,659,638	£-10,504,698
10% affordable housing (70:30)	£162,602,848	£81,434,906	£69,523,252	£58,608,141	£40,548,859	£79,527,307	£68,062,063	£57,135,414	£40,122,132	£15,287,045	£-2,228,217	£-130,258,844	£-124,858,930	£-128,792,251	£-132,226,315
20% affordable housing (70:30)	£167,496,724	£85,359,278	£73,021,920	£61,211,753	£49,288,117	£83,552,079	£71,681,129	£60,351,068	£47,917,432	£11,756,765	£-2,075,017	£-131,078,113	£-126,751,221	£-130,594,519	£-133,847,843
30% affordable housing (70:30)	£172,387,454	£89,283,648	£76,520,671	£64,835,364	£51,981,375	£87,576,849	£75,290,197	£63,566,721	£50,712,732	£11,983,960	£-1,800,010,282	£-133,697,383	£-128,709,695	£-132,396,796	£-135,469,570
40% affordable housing (70:30)	£177,278,130	£83,208,019	£70,047,214	£61,047,975	£49,603,633	£81,601,620	£69,863,613	£58,462,374	£45,308,031	£12,241,185	£-331,946,441	£-135,416,663	£-130,728,841	£-134,199,664	£-137,000,664
50% affordable housing (70:30)	£182,168,807	£77,132,390	£63,573,758	£51,062,587	£41,387,844	£75,626,391	£64,509,199	£52,909,028	£41,303,311	£14,428,351	£-133,882,598	£-137,135,022	£-132,747,998	£-136,001,322	£-138,712,425
60% affordable housing (70:30)	£87,150,483	£67,081,692	£67,107,301	£61,176,198	£50,113,358	£59,653,014	£50,137,785	£43,213,682	£39,127,134	£12,715,546	£-135,816,758	£-138,855,192	£-134,767,154	£-137,803,599	£-140,333,953
70% affordable housing (70:30)	£92,068,158	£65,038,053	£61,069,845	£61,307,428	£52,038,871	£63,711,507	£50,766,369	£41,829,335	£34,754,014	£13,298,903	£-137,754,014	£-140,574,482	£-136,798,309	£-139,635,968	£-141,665,481
80% affordable housing (70:30)	£96,985,636	£63,986,504	£61,153,389	£62,453,822	£56,450,922	£61,969,899	£49,328,950	£41,328,950	£31,538,039	£13,939,617	£-142,383,211	£-142,383,211	£-138,905,466	£-141,508,162	£-143,577,007
90% affordable housing (70:30)	£101,916,673	£61,950,594	£61,689,501	£62,605,216	£58,362,510	£61,828,492	£51,023,640	£42,230,125	£37,625,760	£13,979,575	£-141,627,230	£-144,013,001	£-140,824,622	£-143,210,392	£-145,198,535
100% affordable housing (70:30)	£106,876,240	£61,907,405	£62,259,043	£62,796,610	£61,270,784	£61,586,984	£50,827,659	£42,185,290	£39,836,423	£18,420,111	£-143,963,368	£-145,728,270	£-142,843,777	£-145,012,661	£-146,820,063

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£22,287,253	£49,089,815	£57,602,853	£67,072,810	£75,479,881	£47,080,816	£56,061,271	£65,521,324	£73,905,111	£84,005,020	£95,991,888	£106,117,853	£94,544,918	£98,610,139	£102,183,087
10% affordable housing (70:30)	£34,181,136	£51,011,531	£61,166,421	£78,173,130	£91,195,587	£59,600,340	£69,713,684	£76,700,411	£86,865,334	£97,806,498	£109,837,123	£98,437,208	£103,824,594	£107,804,594	£111,804,594
20% affordable housing (70:30)	£34,075,003	£56,937,557	£64,600,260	£73,300,033	£80,866,306	£56,130,358	£63,259,408	£71,529,347	£79,495,711	£89,145,044	£99,653,296	£103,556,392	£98,329,500	£102,172,788	£105,426,122
30% affordable housing (70:30)	£43,978,733	£60,861,928	£69,098,950	£76,413,644	£83,559,854	£59,155,128	£66,858,478	£75,145,001	£82,291,011	£91,432,239	£101,588,561	£105,275,662	£100,287,965	£103,975,065	£107,407,650
40% affordable housing (70:30)	£48,833,410	£64,795,298	£71,625,494	£79,527,255	£86,252,912	£63,179,900	£70,458,853	£78,360,654	£85,086,311	£93,719,436	£103,524,220	£106,944,592	£102,807,120	£105,777,334	£108,689,177
50% affordable housing (70:30)	£53,811,086	£68,710,669	£76,152,038	£82,640,867	£88,966,123	£67,204,670	£74,881,476	£81,576,307	£87,881,810	£96,006,630	£105,469,877	£108,714,201	£104,328,277	£107,520,704	£110,290,704
60% affordable housing (70:30)	£58,728,762	£72,659,882	£78,678,580	£85,754,478	£91,691,637	£71,231,294	£77,716,064	£84,791,961	£90,705,413	£98,253,625	£107,307,038	£110,433,471	£106,345,433	£109,381,889	£111,912,232
70% affordable housing (70:30)	£63,646,438	£76,616,332	£82,205,124	£88,890,707	£94,417,151	£75,299,786	£81,344,648	£87,007,614	£93,534,638	£100,675,782	£109,333,913	£112,152,741	£108,364,589	£111,194,137	£113,933,760
80% affordable housing (70:30)	£68,564,115	£80,572,783	£86,171,683	£92,902,101	£97,142,684	£78,368,297	£84,973,234	£91,253,299	£96,363,863	£103,117,319	£111,269,352	£113,072,011	£110,383,745	£112,986,884	£115,155,297
90% affordable housing (70:30)	£73,484,953	£84,959,234	£89,267,790	£96,183,495	£99,940,832	£83,601,820	£89,508,404	£95,204,039	£100,557,620	£107,805,509	£115,591,281	£114,402,901	£114,788,672	£116,776,614	£118,804,422
100% affordable housing (70:30)	£78,451,520	£88,485,654	£92,837,328	£98,334,589	£102,849,074	£87,465,254	£92,265,948	£97,768,509	£102,214,703	£107,998,390	£115,141,667	£117,310,550	£114,422,057	£116,590,940	£118,988,342

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,832,434	£5,030,872	£-4,831,724	£-12,953,123	£-21,360,194	£7,036,871	£1,941,634	£-11,785,424	£-20,485,334	£-41,872,301	£-45,998,166	£-40,425,231	£-44,490,452	£-48,063,381	£-51,636,381
10% affordable housing (70:30)	£19,938,559	£1,196,501	£-35,981,845	£-16,066,734	£-24,059,452	£3,014,190	£-5,540,653	£-14,594,007	£-22,880,729	£-32,745,537	£-35,886,809	£-27,717,436	£-24,317,522	£-26,250,844	£-29,684,907
20% affordable housing (70:30)	£15,044,684	£-2,817,870	£-10,480,513	£-19,160,346	£-28,746,709	£-1,010,671	£-9,139,721	£-17,809,660	£-25,376,025	£-35,025,367	£-45,533,610	£-49,446,705	£-44,209,813	£-48,053,111	£-51,508,435
30% affordable housing (70:30)	£10,143,953	£-6,742,241	£-13,979,263	£-22,293,967	£-29,439,367	£-5,035,441	£-12,738,789	£-21,025,314	£-28,171,324	£-37,215,552	£-47,468,875	£-51,			

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£70,420,669	£50,619,108	£42,105,050	£32,635,113	£24,228,042	£52,627,107	£43,846,652	£34,186,599	£25,802,811	£15,102,902	£3,715,935	£409,930	£5,138,005	£1,097,784	£2,475,145
10% affordable housing (70:30)	£68,530,910	£48,698,737	£39,806,391	£29,521,602	£21,538,794	£48,629,226	£40,447,763	£30,994,226	£23,007,512	£12,842,598	£1,991,427	£2,129,200	£3,270,713	£482,808	£1,096,072
20% affordable housing (70:30)	£66,642,159	£46,770,365	£37,107,723	£26,907,390	£18,941,926	£45,577,585	£36,446,515	£27,778,173	£20,212,211	£10,565,879	£5,629	£5,848,469	£1,378,413	£2,464,876	£5,718,199
30% affordable housing (70:30)	£65,732,189	£38,845,995	£31,608,974	£23,294,279	£16,148,269	£40,562,924	£32,849,447	£24,562,924	£17,416,812	£8,275,683	£1,880,639	£5,567,739	£580,042	£4,267,143	£7,339,727
40% affordable housing (70:30)	£60,814,511	£34,921,624	£28,082,429	£20,190,668	£13,455,011	£36,528,023	£29,249,030	£21,347,269	£14,621,612	£5,988,488	£3,816,797	£7,287,010	£2,590,198	£6,069,411	£8,961,254
50% affordable housing (70:30)	£45,995,837	£24,997,253	£17,087,662	£11,701,799	£8,232,552	£25,520,444	£18,131,615	£13,111,213	£7,701,293	£5,752,955	£9,006,271	£4,618,365	£7,871,679	£10,592,782	
60% affordable housing (70:30)	£40,979,160	£27,048,041	£21,029,342	£19,953,445	£8,016,285	£28,476,285	£21,991,895	£14,915,982	£9,002,509	£4,141,037	£7,689,113	£10,725,549	£6,637,510	£9,673,946	£12,204,309
70% affordable housing (70:30)	£36,061,484	£23,091,590	£17,502,799	£10,827,215	£5,290,722	£24,418,136	£18,363,274	£11,700,390	£6,173,285	£1,988,800	£9,625,271	£12,444,819	£8,656,866	£11,476,214	£13,825,837
80% affordable housing (70:30)	£31,143,808	£19,136,140	£13,978,255	£7,676,821	£2,865,298	£20,369,644	£14,734,689	£9,454,623	£3,244,060	£3,439,396	£11,981,428	£14,184,088	£10,675,823	£13,278,482	£15,447,384
90% affordable housing (70:30)	£26,212,970	£15,178,686	£10,446,142	£4,524,428	£2,092,910	£16,301,151	£11,106,103	£5,199,519	£2,606,881	£5,849,931	£13,487,688	£15,883,358	£12,694,978	£15,080,749	£17,988,802
100% affordable housing (70:30)	£21,283,403	£11,222,238	£6,870,595	£1,373,034	£3,141,151	£14,242,659	£7,441,974	£1,914,413	£2,506,780	£8,209,468	£15,433,745	£17,602,627	£14,714,134	£16,883,017	£18,680,420

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£64,220,256	£44,418,705	£35,904,657	£26,434,710	£18,027,639	£46,426,704	£37,446,249	£27,986,196	£19,602,408	£8,902,499	£2,484,468	£6,610,333	£1,037,398	£5,102,619	£8,675,548
10% affordable housing (70:30)	£62,328,392	£40,494,334	£32,405,988	£23,321,099	£15,338,361	£42,461,933	£33,847,186	£24,783,355	£16,807,108	£6,641,185	£4,288,976	£8,329,603	£2,929,690	£6,863,011	£10,297,076
20% affordable housing (70:30)	£60,431,516	£36,569,962	£28,907,320	£20,207,487	£12,641,123	£38,371,162	£30,248,112	£21,578,173	£14,011,808	£4,362,476	£6,145,777	£10,048,872	£4,821,980	£8,665,278	£11,918,802
30% affordable housing (70:30)	£49,531,786	£32,645,592	£25,408,570	£17,093,876	£9,947,866	£34,362,391	£26,649,044	£18,362,519	£11,216,509	£2,075,280	£8,081,042	£11,768,142	£6,780,445	£10,467,546	£13,540,130
40% affordable housing (70:30)	£44,614,110	£28,721,221	£21,892,028	£15,980,265	£7,294,608	£30,327,620	£23,048,627	£15,146,898	£8,421,209	£1,911,915	£10,017,200	£13,487,413	£8,799,901	£12,269,814	£15,161,857
50% affordable housing (70:30)	£29,698,434	£24,798,850	£19,385,482	£10,866,653	£4,641,996	£26,302,849	£19,420,041	£11,931,212	£5,626,809	£2,409,110	£11,953,358	£15,206,682	£10,818,758	£14,072,082	£16,793,185
60% affordable housing (70:30)	£24,772,757	£20,847,638	£14,828,938	£7,753,042	£1,815,862	£22,276,226	£16,791,456	£9,715,550	£2,802,106	£4,788,306	£13,989,516	£16,925,952	£12,837,913	£15,874,349	£18,404,712
70% affordable housing (70:30)	£23,861,081	£16,891,187	£11,302,396	£4,626,812	£1,909,811	£18,217,733	£12,162,871	£5,499,906	£2,717,118	£7,169,263	£15,825,674	£18,645,222	£14,857,069	£17,676,617	£20,026,240
80% affordable housing (70:30)	£24,943,405	£12,834,737	£7,775,852	£1,415,418	£3,635,298	£14,159,241	£9,524,298	£2,856,343	£5,609,798	£17,761,832	£20,364,491	£16,976,226	£13,478,885	£14,647,780	£18,647,781
90% affordable housing (70:30)	£20,012,457	£8,976,266	£4,238,735	£1,675,075	£3,433,319	£10,100,748	£4,846,705	£1,000,894	£2,606,520	£10,000,334	£19,607,989	£22,083,761	£18,605,381	£21,281,152	£24,609,208
100% affordable housing (70:30)	£16,053,000	£5,021,835	£670,192	£4,827,369	£1,241,554	£6,042,256	£1,241,554	£4,255,900	£8,707,183	£14,490,671	£21,634,148	£23,803,030	£20,914,537	£23,083,420	£24,890,823

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£54,005,929	£34,204,367	£25,690,319	£16,220,373	£7,913,930	£36,212,256	£27,231,912	£17,771,858	£9,388,071	£1,311,838	£12,888,805	£16,824,670	£11,251,735	£15,316,956	£18,889,885
10% affordable housing (70:30)	£49,112,056	£30,278,997	£22,191,851	£13,198,762	£5,120,944	£32,187,296	£23,832,942	£14,579,488	£8,892,771	£3,572,142	£14,613,313	£19,543,941	£13,144,027	£17,077,348	£20,511,412
20% affordable housing (70:30)	£44,218,179	£26,355,625	£18,692,983	£9,993,150	£2,426,786	£28,162,824	£20,033,774	£11,363,835	£3,797,471	£5,851,861	£16,360,114	£20,263,210	£15,036,317	£18,879,616	£22,132,940
30% affordable housing (70:30)	£39,317,449	£22,431,254	£15,194,232	£6,879,539	£2,662,472	£24,138,054	£16,434,706	£8,148,182	£1,002,171	£8,139,057	£18,295,379	£21,882,480	£16,994,782	£20,681,883	£23,754,467
40% affordable housing (70:30)	£34,399,773	£18,506,884	£11,697,689	£3,765,928	£2,959,729	£20,113,283	£12,834,290	£4,928,529	£1,793,128	£10,426,252	£20,231,537	£23,001,750	£19,013,838	£22,484,151	£26,375,994
50% affordable housing (70:30)	£29,482,036	£14,586,513	£8,141,145	£6,856,316	£5,674,941	£16,068,512	£9,295,704	£1,718,875	£4,588,428	£12,713,446	£22,167,696	£25,421,019	£21,033,065	£24,286,419	£28,907,622
60% affordable housing (70:30)	£24,564,420	£10,633,401	£4,614,620	£1,061,859	£8,398,455	£12,061,889	£5,577,118	£1,498,779	£7,412,231	£15,000,643	£24,103,853	£27,140,289	£22,052,250	£26,088,656	£28,619,050
70% affordable housing (70:30)	£19,646,744	£5,676,850	£1,088,058	£5,597,225	£11,123,968	£8,003,396	£1,948,534	£4,714,432	£10,241,455	£17,383,600	£26,040,011	£28,858,559	£26,071,406	£27,890,955	£30,240,578
80% affordable housing (70:30)	£14,729,068	£2,720,395	£2,438,485	£9,739,319	£13,849,452	£3,944,994	£1,680,052	£7,960,117	£13,010,850	£10,634,136	£27,076,165	£30,578,628	£27,000,563	£29,693,222	£31,865,104
90% affordable housing (70:30)	£9,798,230	£1,236,051	£5,974,598	£11,890,313	£16,647,640	£1,153,589	£5,308,637	£11,215,221	£15,910,875	£22,264,671	£29,912,327	£32,248,098	£29,109,719	£31,495,469	£33,483,632
100% affordable housing (70:30)	£4,838,663	£5,192,502	£9,544,146	£15,041,707	£19,555,891	£4,172,081	£8,922,766	£14,470,327	£18,702,520	£24,705,208	£31,848,485	£34,017,967	£31,126,874	£33,297,758	£35,105,180

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£87,385,088	£48,349,478	£38,349,478	£27,072,468	£18,017,505	£40,411,505	£31,017,016	£22,847,230	£14,341,341	£2,897,823	£5,965,512	£10,807,823	£2,051,782	£2,051,782	£5,850,728
10% affordable housing (70:30)	£82,571,214	£43,539,156	£33,450,810	£24,365,320	£16,379,203	£45,446,755	£36,892,001	£27,838,647	£19,851,930	£3,857,017	£1,254,155	£5,284,782	£1,115,132	£3,818,189	£7,252,253
20% affordable housing (70:30)	£77,757,338	£39,614,784	£31,952,141	£23,262,308	£15,685,945	£41,421,983	£33,292,933	£24,622,994	£17,056,630	£7,407,297	£3,100,955	£7,004,051	£1,777,159	£5,620,457	£8,873,781
30% affordable housing (70:30)	£72,943,462	£35,690,413	£28,453,391	£20,138,697	£12,992,687	£37,397,213	£29,693,865	£21,407,340	£14,261,330	£5,120,102	£5,036,220	£9,723,321	£3,736,624	£7,422,724	£10,495,309
40% affordable housing (70:30)	£68,129,590	£31,765,042	£24,028,847	£17,025,067	£10,299,423	£33,372,441	£26,093,448	£18,191,888	£11,466,039	£2,832,997	£10,442,591	£5,744,779	£9,224,995	£12,116,835	£15,116,835
50% affordable housing (70:30)	£42,741,255	£27,841,675	£21,400,304	£13,911,475	£7,586,218	£29,347,671	£22,464,863	£14,976,034	£8,670,731	£3,445,711	£8,908,536	£12,161,860	£7,773,936	£11,027,260	£13,398,363
60% affordable housing (70:30)	£37,823,579	£23,892,460	£17,873,761	£10,797,864	£4,860,704	£25,321,047	£18,836,277	£11,760,380	£5,846,928	£1,741,484	£10,844,695	£13			

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 3

No Units	180
Site Area	1.55 Ha

VBC as % of floorspace 75%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£70,420,669	£50,619,108	£42,105,060	£32,635,113	£24,228,042	£52,627,107	£43,646,662	£34,186,599	£26,802,811	£15,102,902	£3,715,935	£-409,930	£5,163,005	£1,097,784	£-2,475,145
10% affordable housing (70:30)	£67,955,602	£48,638,673	£40,337,476	£31,059,878	£22,869,983	£50,696,472	£41,828,869	£32,673,466	£24,386,731	£13,954,321	£2,790,009	£-1,289,489	£4,198,199	£215,065	£-3,305,831
20% affordable housing (70:30)	£65,901,525	£46,658,239	£38,569,893	£29,484,543	£21,497,206	£48,665,838	£40,011,084	£30,967,370	£22,970,653	£12,905,739	£1,864,083	£-2,169,047	£3,233,371	£70,454	£-4,136,519
30% affordable housing (70:30)	£63,025,467	£44,677,804	£36,802,309	£27,909,408	£20,132,888	£46,635,203	£38,193,301	£29,311,114	£21,554,574	£11,650,461	£938,158	£-3,048,005	£2,268,554	£-1,623,512	£-4,967,206
40% affordable housing (70:30)	£60,560,400	£42,697,370	£35,034,726	£26,334,173	£18,767,809	£44,504,569	£36,375,518	£27,704,859	£20,138,494	£10,488,192	£-24,175	£-3,928,164	£1,303,736	£-2,544,569	£-5,797,893
50% affordable housing (70:30)	£58,095,332	£40,716,935	£33,267,144	£24,758,938	£17,402,751	£42,473,934	£34,557,735	£26,078,602	£18,722,415	£9,325,922	£-1,012,177	£-4,807,722	£324,809	£-3,465,626	£-6,628,580
60% affordable housing (70:30)	£55,622,695	£38,736,500	£31,498,396	£23,183,703	£16,037,692	£40,443,300	£32,739,392	£24,452,347	£17,396,335	£8,163,654	£-2,000,190	£-5,697,209	£-939,983	£-4,388,694	£-7,459,293
70% affordable housing (70:30)	£53,145,608	£36,756,066	£29,716,606	£21,608,468	£14,672,634	£38,412,665	£30,922,188	£22,826,090	£16,092,278	£7,001,384	£-2,988,181	£-6,586,838	£-1,729,084	£-5,307,740	£-8,289,954
80% affordable housing (70:30)	£50,668,520	£34,775,631	£27,934,995	£20,033,233	£13,307,577	£36,382,030	£29,101,596	£21,199,834	£14,474,178	£5,839,115	£-3,976,184	£-7,446,397	£-2,758,586	£-6,228,798	£-9,120,642
90% affordable housing (70:30)	£48,191,433	£32,795,197	£26,153,293	£18,457,998	£11,936,512	£34,351,397	£27,268,874	£19,873,878	£13,058,088	£4,676,846	£-4,964,166	£-8,325,955	£-3,789,087	£-7,149,855	£-9,951,328
100% affordable housing (70:30)	£45,714,346	£30,814,762	£24,371,683	£16,882,763	£10,553,000	£32,320,762	£25,436,152	£17,947,322	£11,642,071	£3,514,577	£-5,952,189	£-9,205,513	£-8,070,913	£-10,762,016	

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£77,708,974	£77,510,535	£68,824,984	£59,494,631	£49,162,863	£71,802,533	£64,482,922	£53,943,095	£43,402,812	£31,108,741	£12,813,709	£-129,529,274	£42,368,809	£-167,031,859	£-330,841,764
10% affordable housing (70:30)	£60,174,041	£79,490,971	£87,792,167	£97,050,766	£105,266,660	£77,537,112	£86,300,776	£95,566,177	£103,742,912	£114,175,322	£126,339,634	£129,419,132	£123,931,456	£127,914,658	£131,435,476
20% affordable housing (70:30)	£62,639,109	£81,471,405	£89,559,750	£98,645,001	£106,631,717	£79,563,806	£88,118,559	£97,172,273	£105,158,991	£113,233,904	£126,265,560	£130,298,690	£124,896,273	£128,832,098	£132,286,162
30% affordable housing (70:30)	£65,104,176	£83,451,940	£91,327,334	£100,220,236	£107,996,776	£81,594,440	£89,936,342	£98,798,529	£106,578,069	£114,679,182	£127,191,445	£131,176,249	£125,861,090	£129,753,165	£133,094,950
40% affordable housing (70:30)	£67,569,243	£85,432,274	£93,094,917	£101,786,471	£109,361,934	£83,629,074	£91,764,125	£100,424,746	£107,991,140	£117,641,432	£128,163,818	£132,052,407	£126,665,968	£130,974,074	£134,922,636
50% affordable housing (70:30)	£70,034,311	£87,412,709	£94,862,560	£103,370,706	£110,726,893	£85,665,709	£93,511,909	£102,051,041	£109,407,228	£118,803,721	£129,141,820	£132,927,365	£127,805,034	£131,595,265	£134,758,224
60% affordable housing (70:30)	£72,500,348	£89,393,143	£96,831,247	£104,945,941	£112,091,951	£87,686,343	£95,389,892	£103,677,297	£110,823,308	£119,969,989	£130,129,823	£133,816,924	£128,829,226	£132,516,327	£135,588,911
70% affordable housing (70:30)	£74,964,038	£91,373,977	£98,812,947	£106,521,176	£113,467,008	£89,716,076	£97,207,475	£105,303,593	£112,299,387	£121,128,259	£131,117,825	£134,896,481	£129,858,727	£133,493,384	£136,419,580
80% affordable housing (70:30)	£77,421,163	£93,354,012	£100,194,649	£108,096,411	£115,662,087	£91,747,813	£99,208,068	£106,929,801	£113,655,466	£122,290,528	£132,105,368	£135,976,040	£130,689,250	£134,368,441	£137,240,289
90% affordable housing (70:30)	£79,882,210	£95,334,446	£101,976,350	£109,671,646	£116,193,131	£93,778,247	£101,660,769	£109,556,065	£115,071,545	£123,452,798	£133,093,829	£136,455,599	£131,917,730	£135,279,498	£138,000,972
100% affordable housing (70:30)	£82,341,297	£97,316,881	£103,798,950	£111,246,881	£117,574,660	£95,808,882	£103,693,491	£110,182,321	£116,487,624	£124,815,068	£134,081,832	£137,395,166	£132,947,232	£136,200,566	£138,911,659

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£29,287,253	£49,089,915	£9,782,983	£97,072,810	£76,479,881	£47,080,816	£56,081,271	£65,521,324	£73,905,111	£84,605,020	£95,991,988	£100,117,853	£94,544,918	£98,810,139	£102,183,087
10% affordable housing (70:30)	£31,762,321	£51,063,255	£59,370,446	£68,648,045	£78,944,609	£49,111,451	£57,870,654	£67,134,457	£75,321,191	£85,753,601	£96,917,614	£100,297,411	£95,503,735	£99,492,827	£103,013,764
20% affordable housing (70:30)	£34,237,388	£53,049,684	£61,138,030	£70,223,280	£79,209,987	£51,142,085	£59,696,338	£68,750,552	£76,737,270	£86,902,163	£97,843,839	£101,876,969	£96,474,552	£100,410,377	£103,844,441
30% affordable housing (70:30)	£36,712,455	£55,030,119	£62,905,813	£71,798,515	£79,575,055	£53,172,720	£61,514,221	£70,376,809	£77,813,349	£88,057,461	£98,769,784	£102,756,628	£97,438,369	£101,313,435	£104,675,129
40% affordable housing (70:30)	£39,187,523	£57,010,553	£64,673,197	£73,874,790	£80,940,113	£55,203,854	£63,332,435	£72,003,064	£79,569,429	£89,219,731	£99,729,097	£103,636,096	£98,404,187	£102,252,491	£105,505,815
50% affordable housing (70:30)	£41,662,590	£58,990,985	£66,440,779	£74,968,955	£82,305,172	£57,233,889	£65,180,188	£73,829,320	£80,985,507	£90,282,000	£100,201,099	£104,515,844	£99,383,913	£103,173,546	£106,336,803
60% affordable housing (70:30)	£44,137,658	£60,971,422	£68,209,526	£76,524,220	£83,670,230	£59,264,622	£67,067,917	£75,255,578	£82,401,587	£91,544,269	£101,708,102	£105,385,203	£100,401,505	£104,094,606	£107,167,191
70% affordable housing (70:30)	£46,612,726	£62,951,856	£69,991,227	£78,099,455	£85,035,289	£61,295,257	£69,785,754	£76,881,832	£83,871,695	£92,706,538	£102,696,104	£106,274,671	£101,437,006	£105,015,663	£107,997,877
80% affordable housing (70:30)	£49,087,794	£64,932,291	£71,772,923	£79,674,690	£86,600,346	£63,325,692	£71,030,387	£78,308,095	£85,233,745	£93,989,808	£103,684,107	£107,154,319	£102,466,598	£105,938,721	£108,629,865
90% affordable housing (70:30)	£51,562,861	£66,912,725	£73,554,629	£81,249,925	£87,711,411	£65,356,526	£72,439,049	£80,134,344	£86,649,825	£95,031,077	£104,672,109	£108,033,878	£103,496,099	£106,877,778	£109,659,251
100% affordable housing (70:30)	£54,037,928	£68,893,160	£75,336,330	£82,825,160	£89,152,839	£67,387,161	£74,271,771	£81,760,601	£88,065,904	£96,193,345	£105,660,112	£108,913,436	£104,528,511	£107,779,835	£110,489,939

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,832,434	£5,030,972	£-43,843,176	£-12,953,123	£-21,360,194	£7,038,871	£-1,941,584	£-11,401,637	£-19,785,424	£-30,485,334	£-41,872,301	£-45,988,166	£-40,425,231	£-44,490,452	£-48,063,381
10% affordable housing (70:30)	£27,307,502	£4,050,437	£-35,250,760	£-14,628,358	£-22,725,212	£5,008,236	£-3,759,387	£-13,014,770	£-21,201,504	£-31,633,915	£-42,798,227	£-46,877,725	£-41,390,048	£-45,373,151	£-48,994,087
20% affordable housing (70:30)	£29,782,569	£3,070,903	£-27,013,343	£-16,103,590	£-24,080,510	£2,977,602	£-5,571,161	£-14,630,865	£-22,617,663	£-32,762,497	£-43,724,152	£-47,757,262	£-42,354,885	£-46,200,890	£-49,724,756
30% affordable housing (70:30)	£32,257,636	£2,091,369	£-18,765,326	£-17,678,828	£-24,458,368	£946,367	£-7,394,935	£-16,257,122	£-24,033,652	£-33,937,775	£-44,650,077	£-48,636,841	£-43,319,682	£-47,211,748	£-50,555,442

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£61,223,459	£41,421,898	£32,907,849	£23,437,903	£15,036,832	£43,429,896	£34,449,442	£24,989,388	£16,605,601	£5,905,692	£5,481,275	£9,607,140	£4,034,205	£8,099,426	£11,672,355
10% affordable housing (70:30)	£58,758,392	£39,441,463	£31,140,286	£21,962,660	£13,665,773	£41,599,261	£32,371,256	£23,376,256	£15,193,521	£4,751,111	£6,407,201	£4,999,022	£4,999,022	£3,982,125	£12,503,042
20% affordable housing (70:30)	£56,283,924	£37,451,028	£29,122,683	£20,297,433	£12,300,716	£39,868,626	£30,813,974	£21,760,160	£13,773,542	£4,708,529	£4,253,127	£11,965,297	£5,963,639	£3,939,664	£13,333,729
30% affordable housing (70:30)	£53,808,593	£35,460,593	£27,605,697	£18,712,198	£10,936,657	£37,337,963	£28,996,091	£20,133,904	£12,357,364	£4,263,251	£3,259,052	£12,245,515	£6,028,656	£10,820,722	£14,164,417
40% affordable housing (70:30)	£51,363,120	£33,500,159	£25,837,616	£17,136,963	£9,570,599	£35,307,959	£27,176,308	£18,507,648	£10,941,264	£4,280,982	£3,921,385	£11,726,374	£7,893,474	£11,741,779	£14,998,103
50% affordable housing (70:30)	£48,938,122	£31,519,122	£23,693,654	£15,561,728	£8,205,541	£33,205,541	£25,276,724	£16,981,962	£9,528,712	£4,129,987	£3,020,987	£14,004,932	£9,872,601	£12,662,336	£15,825,791
60% affordable housing (70:30)	£46,425,485	£29,539,290	£22,301,186	£13,986,493	£6,840,482	£31,246,050	£23,542,741	£15,255,137	£8,108,126	£3,103,556	£1,197,390	£14,684,490	£9,896,793	£13,583,894	£16,656,478
70% affordable housing (70:30)	£43,948,398	£27,588,856	£20,519,486	£12,411,258	£5,475,424	£29,215,455	£21,724,988	£13,628,880	£6,693,046	£2,195,826	£12,185,392	£15,764,048	£10,926,294	£14,504,951	£17,487,165
80% affordable housing (70:30)	£41,471,210	£25,578,421	£18,737,784	£10,936,023	£4,110,366	£27,184,620	£19,904,396	£12,002,624	£5,276,968	£3,358,095	£13,173,394	£16,643,607	£11,958,796	£15,426,008	£18,317,852
90% affordable housing (70:30)	£38,984,223	£23,597,867	£16,968,063	£9,260,788	£2,739,302	£25,154,196	£18,071,664	£10,376,388	£4,601,365	£3,481,386	£17,623,165	£12,985,297	£16,347,065	£18,146,530	£21,979,226
100% affordable housing (70:30)	£36,517,136	£21,617,552	£15,174,383	£7,685,553	£1,357,873	£23,123,551	£16,238,942	£8,750,112	£2,444,809	£5,682,633	£15,149,399	£18,402,723	£14,014,799	£17,268,123	£19,979,226

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£64,220,266	£44,418,705	£35,904,657	£26,434,710	£18,027,639	£46,426,704	£37,446,249	£27,986,196	£19,602,408	£9,902,499	£2,484,468	£6,610,333	£1,037,398	£5,102,619	£9,675,548
10% affordable housing (70:30)	£61,755,199	£42,438,270	£34,137,073	£24,869,475	£16,662,580	£44,598,069	£35,622,486	£26,173,063	£18,186,328	£7,753,918	£3,410,384	£7,489,892	£2,002,215	£5,985,318	£9,508,234
20% affordable housing (70:30)	£59,280,132	£40,457,836	£32,369,490	£23,284,240	£15,297,523	£42,765,435	£33,816,681	£24,756,967	£16,770,250	£6,698,336	£4,336,320	£8,369,450	£2,967,032	£6,902,857	£10,336,922
30% affordable housing (70:30)	£56,805,064	£38,477,401	£30,601,906	£21,709,005	£13,932,465	£40,334,800	£31,992,898	£23,130,711	£16,354,171	£5,450,058	£5,262,245	£9,249,240	£3,031,849	£7,823,915	£11,167,609
40% affordable housing (70:30)	£54,359,997	£36,496,967	£28,834,323	£20,133,770	£12,567,406	£38,304,166	£30,175,115	£21,304,456	£13,938,091	£4,287,789	£6,224,578	£10,126,567	£4,896,667	£8,744,972	£11,998,236
50% affordable housing (70:30)	£51,884,629	£34,516,532	£27,066,741	£18,568,535	£11,202,348	£36,273,531	£28,387,332	£19,678,199	£12,522,012	£3,125,619	£4,127,580	£11,008,125	£5,875,794	£9,669,029	£12,826,963
60% affordable housing (70:30)	£49,422,292	£32,536,097	£25,297,983	£16,983,300	£9,837,299	£34,242,807	£26,539,549	£18,251,944	£11,105,932	£1,963,251	£8,200,583	£11,887,683	£6,899,886	£10,587,087	£13,659,671
70% affordable housing (70:30)	£46,945,205	£30,585,663	£23,518,293	£15,408,066	£8,472,231	£32,212,262	£24,721,765	£16,625,687	£9,689,854	£900,981	£9,188,584	£12,767,241	£7,929,487	£11,508,143	£14,490,357
80% affordable housing (70:30)	£44,468,117	£28,575,228	£21,734,292	£13,832,830	£7,107,174	£30,181,627	£22,901,193	£14,569,431	£8,273,775	£623,289	£10,176,567	£13,646,800	£8,956,989	£12,429,201	£15,321,045
90% affordable housing (70:30)	£41,981,030	£26,564,794	£19,862,890	£12,257,895	£5,735,109	£28,106,471	£19,373,175	£12,857,695	£6,823,957	£1,523,957	£11,164,569	£14,626,388	£9,989,430	£13,340,628	£16,151,721
100% affordable housing (70:30)	£39,513,943	£24,614,359	£18,171,190	£10,682,360	£4,354,681	£26,120,359	£17,746,919	£11,746,919	£5,441,616	£2,685,826	£12,152,592	£15,405,916	£11,017,992	£14,271,316	£18,982,419

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£54,035,329	£34,234,367	£25,690,319	£16,220,373	£7,815,302	£36,212,366	£27,231,912	£17,771,958	£9,388,071	£1,211,838	£12,698,995	£16,924,670	£11,251,735	£15,316,995	£18,889,885
10% affordable housing (70:30)	£51,560,262	£32,253,932	£23,922,736	£14,645,136	£6,448,243	£34,181,721	£25,414,128	£16,159,726	£7,971,991	£2,460,419	£13,624,721	£17,204,229	£12,216,562	£16,199,855	£19,720,572
20% affordable housing (70:30)	£49,075,764	£30,243,498	£22,155,153	£13,069,903	£5,083,186	£32,151,097	£23,956,344	£14,542,630	£6,555,912	£3,609,091	£14,550,657	£18,583,787	£13,181,369	£17,117,194	£20,551,259
30% affordable housing (70:30)	£46,610,727	£28,263,063	£20,387,569	£11,494,668	£3,718,127	£30,120,463	£21,778,561	£12,916,374	£5,139,834	£4,764,279	£18,476,582	£19,463,345	£14,146,186	£18,038,252	£21,381,947
40% affordable housing (70:30)	£44,145,660	£26,282,629	£18,619,986	£9,919,433	£2,383,069	£28,089,629	£19,960,778	£11,290,118	£3,723,724	£5,626,548	£16,438,915	£20,342,904	£15,111,004	£18,959,309	£22,219,633
50% affordable housing (70:30)	£41,680,592	£24,302,194	£16,852,403	£8,344,198	£986,011	£26,059,194	£18,142,984	£9,663,862	£2,307,675	£7,068,918	£17,426,917	£21,422,462	£10,080,131	£19,680,366	£23,045,321
60% affordable housing (70:30)	£39,217,955	£22,321,760	£15,083,656	£6,768,963	£-377,048	£24,028,560	£16,325,211	£8,037,607	£991,955	£8,251,086	£18,414,920	£22,020,020	£11,714,323	£20,801,424	£23,874,008
70% affordable housing (70:30)	£36,730,668	£20,341,326	£13,301,956	£5,193,728	£-1,742,106	£21,997,925	£14,507,428	£6,411,350	£-524,484	£9,413,356	£19,402,922	£22,981,578	£18,143,824	£21,722,481	£24,704,695
80% affordable housing (70:30)	£34,253,780	£18,360,801	£11,520,254	£3,618,493	£-3,107,164	£19,967,295	£12,888,855	£4,786,094	£-1,940,563	£10,576,625	£20,390,924	£23,981,157	£19,173,336	£22,645,938	£25,436,362
90% affordable housing (70:30)	£31,776,693	£16,380,457	£9,738,553	£2,043,258	£-4,478,228	£17,936,656	£10,854,134	£3,158,938	£-3,356,642	£11,737,995	£21,378,936	£24,740,696	£20,202,827	£23,564,595	£26,366,669
100% affordable housing (70:30)	£29,299,606	£14,400,022	£7,956,893	£488,023	£-5,859,657	£15,906,021	£9,021,412	£1,532,982	£-4,772,721	£12,900,163	£22,368,029	£22,620,253	£21,232,329	£24,485,653	£27,196,758

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£81,265,588	£61,463,536	£48,949,816	£29,478,531	£21,017,280	£49,481,070	£40,491,070	£31,031,011	£22,041,249	£11,847,321	£3,899,353	£2,007,423	£2,007,423	£2,857,798	£5,630,776
10% affordable housing (70:30)	£78,800,021	£45,483,091	£37,181,895	£27,904,256	£19,707,402	£47,440,880	£38,673,267	£29,417,885	£21,231,150	£10,798,740	£3,965,572	£4,445,070	£1,942,806	£2,940,496	£6,461,413
20% affordable housing (70:30)	£76,334,963	£43,502,657	£35,414,311	£26,329,061	£18,342,345	£45,410,256	£36,855,503	£27,801,789	£19,815,071	£9,650,158	£1,291,498	£5,324,628	£77,789	£3,858,036	£7,292,100
30% affordable housing (70:30)	£73,869,886	£41,522,222	£33,646,728	£24,753,826	£16,977,296	£43,379,621	£35,037,720	£26,175,533	£18,398,992	£8,494,680	£2,217,423	£6,204,187	£3,897,027	£4,779,093	£9,122,798
40% affordable housing (70:30)	£71,404,819	£39,541,788	£31,873,145	£23,178,591	£15,612,728	£41,349,985	£33,219,396	£24,549,277	£16,982,913	£7,332,610	£3,179,756	£7,663,745	£1,853,846	£5,700,150	£8,053,474
50% affordable housing (70:30)	£68,939,751	£37,561,353	£30,111,562	£21,603,356	£14,247,169	£39,318,953	£31,402,163	£22,923,021	£14,566,834	£6,170,341	£4,167,758	£7,963,303	£2,830,972	£6,621,207	£9,784,162
60% affordable housing (70:30)	£66,467,114	£35,580,919	£28,342,815	£20,028,121	£12,882,111	£37,287,719	£29,584,370	£21,296,765	£14,1						

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 4

No Units	300
Site Area	1.12 Ha

VBC as % of floorspace 0%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3					
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm	
0% affordable housing	£110,450,435	£70,228,558	£65,762,103	£50,676,656	£37,344,630	£82,203,921	£68,044,575	£68,203,921	£53,070,740	£39,676,745	£22,486,866	£4,147,737	£2,605,305	£6,544,340	£61,948	£5,743,566
10% affordable housing (70:30)	£95,084,744	£56,917,106	£54,734,984	£40,937,920	£29,858,508	£69,433,436	£56,903,864	£43,001,382	£30,869,772	£15,239,445	£1,690,544	£1,881,257	£511,249	£5,606,818	£10,712,174	£4,889,782
20% affordable housing (70:30)	£79,710,054	£34,561,330	£33,693,658	£31,120,732	£20,533,015	£56,796,882	£45,530,915	£32,001,384	£22,041,521	£9,074,545	£7,847,210	£13,157,209	£5,705,974	£1,151,688	£15,889,782	£3,889,782
30% affordable housing (70:30)	£64,289,412	£24,163,745	£23,607,897	£21,276,897	£11,752,969	£44,070,930	£34,157,938	£22,735,689	£13,135,273	£7,775,178	£13,603,875	£18,433,161	£11,931,559	£16,696,557	£20,667,391	£2,667,391
40% affordable housing (70:30)	£48,789,184	£29,705,799	£21,461,331	£11,333,832	£3,056,825	£31,317,828	£22,675,342	£12,480,030	£14,135,823	£8,746,508	£19,560,541	£23,709,111	£18,157,142	£22,241,427	£25,644,999	£2,644,999
50% affordable housing (70:30)	£33,216,067	£17,146,039	£10,185,336	£1,235,971	£4,875,107	£18,453,225	£11,097,400	£2,083,749	£5,097,541	£14,280,873	£26,517,207	£48,985,063	£24,382,727	£27,786,297	£30,622,607	£3,622,607
60% affordable housing (70:30)	£17,465,957	£4,396,793	£1,334,698	£9,181,118	£14,866,151	£5,398,665	£7,013,960	£9,634,987	£14,447,143	£21,815,237	£31,473,872	£34,281,015	£30,898,311	£33,331,187	£35,900,215	£3,900,215
70% affordable housing (70:30)	£1,414,865	£8,772,708	£13,148,728	£19,578,420	£23,857,196	£8,096,302	£12,833,994	£19,410,828	£23,796,746	£29,349,601	£37,430,539	£39,536,967	£36,833,896	£38,876,038	£40,577,824	£4,577,824
80% affordable housing (70:30)	£15,238,368	£22,045,511	£24,962,858	£29,995,723	£32,848,239	£21,727,662	£25,046,682	£30,186,689	£33,146,348	£36,883,966	£43,387,204	£44,812,917	£43,059,479	£44,420,908	£45,555,432	£5,555,432
90% affordable housing (70:30)	£31,914,742	£35,318,314	£36,716,987	£40,413,028	£41,839,283	£35,359,023	£37,219,369	£40,962,550	£42,495,951	£44,416,330	£48,343,869	£50,089,869	£49,285,063	£49,985,778	£50,533,040	£5,533,040
100% affordable housing (70:30)	£48,591,116	£48,591,116	£50,830,328	£50,830,328	£48,990,384	£48,990,384	£48,990,384	£48,990,384	£48,990,384	£48,990,384	£48,990,384	£48,990,384	£48,990,384	£48,990,384	£48,990,384	£48,990,384

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,355,442	£6,831,897	£41,807,427	£56,289,370	£10,839,426	£24,286,282	£30,513,261	£35,201,235	£40,077,124	£46,282,235	£52,997,124	£59,712,013	£66,426,902	£73,141,791	£79,856,680
10% affordable housing (70:30)	£2,500,744	£25,656,384	£17,849,016	£51,646,056	£63,726,492	£23,150,564	£36,660,136	£49,582,616	£61,714,228	£77,290,555	£94,274,544	£100,465,258	£102,072,751	£108,190,816	£113,266,174
20% affordable housing (70:30)	£12,864,947	£48,819,342	£81,463,269	£72,246,085	£35,787,319	£47,035,085	£59,822,616	£70,536,380	£84,509,655	£100,231,210	£105,741,209	£109,289,974	£110,735,688	£118,273,782	£125,811,876
30% affordable housing (70:30)	£28,294,588	£59,420,256	£59,076,103	£91,505,504	£90,831,031	£48,513,997	£58,428,083	£69,948,311	£79,448,727	£91,808,823	£106,197,576	£111,017,161	£114,516,559	£119,269,588	£123,251,391
40% affordable housing (70:30)	£43,746,816	£62,748,201	£71,122,669	£93,250,158	£96,527,175	£61,268,172	£69,938,668	£80,103,971	£88,448,177	£99,300,809	£115,143,441	£116,283,112	£119,741,162	£124,625,428	£129,226,966
50% affordable housing (70:30)	£59,367,934	£75,437,961	£82,398,664	£91,348,030	£98,459,107	£74,130,775	£81,486,600	£90,480,251	£97,681,542	£108,864,873	£118,101,207	£121,560,064	£116,966,727	£120,370,298	£123,206,608
60% affordable housing (70:30)	£75,118,044	£88,197,207	£93,918,598	£101,749,118	£107,450,151	£87,195,435	£93,285,307	£101,218,968	£107,031,143	£114,399,237	£124,057,873	£126,845,015	£123,192,311	£125,915,168	£128,184,216
70% affordable housing (70:30)	£91,189,136	£101,359,709	£105,726,728	£112,162,421	£118,441,186	£100,889,308	£106,467,894	£111,984,828	£118,380,786	£121,933,602	£130,014,559	£132,120,967	£129,411,886	£131,480,038	£133,161,824
80% affordable housing (70:30)	£107,622,368	£117,642,511	£117,642,511	£122,579,723	£125,432,420	£114,311,852	£117,530,852	£122,700,890	£125,300,346	£129,460,966	£137,096,124	£137,096,124	£139,286,913	£141,004,332	£142,216,432
90% affordable housing (70:30)	£124,498,742	£127,902,314	£129,360,988	£132,907,028	£134,423,284	£122,943,023	£129,830,370	£133,546,550	£135,079,951	£137,002,330	£141,827,870	£142,672,870	£141,869,064	£142,549,778	£143,117,040
100% affordable housing (70:30)	£141,175,116	£141,175,116	£143,414,328	£143,414,328	£141,756,385	£141,756,385	£141,756,385	£141,756,385	£141,756,385	£141,756,385	£141,756,385	£141,756,385	£141,756,385	£141,756,385	£141,756,385

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£38,403,420	£7,181,543	£9,284,972	£21,970,359	£34,709,398	£9,997,940	£13,843,024	£19,176,275	£23,370,270	£29,960,149	£37,899,278	£47,652,320	£55,502,675	£62,108,963	£67,781,581
10% affordable housing (70:30)	£21,033,729	£35,129,809	£23,109,058	£43,109,058	£43,189,807	£22,819,570	£35,143,151	£45,045,633	£54,177,243	£66,753,570	£82,737,559	£93,628,272	£97,535,746	£101,653,782	£105,770,158
20% affordable housing (70:30)	£7,672,059	£17,481,885	£28,354,357	£40,926,283	£51,710,000	£15,250,333	£26,516,100	£39,145,631	£49,899,394	£63,972,670	£79,694,225	£85,204,224	£87,752,889	£93,198,703	£97,736,779
30% affordable housing (70:30)	£28,883,270	£39,439,118	£50,768,318	£60,294,046	£72,976,712	£27,889,077	£49,311,326	£69,911,742	£91,271,337	£114,880,890	£140,480,146	£158,078,574	£172,889,574	£184,714,408	£193,549,242
40% affordable housing (70:30)	£42,257,831	£42,341,216	£50,585,884	£60,713,193	£68,900,190	£40,729,187	£60,311,673	£80,585,985	£107,811,192	£138,793,523	£181,607,556	£205,756,726	£204,204,157	£204,288,442	£207,692,014
50% affordable housing (70:30)	£58,430,946	£54,900,976	£61,861,679	£70,811,044	£77,922,122	£53,093,790	£69,940,615	£99,853,266	£137,146,556	£186,307,888	£257,254,222	£301,032,078	£306,429,742	£301,653,312	£302,659,622
60% affordable housing (70:30)	£74,581,059	£67,650,222	£73,381,613	£81,208,133	£86,658,186	£72,748,321	£90,861,282	£118,494,158	£153,862,252	£203,520,887	£269,308,030	£302,655,366	£295,378,182	£297,647,230	£298,647,230
70% affordable housing (70:30)	£90,632,150	£89,819,723	£98,195,743	£111,825,438	£119,904,211	£80,143,317	£94,921,009	£127,457,843	£169,843,761	£219,396,616	£289,477,554	£311,983,982	£300,889,911	£300,923,953	£302,624,839
80% affordable housing (70:30)	£107,289,383	£94,092,326	£97,093,783	£102,942,738	£104,895,254	£83,774,677	£97,093,997	£129,233,704	£168,193,393	£219,930,891	£289,434,219	£315,899,833	£315,106,484	£315,602,923	£317,002,447
90% affordable housing (70:30)	£124,961,757	£107,365,329	£108,824,002	£111,866,041	£117,406,038	£102,286,384	£115,009,565	£144,542,966	£181,466,345	£229,390,884	£289,434,219	£315,899,833	£315,106,484	£315,602,923	£317,002,447
100% affordable housing (70:30)	£120,638,131	£120,638,131	£120,638,131	£122,877,343	£122,877,343	£121,037,399	£121,430,072	£122,785,425	£123,692,567	£123,989,710	£127,347,551	£127,411,836	£127,557,663	£127,557,663	£127,557,663

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£77,509,258	£46,287,382	£32,820,927	£17,735,479	£4,403,453	£49,103,368	£36,262,744	£36,129,563	£26,735,566	£10,454,311	£28,793,439	£35,546,482	£26,396,837	£33,003,124	£38,675,742
10% affordable housing (70:30)	£62,143,567	£33,975,029	£27,793,807	£17,996,743	£4,082,669	£36,492,259	£22,962,687	£10,160,205	£2,071,405	£17,847,732	£34,631,721	£40,822,434	£32,429,928	£36,547,994	£43,653,351
20% affordable housing (70:30)	£46,777,977	£21,623,953	£10,751,482	£1,820,445	£1,604,161	£23,855,505	£12,589,738	£39,793	£10,893,556	£24,868,831	£40,598,387	£46,698,386	£38,647,151	£44,002,864	£49,030,959
30% affordable housing (70:30)	£31,348,236	£9,222,568	£333,280	£11,662,480	£21,188,206	£11,120									

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£103,804,709	£72,582,832	£59,116,377	£44,030,930	£30,699,904	£75,398,949	£61,558,195	£46,425,014	£33,031,019	£15,841,740	£2,497,989	£9,251,032	£101,386	£6,707,674	£12,380,292
10% affordable housing (70:30)	£98,409,018	£69,271,980	£48,089,256	£34,292,194	£22,217,782	£62,787,710	£50,298,138	£36,355,656	£24,224,046	£8,647,710	£3,336,270	£14,526,983	£6,134,477	£12,252,543	£17,387,906
20% affordable housing (70:30)	£74,973,329	£47,973,904	£37,046,532	£24,475,006	£13,691,299	£39,895,199	£29,456,638	£17,401,895	£11,926,619	£1,926,619	£1,926,619	£1,926,619	£1,926,619	£1,926,619	£22,335,806
30% affordable housing (70:30)	£57,643,686	£36,516,019	£25,962,171	£14,632,977	£5,107,243	£37,424,577	£27,512,214	£16,089,963	£6,489,547	£5,870,548	£20,249,601	£20,078,887	£18,877,885	£23,342,284	£27,313,117
40% affordable housing (70:30)	£42,143,458	£23,060,073	£14,815,695	£4,688,106	£-3,598,901	£34,672,102	£16,029,616	£5,844,304	£2,509,903	£11,392,234	£26,206,267	£30,354,838	£24,802,868	£28,887,153	£30,290,725
50% affordable housing (70:30)	£10,530,340	£10,530,340	£10,530,340	£10,530,340	£10,530,340	£10,530,340	£10,530,340	£10,530,340	£10,530,340	£10,530,340	£10,530,340	£10,530,340	£10,530,340	£10,530,340	£10,530,340
60% affordable housing (70:30)	£10,820,230	£2,248,933	£-7,980,324	£-15,806,844	£-21,611,927	£1,257,161	£-17,347,032	£-15,280,693	£-12,092,689	£-28,460,963	£-38,119,598	£-40,906,741	£-37,254,037	£-39,976,893	£-42,245,941
70% affordable housing (70:30)	£-5,230,861	£-15,418,434	£-19,784,454	£-26,224,147	£-30,944,822	£-14,742,028	£-19,519,720	£-26,056,554	£-30,442,472	£-35,395,328	£-46,076,285	£-46,182,893	£-43,479,622	£-45,521,764	£-47,223,550
80% affordable housing (70:30)	£-21,884,004	£-28,691,237	£-31,698,294	£-36,641,449	£-39,493,968	£-32,373,988	£-31,892,408	£-36,832,415	£-39,792,074	£-43,529,692	£-50,032,630	£-51,468,644	£-49,705,205	£-51,086,654	£-52,201,158
90% affordable housing (70:30)	£-38,593,666	£-41,964,640	£-43,627,713	£-47,058,752	£-49,483,026	£-42,004,768	£-43,685,095	£-47,608,276	£-50,164,057	£-55,889,595	£-56,734,055	£-55,839,730	£-56,611,504	£-57,176,756	
100% affordable housing (70:30)	£-55,236,842	£-55,236,842	£-55,236,842	£-55,236,842	£-55,236,842	£-55,236,842	£-55,236,842	£-55,236,842	£-55,236,842	£-55,236,842	£-55,236,842	£-55,236,842	£-55,236,842	£-55,236,842	£-55,236,842

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£105,970,143	£74,746,267	£61,281,812	£46,196,965	£32,864,339	£77,564,293	£63,723,630	£48,590,449	£35,196,454	£18,006,675	£332,554	£7,085,597	£2,064,049	£4,542,239	£10,214,857
10% affordable housing (70:30)	£99,604,453	£69,436,815	£50,254,693	£36,457,628	£24,378,217	£64,953,146	£52,423,573	£38,821,091	£26,389,481	£10,813,154	£6,170,835	£12,361,548	£3,969,042	£10,997,109	£16,102,465
20% affordable housing (70:30)	£75,238,782	£50,084,839	£39,212,367	£26,040,440	£15,856,724	£52,316,391	£40,950,624	£28,421,093	£17,367,329	£3,594,054	£12,127,501	£17,697,501	£10,186,265	£16,831,979	£20,170,073
30% affordable housing (70:30)	£59,800,121	£37,683,454	£28,127,606	£16,798,405	£7,272,674	£39,590,012	£29,677,646	£18,255,398	£8,654,982	£-3,705,114	£18,084,167	£22,913,402	£16,411,850	£21,176,849	£26,147,682
40% affordable housing (70:30)	£44,308,893	£25,225,508	£16,981,040	£6,853,341	£-1,424,468	£36,837,537	£18,195,051	£7,397,726	£3,444,468	£11,226,900	£24,049,832	£28,189,403	£22,637,433	£26,721,719	£30,125,290
50% affordable housing (70:30)	£28,735,775	£12,665,746	£5,705,045	£3,244,321	£-1,035,398	£13,972,934	£6,877,100	£2,866,942	£-1,577,832	£18,181,164	£29,097,498	£33,465,364	£28,863,016	£32,366,589	£36,100,698
60% affordable housing (70:30)	£12,985,665	£-83,498	£-5,814,889	£-13,641,409	£-19,346,442	£1,006,274	£-15,181,597	£-13,115,258	£-18,927,434	£-26,296,528	£-36,954,163	£-38,741,306	£-35,088,602	£-37,311,468	£-40,080,507
70% affordable housing (70:30)	£-3,065,426	£-13,253,000	£-17,629,011	£-24,058,717	£-28,337,487	£-12,576,593	£-17,343,285	£-23,891,110	£-28,277,937	£-33,829,893	£-41,010,830	£-44,017,256	£-41,314,187	£-43,336,329	£-45,058,115
80% affordable housing (70:30)	£-15,716,689	£-26,526,862	£-29,443,149	£-34,476,014	£-37,338,551	£-30,385,973	£-29,536,073	£-34,688,601	£-37,626,639	£-41,364,257	£-47,287,498	£-49,293,209	£-47,539,710	£-49,801,199	£-50,038,723
90% affordable housing (70:30)	£-36,386,043	£-43,788,626	£-46,127,278	£-54,893,417	£-59,319,576	£-46,919,510	£-46,919,510	£-54,319,410	£-59,319,576	£-66,808,621	£-74,569,180	£-74,569,180	£-74,569,180	£-74,569,180	£-74,569,180
100% affordable housing (70:30)	£-53,071,407	£-53,071,407	£-53,071,407	£-53,071,407	£-53,071,407	£-53,071,407	£-53,071,407	£-53,071,407	£-53,071,407	£-53,071,407	£-53,071,407	£-53,071,407	£-53,071,407	£-53,071,407	£-53,071,407

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£98,589,461	£67,367,595	£53,901,130	£38,815,882	£25,483,656	£70,183,601	£56,342,947	£41,209,786	£27,816,771	£10,625,892	£3,717,236	£14,468,279	£5,316,634	£11,922,921	£17,995,539
10% affordable housing (70:30)	£93,223,771	£65,056,132	£42,874,011	£29,076,946	£18,997,535	£57,872,463	£45,042,890	£31,140,408	£19,039,796	£3,432,471	£13,551,517	£19,742,261	£11,349,725	£17,467,791	£22,574,147
20% affordable housing (70:30)	£67,858,080	£42,704,157	£31,831,685	£19,250,758	£9,476,042	£44,935,708	£33,669,942	£21,040,410	£10,186,647	£-3,786,628	£19,508,184	£25,018,183	£17,566,948	£23,012,661	£27,550,755
30% affordable housing (70:30)	£52,428,439	£30,302,771	£20,746,923	£9,417,723	£-1,018,005	£32,209,329	£22,296,964	£10,874,716	£1,274,300	£-11,085,796	£25,484,849	£30,294,134	£23,792,532	£28,557,531	£32,628,965
40% affordable housing (70:30)	£36,928,211	£17,844,026	£9,600,387	£-9,927,142	£-19,804,148	£19,458,854	£10,814,369	£3,911,055	£-7,725,151	£18,807,482	£31,421,514	£36,670,085	£30,018,116	£34,102,401	£37,606,073
50% affordable housing (70:30)	£21,365,093	£5,265,086	£-1,675,638	£-11,625,003	£-17,628,080	£3,592,451	£-1,763,573	£-5,767,225	£-10,858,515	£-26,141,847	£-39,846,037	£-39,846,037	£-39,846,037	£-39,846,037	£-39,846,037
60% affordable housing (70:30)	£5,604,983	£-7,464,181	£-13,195,572	£-22,022,091	£-28,727,124	£-16,472,400	£-12,562,280	£-20,485,941	£-26,308,117	£-33,676,210	£-43,334,846	£-46,121,989	£-42,469,285	£-45,192,141	£-47,461,189
70% affordable housing (70:30)	£-10,446,109	£-20,633,682	£-25,009,701	£-31,439,394	£-35,718,189	£-19,957,275	£-24,734,968	£-31,271,801	£-35,657,720	£-41,210,675	£-49,291,512	£-51,397,940	£-48,694,869	£-50,737,012	£-52,438,797
80% affordable housing (70:30)	£-27,089,342	£-33,988,464	£-36,863,821	£-41,858,097	£-44,700,213	£-33,688,635	£-30,601,695	£-40,927,863	£-45,011,381	£-54,144,040	£-65,248,177	£-66,873,891	£-64,929,453	£-66,291,982	£-67,416,406
90% affordable housing (70:30)	£-43,775,716	£-47,179,287	£-48,637,961	£-52,273,961	£-53,700,257	£-47,210,997	£-48,000,343	£-52,823,523	£-54,356,924	£-56,279,303	£-61,204,843	£-61,949,643	£-61,146,037	£-61,826,752	£-62,394,013
100% affordable housing (70:30)	£-60,452,090	£-60,452,090	£-60,452,090	£-60,452,090	£-60,452,090	£-60,452,090	£-60,452,090	£-60,452,090	£-60,452,090	£-60,452,090	£-60,452,090	£-60,452,090	£-60,452,090	£-60,452,090	£-60,452,090

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£108,110,273	£78,983,386	£63,481,981	£48,396,985	£35,261,485	£79,184,413	£65,342,759	£50,200,138	£37,066,583	£19,398,383	£20,268,104	£1,987,378	£1,985,885	£2,332,110	£3,114,728
10% affordable housing (70:30)	£92,804,982	£64,636,944	£52,454,822	£38,657,758	£26,576,346	£57,153,274	£45,823,702	£30,721,220	£18,589,610	£13,013,283	£-9,970,706	£-10,161,419	£-1,769,913	£-1,886,980	£-12,932,536
20% affordable housing (70:30)	£67,438,892	£52,284,968	£41,412,496	£28,840,570	£18,056,863	£44,260,922	£33,621,222	£19,767,459	£5,794,183	£-9,927,372	£19,507,971	£27,886,136	£13,431,850	£17,669,944	£21,669,944
30% affordable housing (70:30)	£52,000,250	£39,883,583	£30,327,735	£18,988,535	£9,472,807	£41,790,141	£31,877,776	£20,455,527	£10,855,111	£-11,304,984	£15,884,037	£20,713,323	£14,211,721	£18,976,720	£22,847,553
40% affordable housing (70:30)	£36,590,022	£22,426,637	£13,181,169	£3,630,670	£-1,776,863	£29,037,696	£20,395,180	£10,199,869	£1,865,661	£-9,026,670	£21,840,700	£25,699,274	£20,632,304	£24,521,589	£27,026,161
50% affordable housing (70:30)	£10,935,904	£14,865,877	£7,905,174	£-1,044,191	£-16,152,269	£1									

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 4

No Units	300
Site Area	1.12 Ha

VBC as % of floorspace	25%
------------------------	-----

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£110,450,435	£79,228,558	£65,762,103	£50,676,656	£37,344,630	£82,044,575	£68,203,921	£53,070,740	£39,676,745	£22,486,866	£4,147,737	£2,605,305	£6,544,340	£-1,948	£-73,566
10% affordable housing (70:30)	£98,913,634	£69,982,344	£57,482,824	£43,359,862	£30,967,156	£72,580,000	£59,723,714	£45,505,979	£33,062,427	£17,078,802	£-215,054	£-6,575,946	£2,010,876	£-4,234,276	£-81,481,448
20% affordable housing (70:30)	£87,376,833	£60,736,129	£49,188,338	£36,000,798	£24,589,882	£63,089,809	£51,191,005	£37,941,218	£26,432,931	£11,670,538	£-4,698,229	£-10,545,685	£-2,620,534	£-8,408,604	£-13,228,330
30% affordable housing (70:30)	£75,840,932	£51,426,558	£40,893,851	£28,624,667	£18,151,859	£53,581,082	£42,849,452	£30,321,312	£19,790,308	£6,211,170	£-9,177,404	£-14,517,224	£-7,303,398	£-12,878,933	£-16,975,212
40% affordable housing (70:30)	£64,238,910	£42,112,777	£32,556,366	£21,226,503	£11,700,776	£44,019,335	£34,106,407	£22,684,159	£13,083,080	£7,121,355	£-13,658,579	£-18,487,863	£-11,986,261	£-16,751,261	£-20,722,093
50% affordable housing (70:30)	£52,618,695	£32,771,547	£24,183,559	£13,784,806	£5,186,830	£34,457,588	£25,481,576	£14,986,384	£6,322,406	£4,931,297	£-18,139,754	£-22,458,503	£-16,869,126	£-20,923,589	£-24,468,976
60% affordable housing (70:30)	£40,926,472	£23,385,181	£15,746,002	£9,213,375	£1,461,839	£24,912,104	£16,328,854	£7,230,235	£2,904,795	£-10,865,745	£-22,820,929	£-26,428,143	£-21,351,990	£-25,095,918	£-28,515,958
70% affordable housing (70:30)	£29,194,181	£13,887,273	£7,233,421	£-1,443,871	£-8,188,599	£15,109,078	£6,889,566	£-648,803	£-7,830,872	£-16,260,195	£-27,102,104	£-30,399,782	£-26,034,854	£-29,268,246	£-31,962,740
80% affordable housing (70:30)	£17,361,570	£4,290,880	£-1,444,005	£-9,270,524	£-14,975,558	£5,292,651	£-910,713	£-9,744,374	£-14,556,550	£-21,924,644	£-31,883,279	£-34,370,421	£-30,717,718	£-33,440,574	£-35,709,621
90% affordable housing (70:30)	£5,349,303	£-5,577,590	£-10,318,278	£-17,097,177	£-21,732,516	£-4,811,544	£-9,835,904	£-16,839,946	£-21,562,428	£-27,589,093	£-36,064,454	£-38,341,061	£-35,400,581	£-37,612,903	£-39,456,904
100% affordable housing (70:30)	£-2,036,940	£-15,545,887	£-19,192,551	£-24,923,830	£-28,489,476	£-15,048,740	£-19,097,096	£-24,935,517	£-28,808,305	£-33,253,542	£-40,545,629	£-42,311,700	£-40,083,445	£-41,785,231	£-43,203,386

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,689,433	£13,355,442	£10,621,498	£8,141,945	£5,288,370	£10,539,426	£9,280,028	£7,033,280	£5,207,625	£3,007,194	£-843,951	£-6,183,336	£-2,639,693	£-6,648,380	£-10,313,281
10% affordable housing (70:30)	£6,329,633	£2,601,657	£-1,101,176	£-9,224,128	£-16,116,845	£-2,004,001	£-3,860,287	£-47,078,021	£-59,521,573	£-75,505,198	£-92,799,654	£-99,159,946	£-90,673,025	£-96,818,276	£-102,065,449
20% affordable housing (70:30)	£-5,207,168	£-13,847,871	£-24,395,662	£-35,794,239	£-49,994,318	£-29,494,192	£-34,642,782	£-56,151,069	£-89,103,462	£-137,280,229	£-193,280,229	£-203,130,585	£-195,204,534	£-190,990,605	£-195,812,330
30% affordable housing (70:30)	£-16,743,969	£-31,157,443	£-49,890,149	£-63,989,333	£-74,432,141	£-39,092,318	£-49,934,548	£-82,262,888	£-122,793,693	£-186,372,830	£-241,761,404	£-247,101,224	£-199,987,398	£-185,162,933	£-169,569,212
40% affordable housing (70:30)	£-26,345,091	£-49,471,223	£-69,027,634	£-87,367,498	£-100,853,224	£-48,644,665	£-65,417,333	£-98,899,842	£-150,901,920	£-219,867,646	£-276,242,679	£-271,007,864	£-194,506,261	£-169,336,261	£-133,306,094
50% affordable housing (70:30)	£-36,965,306	£-60,812,453	£-86,400,442	£-109,829,194	£-137,417,370	£-58,126,412	£-87,102,423	£-136,251,594	£-207,515,297	£-281,723,754	£-348,042,504	£-341,507,126	£-251,507,590	£-217,052,977	
60% affordable housing (70:30)	£-47,597,529	£-76,215,819	£-109,835,998	£-140,341,625	£-170,049,640	£-67,771,806	£-97,755,148	£-150,383,766	£-223,088,795	£-298,179,746	£-374,204,929	£-368,013,143	£-271,679,918	£-230,799,858	
70% affordable housing (70:30)	£-58,230,818	£-92,805,272	£-134,369,580	£-180,027,872	£-228,002,598	£-77,474,933	£-110,464,634	£-180,322,803	£-263,116,673	£-348,084,195	£-434,696,104	£-422,983,782	£-318,618,854	£-271,852,246	£-224,546,740
80% affordable housing (70:30)	£-68,864,001	£-109,471,223	£-160,027,634	£-217,367,498	£-274,853,224	£-91,059,000	£-131,054,324	£-210,328,375	£-307,140,584	£-404,167,280	£-500,242,679	£-486,954,421	£-374,301,719	£-326,024,624	£-271,306,094
90% affordable housing (70:30)	£-79,496,231	£-129,027,529	£-189,592,737	£-257,085,001	£-324,572,255	£-102,650,231	£-143,648,555	£-232,922,604	£-330,733,813	£-428,648,454	£-526,760,929	£-512,467,646	£-400,812,903	£-352,024,624	£-300,096,094
100% affordable housing (70:30)	£-90,130,461	£-149,572,858	£-219,143,066	£-296,132,330	£-372,621,584	£-117,289,440	£-168,281,874	£-267,155,013	£-375,066,222	£-483,979,746	£-592,097,229	£-577,812,903	£-460,812,903	£-412,024,624	£-360,096,094

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£38,403,420	£27,181,542	£22,294,912	£17,370,399	£12,402,385	£27,997,590	£23,843,094	£18,976,275	£13,203,270	£8,590,149	£-67,899,278	£-74,652,230	£-65,502,675	£-72,108,983	£-77,781,981
10% affordable housing (70:30)	£22,864,614	£12,684,871	£-1,564,191	£-8,687,153	£-17,079,859	£-3,932,985	£-12,323,301	£-25,411,036	£-39,894,588	£-54,983,219	£-72,262,059	£-78,622,861	£-70,036,028	£-71,291,291	£-71,828,463
20% affordable housing (70:30)	£-15,329,818	£-31,310,886	£-52,858,677	£-76,027,217	£-97,457,333	£-38,957,206	£-50,855,109	£-84,105,797	£-124,614,084	£-180,376,477	£-247,743,244	£-252,593,600	£-174,667,549	£-160,453,619	£-136,275,345
30% affordable housing (70:30)	£-37,931,017	£-60,620,457	£-91,153,164	£-123,224,348	£-155,895,156	£-61,845,333	£-82,397,563	£-141,725,703	£-212,256,707	£-286,835,845	£-381,224,419	£-386,564,239	£-279,501,413	£-244,625,948	£-208,022,227
40% affordable housing (70:30)	£-57,808,105	£-90,894,238	£-133,490,648	£-180,820,512	£-230,346,239	£-82,027,680	£-107,940,608	£-189,362,887	£-282,953,051	£-371,326,680	£-486,705,694	£-490,534,878	£-344,033,276	£-288,288,276	£-242,769,109
50% affordable housing (70:30)	£-78,426,410	£-123,275,468	£-181,863,456	£-250,292,209	£-326,890,385	£-97,489,427	£-130,565,437	£-231,060,631	£-345,714,609	£-456,978,312	£-590,186,769	£-594,525,518	£-428,716,140	£-362,070,604	£-306,515,991
60% affordable housing (70:30)	£-99,120,543	£-148,678,834	£-220,299,013	£-305,827,640	£-394,508,654	£-124,816,780	£-167,218,161	£-282,647,820	£-419,551,810	£-556,677,944	£-728,476,158	£-738,993,005	£-537,142,933	£-450,262,673	£-374,022,673
70% affordable housing (70:30)	£-120,852,834	£-180,192,742	£-264,815,594	£-354,990,886	£-450,269,614	£-136,937,937	£-183,967,949	£-302,696,818	£-439,577,687	£-589,307,210	£-789,140,119	£-802,446,797	£-588,081,869	£-501,315,261	£-414,009,755
80% affordable housing (70:30)	£-142,695,445	£-211,765,135	£-303,491,020	£-403,313,639	£-507,022,573	£-166,764,364	£-221,877,728	£-360,701,389	£-526,903,955	£-703,971,869	£-930,630,284	£-948,417,436	£-710,764,733	£-606,477,589	£-507,766,638
90% affordable housing (70:30)	£-164,697,713	£-241,624,605	£-343,965,293	£-454,144,192	£-576,858,591	£-186,888,959	£-250,000,919	£-408,998,618	£-592,624,443	£-799,656,108	£-1,048,114,663	£-1,058,388,076	£-810,388,076	£-680,447,596	£-560,509,918
100% affordable housing (70:30)	£-187,083,855	£-271,022,892	£-381,230,566	£-500,970,845	£-630,536,451	£-207,095,755	£-281,144,111	£-460,982,532	£-670,655,320	£-890,300,557	£-1,172,592,645	£-1,184,358,715	£-912,130,461	£-761,832,246	£-630,096,094

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£77,600,258	£46,287,362	£32,820,927	£17,738,479	£4,403,453	£49,129,568	£35,262,544	£20,129,563	£8,735,568	£-10,454,311	£-28,793,439	£-36,546,482	£-26,396,832	£-33,003,124	£-38,675,742
10% affordable housing (70:30)	£65,972,457	£37,041,162	£24,541,647	£10,416,685	£-1,974,021	£39,638,823	£26,782,537	£12,584,803	£1,211,250	£-15,862,375	£-35,196,250	£-39,517,122	£-30,930,201	£-37,175,493	£-42,422,625
20% affordable housing (70:30)	£54,435,656	£27,734,952	£16,247,161	£3,088,631	£-3,351,494	£30,148,632	£19,250,725	£5,000,041	£6,808,24						

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£5,933,684														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£103,804,709	£72,582,832	£59,116,377	£44,030,930	£30,898,904	£75,398,849	£61,558,195	£46,425,014	£33,031,019	£15,841,140	£2,497,989	£9,251,032	£101,386	£6,707,674	£12,380,292
10% affordable housing (70:30)	£92,287,909	£63,336,618	£53,027,096	£36,714,136	£24,321,430	£66,324,274	£53,077,886	£38,860,253	£26,416,701	£10,433,076	£6,860,780	£13,221,672	£4,634,750	£10,880,002	£16,427,174
20% affordable housing (70:30)	£80,731,107	£54,090,403	£42,542,612	£27,943,956	£17,943,956	£56,444,083	£44,546,180	£31,256,492	£19,787,405	£3,924,812	£11,341,955	£17,192,341	£3,266,290	£15,052,330	£18,874,068
30% affordable housing (70:30)	£69,194,306	£44,780,832	£34,248,125	£21,978,941	£11,506,133	£46,936,586	£36,003,726	£23,675,586	£13,144,682	£-434,556	£16,823,130	£22,162,950	£-11,940,124	£18,224,689	£22,620,838
40% affordable housing (70:30)	£57,593,184	£35,467,051	£25,810,640	£14,590,777	£5,195,050	£37,379,679	£27,460,681	£16,038,432	£6,437,354	£-924,371	£20,309,305	£25,133,689	£-18,631,987	£23,396,987	£27,367,820
50% affordable housing (70:30)	£45,972,070	£26,125,821	£17,537,433	£7,470,080	£1,479,006	£27,811,862	£17,835,852	£9,340,658	£2,115,723	£-1,577,023	£24,785,490	£29,104,229	£-23,914,851	£27,569,315	£31,114,702
60% affordable housing (70:30)	£34,280,746	£16,722,455	£9,102,276	£-2426,351	£-8,107,365	£18,186,468	£10,183,128	£584,509	£-17,150,521	£-17,241,472	£29,266,655	£33,074,869	£-27,097,718	£31,741,644	£34,861,584
70% affordable housing (70:30)	£22,548,456	£7,241,547	£587,895	£-8,089,597	£-18,463,325	£8,463,302	£1,443,840	£-17,294,529	£-14,176,399	£-22,905,321	£33,747,830	£37,045,008	£-32,880,580	£35,913,972	£38,608,468
80% affordable housing (70:30)	£10,710,344	£-2,354,846	£-9,089,731	£-18,816,290	£-21,821,284	£1,363,075	£-17,456,430	£-15,390,130	£-20,202,276	£-28,570,370	£38,229,006	£41,016,147	£-37,363,444	£40,086,300	£42,365,347
90% affordable housing (70:30)	£1,295,424	£-12,223,316	£-16,864,034	£-23,742,804	£-28,378,242	£-11,607,270	£-18,009,830	£-23,485,602	£-28,229,154	£-34,234,819	£42,700,189	£44,985,787	£-42,046,307	£44,258,609	£46,102,239
100% affordable housing (70:30)	£-13,682,666	£-22,191,593	£-25,838,277	£-31,569,656	£-35,138,202	£-21,694,466	£-26,742,822	£-31,551,243	£-36,250,531	£-40,899,688	£47,191,356	£48,957,426	£-46,729,172	£48,430,557	£49,849,112

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£4,000,260														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£105,970,143	£74,748,267	£61,281,812	£46,196,365	£32,864,339	£77,564,283	£63,723,630	£48,590,449	£35,196,454	£16,006,575	£-332,554	£7,085,597	£2,064,049	£-4,542,239	£-10,214,857
10% affordable housing (70:30)	£94,433,342	£65,002,052	£53,002,533	£38,979,871	£26,486,864	£68,009,709	£55,243,423	£41,028,688	£28,382,136	£12,598,511	£4,695,345	£11,058,237	£2,469,315	£-8,714,567	£-13,961,740
20% affordable housing (70:30)	£82,896,541	£56,255,838	£44,708,947	£31,529,507	£20,109,391	£58,609,518	£46,711,615	£33,486,927	£21,952,640	£7,193,247	£-19,176,520	£-15,026,576	£-17,100,825	£-12,886,896	£-17,708,621
30% affordable housing (70:30)	£71,359,741	£46,946,267	£36,413,560	£24,144,376	£13,671,568	£48,100,791	£38,169,161	£25,841,021	£15,310,016	£1,730,979	£-13,657,695	£-18,997,515	£-11,783,689	£-17,059,224	£-21,455,503
40% affordable housing (70:30)	£59,758,618	£37,632,486	£28,076,076	£16,746,211	£7,220,485	£39,539,044	£29,626,116	£18,203,867	£8,602,789	£-3,758,937	£-18,738,870	£-22,968,154	£-16,466,592	£-21,231,582	£-25,202,385
50% affordable housing (70:30)	£48,136,314	£28,291,256	£19,703,267	£9,274,515	£-866,339	£29,927,207	£21,001,287	£10,536,093	£1,852,115	£-9,411,588	£-22,620,045	£-26,038,795	£-21,140,417	£-25,404,880	£-28,949,897
60% affordable housing (70:30)	£36,446,180	£18,887,980	£11,267,711	£1,738,034	£-5,941,931	£20,331,303	£12,348,563	£2,749,944	£-4,985,086	£-15,076,037	£-27,101,220	£-30,900,434	£-25,832,281	£-28,576,209	£-32,696,143
70% affordable housing (70:30)	£24,713,890	£9,406,982	£2,753,129	£-8,924,162	£-12,698,890	£5,129,078	£3,609,075	£-12,010,964	£-20,740,486	£-31,582,399	£34,880,073	£30,516,145	£-33,748,738	£-36,443,431	
80% affordable housing (70:30)	£12,881,278	£-1,891,411	£-5,924,286	£-13,750,515	£-18,958,648	£-892,367	£-5,291,004	£-13,324,665	£-19,036,841	£-26,404,385	£35,963,670	£35,880,712	£-35,198,009	£-37,309,863	£-40,189,913
90% affordable housing (70:30)	£-989,011	£-10,057,891	£-14,798,569	£-21,477,469	£-26,212,807	£-9,291,835	£-14,434,106	£-21,300,237	£-28,063,368	£-34,544,746	£42,842,602	£39,880,472	£-43,038,752	£-45,038,752	£-47,683,677
100% affordable housing (70:30)	£-11,517,232	£-20,026,158	£-23,672,842	£-29,404,121	£-32,969,767	£-18,529,031	£-23,577,367	£-29,415,808	£-33,088,596	£-37,733,833	£45,025,921	£46,791,992	£-44,583,737	£-46,265,522	£-47,683,677

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£10,590,155														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£98,589,461	£67,267,585	£53,901,130	£38,815,682	£25,483,658	£70,183,601	£56,342,947	£41,209,766	£27,915,771	£10,625,892	£-17,713,236	£-14,466,279	£5,216,834	£-11,022,921	£-17,595,539
10% affordable housing (70:30)	£87,052,660	£58,121,370	£45,621,851	£31,488,888	£19,106,182	£63,719,026	£47,862,746	£33,645,096	£21,201,454	£5,212,629	£-12,076,027	£-10,638,919	£-9,849,998	£-10,066,260	£-12,942,422
20% affordable housing (70:30)	£75,515,859	£48,875,155	£37,327,364	£24,148,820	£12,728,709	£51,228,835	£38,080,245	£24,911,958	£14,571,958	£-190,435	£-16,587,202	£-22,407,558	£-14,481,507	£-20,267,578	£-25,089,304
30% affordable housing (70:30)	£63,979,058	£39,565,584	£29,032,878	£16,763,693	£6,290,886	£41,720,109	£30,788,479	£18,460,339	£7,829,334	£-5,649,803	£-21,038,977	£-26,378,198	£-19,164,371	£-24,439,006	£-28,836,185
40% affordable housing (70:30)	£52,377,936	£30,251,893	£20,696,383	£9,363,529	£-180,188	£32,158,262	£22,245,433	£10,823,186	£1,222,107	£-11,139,619	£-25,518,652	£-30,348,837	£-23,847,235	£-28,612,235	£-32,683,067
50% affordable housing (70:30)	£40,797,832	£20,910,574	£12,322,885	£3,869,853	£-6,894,343	£22,698,615	£13,820,804	£3,125,411	£-5,926,968	£-16,799,200	£-30,000,728	£-34,319,477	£-28,748,563	£-36,349,890	
60% affordable housing (70:30)	£29,065,498	£11,507,208	£3,887,025	£-5,641,599	£-13,322,613	£12,961,221	£4,967,780	£-4,630,739	£-12,365,768	£-22,456,719	£-34,481,903	£-38,290,116	£-33,212,963	£-40,076,832	
70% affordable housing (70:30)	£17,333,207	£2,026,300	£-4,627,053	£-13,304,845	£-20,079,573	£3,248,104	£3,771,608	£-12,509,776	£-19,391,646	£-28,121,189	£38,963,073	£42,260,755	£-37,895,827	£-41,129,219	£-43,823,713
80% affordable housing (70:30)	£8,500,997	£-7,570,094	£-13,304,979	£-21,181,097	£-28,436,531	£-16,878,323	£-12,671,857	£-20,685,348	£-28,411,939	£-33,785,617	£43,444,255	£46,231,398	£-42,676,662	£-45,301,548	£-47,870,935
90% affordable housing (70:30)	£-5,511,674	£-17,438,564	£-22,179,252	£-28,998,151	£-33,693,460	£-16,672,517	£-21,814,878	£-28,700,920	£-33,443,401	£-39,450,067	£47,925,428	£50,202,035	£-47,261,555	£-48,473,876	£-51,317,478
100% affordable housing (70:30)	£-18,897,813	£-27,406,841	£-31,053,524	£-38,784,804	£-40,350,449	£-28,908,074	£-34,798,420	£-40,489,278	£-45,114,516	£-52,406,803	£54,172,674	£51,944,410	£-53,846,204	£-55,064,389	

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£2,035,859														
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£108,171,273	£78,389,388	£63,481,941	£48,386,884	£35,361,468	£72,784,413	£58,963,728	£43,700,378	£27,386,583	£10,200,104	£-1,887,379	£4,885,488	£-2,542,110	£-2,542,110	£-8,014,728
10% affordable housing (70:30)	£96,633,472	£67,702,182	£55,202,862	£41,079,700	£28,686,994	£70,299,538	£57,443,552	£43,225,817	£29,782,265	£14,798,640	£-2,495,216	£-8,856,108	£2,691,186	£-6,514,438	£-11,761,610
20% affordable housing (70:30)	£85,096,671	£58,455,367	£46,908,176	£33,729,636	£22,309,520	£60,809,647	£48,911,744	£35,661,066	£24,152,769	£9,390,376	£-8,976,391	£-12,826,747	£-4,900,696	£-10,686,766	£-15,508,492
30% affordable housing (70:30)	£73,559,870	£49,146,396	£38,613,689	£26,344,505	£15,871,697	£51,300,920	£40,369,290	£28,041,150	£17,510,146	£3,931,008	£-11,457,566	£-16,797,398	£-9,589,580	£-14,859,055	£-19,255,374
40% affordable housing (70:30)	£61,968,746	£39,833,616	£29,278,204	£18,966,341	£9,420,614	£41,729,173	£31,826,245	£20,403,996	£10,802,918	£-4,558,807	£-15,838,741	£-20,760,025	£-14,266,423	£-19,031,465	£-23,002,256
50% affordable housing (70:30)	£50,338,443	£30,491,385	£21,903,385	£11,474,644	£-2,886,468	£32,177,426	£22,201,416	£12,706,222	£4,062,244	£-17,211,459	£-20,419,916	£-24,738,665	£-18,949,287	£-23,203,751	£-

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 4

No Units	300
Site Area	1.12 Ha

VBC as % of floorspace 50%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£110,450,435	£79,228,558	£65,762,103	£50,676,656	£37,344,630	£82,044,575	£68,203,921	£53,070,740	£39,676,745	£22,486,866	£4,147,737	£2,605,305	£6,544,340	£1,948	£-73,566
10% affordable housing (70:30)	£102,742,523	£73,047,581	£60,230,664	£45,781,805	£32,075,804	£75,276,562	£62,533,615	£46,010,577	£32,295,083	£18,864,159	£1,238,009	£-270,633	£3,504,444	£-2,861,734	£-8,250,722
20% affordable housing (70:30)	£95,304,612	£66,869,604	£54,684,017	£40,886,952	£28,906,977	£69,352,205	£56,892,985	£42,950,414	£30,819,241	£15,241,252	£-1,745,247	£-7,935,361	£457,426	£-5,851,521	£-10,766,977
30% affordable housing (70:30)	£87,326,700	£60,685,627	£49,137,307	£36,958,267	£24,538,151	£63,039,306	£51,140,938	£37,890,251	£26,381,400	£11,618,344	£-4,750,932	£-10,601,288	£-2,675,237	£-8,461,308	£-13,283,034
40% affordable housing (70:30)	£79,618,789	£54,463,195	£43,590,723	£31,017,669	£20,232,628	£56,695,678	£45,428,981	£32,798,322	£21,944,559	£7,968,432	£-7,756,616	£-13,266,616	£-5,815,380	£-11,261,095	£-15,799,189
50% affordable housing (70:30)	£71,889,969	£48,237,019	£38,044,076	£26,077,071	£15,914,599	£50,306,887	£39,717,022	£27,689,709	£17,467,576	£4,295,039	£-10,762,301	£-15,931,943	£-8,955,924	£-14,060,881	£-18,315,945
60% affordable housing (70:30)	£64,137,906	£42,010,842	£32,453,305	£21,122,117	£11,596,389	£43,917,400	£34,003,346	£22,581,096	£12,978,933	£-913,709	£-13,767,896	£-18,597,270	£-12,056,668	£-16,860,668	£-20,831,500
70% affordable housing (70:30)	£56,385,842	£35,784,666	£26,854,256	£16,123,588	£7,232,478	£37,525,912	£28,236,282	£17,440,547	£8,476,031	£-3,170,788	£-12,267,598	£-15,235,812	£-19,660,455	£-23,347,657	£-27,863,812
80% affordable housing (70:30)	£48,585,315	£29,499,676	£21,255,207	£11,125,059	£2,844,997	£31,111,704	£22,469,219	£12,271,255	£3,923,995	£-9,965,321	£-19,779,355	£-23,927,925	£-18,376,956	£-22,460,241	£-25,863,812
90% affordable housing (70:30)	£40,773,568	£23,213,588	£15,591,422	£8,080,504	£-1,625,750	£24,657,603	£16,672,274	£7,071,364	£-868,905	£-10,759,856	£-22,785,040	£-26,583,253	£-21,816,100	£-25,260,028	£-28,379,967
100% affordable housing (70:30)	£32,858,412	£16,885,072	£9,920,551	£3,966,856	£-6,148,623	£18,192,528	£10,836,433	£1,823,955	£-5,371,058	£-14,554,390	£-25,790,723	£-29,258,500	£-24,626,243	£-28,059,815	£-30,896,124

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£62,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,689,433	£13,355,442	£10,923,698	£8,191,945	£5,280,370	£10,539,426	£9,100,088	£7,333,322	£5,207,025	£1,000,194	£-463,939	£-1,083,693	£-3,083,693	£-4,648,366	£-6,648,366
10% affordable housing (70:30)	£10,155,523	£10,598,419	£-2,353,337	£-6,802,196	£-9,508,106	£-16,857,248	£-30,050,385	£-44,573,423	£-57,328,018	£-73,719,842	£-91,345,991	£-97,654,633	£-99,070,556	£-95,445,735	£-100,834,722
20% affordable housing (70:30)	£2,450,611	£25,717,396	£-37,899,983	£-63,777,023	£-83,777,023	£-23,011,066	£-31,731,104	£-49,633,586	£-61,789,759	£-77,342,748	£-94,320,248	£-100,519,961	£-92,126,574	£-98,245,521	£-103,350,878
30% affordable housing (70:30)	£5,257,307	£-1,898,973	£-43,446,630	£-66,525,733	£-88,049,890	£-29,544,694	£-41,443,062	£-54,693,749	£-68,202,601	£-80,985,656	£-97,334,932	£-103,185,289	£-95,259,237	£-101,045,308	£-105,967,034
40% affordable housing (70:30)	£12,963,211	£-36,120,616	£-68,953,277	£-91,566,311	£-112,351,372	£-35,969,303	£-47,155,020	£-59,768,679	£-70,639,441	£-84,615,566	£-100,340,616	£-105,650,616	£-98,399,389	£-103,861,696	£-108,331,159
50% affordable housing (70:30)	£20,664,031	£-44,346,922	£-84,539,620	£-106,506,929	£-126,661,491	£-42,275,113	£-52,866,978	£-64,894,291	£-75,116,424	£-88,288,962	£-103,346,301	£-108,515,943	£-101,530,524	£-106,644,822	£-110,899,345
60% affordable housing (70:30)	£28,448,056	£-50,573,159	£-80,130,635	£-101,461,384	£-120,987,611	£-48,686,601	£-58,580,655	£-70,002,304	£-79,909,307	£-91,970,292	£-106,351,988	£-111,181,270	£-104,679,668	£-109,444,698	£-113,415,501
70% affordable housing (70:30)	£36,185,158	£-56,799,335	£-85,729,745	£-105,460,413	£-124,980,522	£-55,658,968	£-64,947,719	£-75,143,463	£-84,101,865	£-95,754,788	£-109,307,670	£-113,846,598	£-107,819,812	£-112,244,465	£-115,931,867
80% affordable housing (70:30)	£43,906,686	£-63,084,324	£-71,309,735	£-91,458,911	£-109,739,003	£-61,422,268	£-70,114,752	£-80,312,746	£-88,600,006	£-98,540,322	£-110,969,956	£-115,161,336	£-108,969,956	£-112,044,812	£-116,447,812
90% affordable housing (70:30)	£51,610,432	£-69,370,412	£-76,992,578	£-96,523,496	£-120,209,750	£-67,926,398	£-76,911,728	£-85,512,636	£-93,252,905	£-103,343,856	£-115,369,040	£-119,177,253	£-114,100,100	£-117,844,028	£-120,963,968
100% affordable housing (70:30)	£59,825,588	£-75,898,928	£-82,865,449	£-91,617,146	£-104,732,623	£-74,381,743	£-81,747,567	£-90,755,025	£-97,950,958	£-107,138,390	£-119,374,224	£-121,842,580	£-117,240,243	£-120,643,815	£-123,480,124

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£38,403,420	£7,181,542	£-5,284,912	£-21,370,399	£-39,702,385	£9,997,560	£-5,843,094	£-18,976,275	£-32,970,270	£-49,580,149	£-67,899,278	£-74,652,330	£-65,502,675	£-72,108,983	£-77,761,581
10% affordable housing (70:30)	£30,696,509	£11,816,351	£-5,265,211	£-23,674,647	£-39,613,401	£-16,857,248	£-23,674,647	£-39,613,401	£-54,038,436	£-66,791,932	£-83,182,866	£-90,809,026	£-77,217,648	£-88,942,571	£-94,909,749
20% affordable housing (70:30)	£22,987,507	£5,180,411	£-17,362,998	£-31,160,063	£-43,240,508	£-22,664,080	£-31,194,119	£-49,096,601	£-61,228,774	£-76,806,763	£-93,792,262	£-97,982,076	£-71,580,589	£-77,708,536	£-82,813,892
30% affordable housing (70:30)	£15,279,686	£-11,361,388	£-22,909,645	£-36,088,748	£-47,508,864	£-19,007,709	£-26,906,077	£-34,156,764	£-45,685,615	£-60,428,671	£-76,797,947	£-82,648,303	£-74,722,252	£-80,508,323	£-85,330,049
40% affordable housing (70:30)	£7,617,774	£-17,583,820	£-28,456,292	£-41,029,346	£-51,814,387	£-16,331,237	£-26,618,034	£-34,248,693	£-40,102,456	£-48,078,263	£-59,803,631	£-65,318,631	£-77,862,395	£-83,308,110	£-87,848,204
50% affordable housing (70:30)	£-1,157,046	£-23,809,986	£-34,002,939	£-45,969,944	£-56,132,436	£-21,298,126	£-32,329,953	£-44,357,306	£-54,379,439	£-67,751,076	£-82,809,316	£-87,079,958	£-81,002,539	£-86,107,696	£-90,362,369
60% affordable housing (70:30)	£-7,909,110	£-30,036,173	£-39,593,710	£-50,924,888	£-60,450,628	£-28,129,616	£-40,465,919	£-50,086,322	£-57,433,306	£-68,815,001	£-80,644,285	£-84,142,683	£-88,907,683	£-92,878,515	
70% affordable housing (70:30)	£-15,691,173	£-36,262,350	£-45,192,759	£-55,923,427	£-64,829,537	£-34,521,103	£-43,810,733	£-54,606,468	£-63,570,894	£-75,217,803	£-88,800,685	£-93,309,613	£-87,282,827	£-91,707,047	£-95,384,872
80% affordable housing (70:30)	£-23,461,701	£-42,547,339	£-50,791,898	£-60,921,995	£-69,202,010	£-40,983,311	£-49,577,796	£-59,753,780	£-68,123,020	£-79,012,336	£-91,826,310	£-98,974,980	£-90,422,971	£-94,501,256	£-97,810,927
90% affordable housing (70:30)	£-31,273,447	£-48,853,427	£-56,455,593	£-66,586,512	£-74,673,768	£-47,389,415	£-55,374,741	£-64,979,615	£-72,719,920	£-82,806,871	£-94,832,055	£-98,640,288	£-89,563,115	£-97,307,043	£-100,426,862
100% affordable housing (70:30)	£-39,089,603	£-55,161,943	£-62,126,464	£-71,080,150	£-78,155,638	£-53,854,157	£-61,204,582	£-70,218,050	£-77,419,075	£-89,601,405	£-97,897,738	£-101,305,595	£-96,703,259	£-100,106,830	£-102,943,159

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£77,500,258	£46,287,362	£32,820,927	£17,738,479	£4,403,453	£49,109,338	£35,262,544	£20,129,563	£8,735,566	£-10,454,311	£-28,793,439	£-35,546,482	£-26,396,837	£-33,003,124	£-38,675,742
10% affordable housing (70:30)	£69,801,346	£40,106,405	£27,289,487	£12,840,628	£1,154,627	£42,785,395	£29,592,439	£15,069,400	£2,313,906	£-14,077,019	£-31,793,169	£-38,211,910	£-29,436,732	£-35,892,911	£-41,191,899
20% affordable housing (70:30)	£62,093,435	£33,925,426	£21,742,841	£7,945,775	£4,154,195	£36,441,758	£23,911,715	£10,009,237	£2,122,926	£-17,690,985	£-34,688,424	£-40,977,137	£-32,483,751	£-38,602,698	£-43,709,054
30% affordable housing (70:30)	£54,385,523	£27,744,451	£16,196,103	£3,017,091											

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£110,450,435	£79,228,558	£85,762,101	£50,676,656	£37,344,630	£82,044,575	£68,203,921	£53,070,740	£39,676,745	£22,486,866	£4,147,737	£2,605,305	£6,544,340	£61,948	£5,734,566
10% affordable housing (70:30)	£102,742,353	£73,047,591	£80,230,694	£45,781,805	£33,075,804	£75,576,362	£62,533,615	£48,010,577	£35,255,363	£18,884,159	£1,238,939	£5,270,633	£3,984,444	£2,861,734	£2,250,722
20% affordable housing (70:30)	£35,034,612	£36,966,804	£34,684,011	£40,886,352	£26,908,977	£39,350,414	£30,816,241	£19,816,241	£15,241,252	£1,745,247	£7,935,981	£451,426	£5,961,521	£10,766,877	£1,066,815
30% affordable housing (70:30)	£87,326,700	£80,685,627	£49,137,370	£36,982,667	£24,538,151	£63,030,306	£51,140,938	£37,890,251	£26,381,000	£11,616,344	£4,750,932	£10,601,288	£2,675,237	£8,461,308	£13,283,034
40% affordable housing (70:30)	£79,618,789	£45,463,195	£43,590,723	£31,017,669	£20,232,626	£56,695,678	£45,428,981	£39,796,322	£21,044,559	£7,968,432	£7,758,616	£13,266,616	£5,815,380	£11,261,095	£15,799,189
50% affordable housing (70:30)	£71,889,969	£48,237,010	£38,047,076	£26,077,071	£15,914,509	£50,309,867	£39,717,022	£27,693,709	£14,235,035	£10,931,985	£8,555,324	£14,060,881	£11,050,845	£11,050,845	£11,050,845
60% affordable housing (70:30)	£64,137,906	£42,010,842	£32,453,305	£21,122,117	£11,596,389	£43,017,400	£34,003,346	£22,581,096	£12,076,693	£8,173,709	£13,767,986	£18,597,270	£12,095,668	£16,860,668	£20,831,500
70% affordable housing (70:30)	£56,385,842	£35,784,666	£26,854,256	£16,123,588	£7,223,478	£37,525,912	£28,236,282	£17,440,547	£8,476,031	£3,170,788	£12,773,670	£21,262,098	£15,235,812	£19,660,455	£23,347,857
80% affordable housing (70:30)	£48,595,315	£29,499,676	£21,255,207	£11,125,059	£2,244,997	£31,111,704	£22,489,210	£12,271,255	£3,923,365	£0,965,321	£19,719,355	£23,027,925	£18,379,958	£22,489,210	£26,863,814
90% affordable housing (70:30)	£40,773,656	£23,215,986	£15,591,422	£8,060,504	£1,825,750	£24,687,603	£16,972,274	£7,071,384	£2,666,000	£0,750,666	£22,785,046	£26,583,263	£21,616,100	£25,280,026	£29,378,967
100% affordable housing (70:30)	£32,958,412	£16,885,072	£9,920,551	£3,966,856	£6,148,623	£16,192,258	£10,836,433	£1,828,965	£5,371,058	£14,554,390	£25,790,723	£29,258,590	£24,656,243	£28,059,815	£30,886,124

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£105,970,143	£74,748,267	£81,281,812	£46,196,365	£32,864,339	£77,564,283	£63,723,630	£48,590,449	£35,196,454	£18,006,575	£3,332,554	£7,085,597	£2,064,049	£4,542,239	£10,214,857
10% affordable housing (70:30)	£99,262,232	£69,987,290	£76,795,372	£41,301,813	£28,595,513	£71,246,271	£58,053,324	£43,530,286	£30,774,791	£14,383,867	£3,242,262	£9,760,924	£975,847	£7,342,026	£12,131,013
20% affordable housing (70:30)	£30,554,321	£26,986,313	£30,203,726	£36,405,661	£24,326,886	£34,902,644	£32,372,605	£38,470,123	£26,357,950	£10,760,961	£6,225,538	£12,416,252	£4,022,865	£10,141,812	£15,247,168
30% affordable housing (70:30)	£82,846,409	£56,205,336	£44,657,079	£31,477,976	£20,957,860	£58,589,015	£46,660,647	£33,409,607	£21,901,109	£7,138,055	£9,221,223	£15,081,580	£6,155,628	£12,941,599	£17,763,325
40% affordable housing (70:30)	£75,138,498	£49,992,904	£39,110,432	£26,572,378	£15,792,337	£52,215,387	£40,948,690	£28,316,030	£17,464,268	£3,483,141	£12,236,907	£17,746,997	£10,295,671	£15,741,386	£20,279,480
50% affordable housing (70:30)	£67,409,676	£43,765,727	£33,863,795	£21,598,760	£11,434,215	£46,629,566	£35,236,731	£23,200,418	£12,987,285	£9,255,253	£15,242,592	£20,412,234	£13,455,815	£18,544,172	£23,065,438
60% affordable housing (70:30)	£59,657,614	£37,530,550	£27,973,914	£16,641,825	£7,116,098	£39,437,029	£29,523,054	£18,100,805	£8,498,402	£3,868,553	£18,248,277	£23,077,551	£16,876,993	£21,340,959	£25,311,792
70% affordable housing (70:30)	£51,905,550	£31,304,374	£22,373,964	£11,643,297	£2,743,187	£33,045,161	£23,755,990	£12,960,256	£3,995,740	£7,651,079	£21,253,961	£25,742,689	£19,716,103	£24,140,746	£27,827,948
80% affordable housing (70:30)	£44,105,023	£28,016,385	£16,774,916	£6,644,768	£1,635,294	£26,631,413	£17,969,927	£7,798,944	£2,601,074	£1,445,613	£24,258,646	£26,408,217	£22,856,247	£26,940,533	£30,344,103
90% affordable housing (70:30)	£36,295,291	£18,735,291	£11,111,131	£3,860,213	£1,066,041	£20,173,311	£12,191,985	£2,601,074	£5,149,156	£1,240,147	£27,607,331	£31,033,644	£26,866,391	£29,740,919	£32,860,499
100% affordable housing (70:30)	£28,478,121	£12,404,781	£5,440,260	£2,513,436	£10,628,914	£13,711,967	£8,366,142	£2,651,326	£9,851,349	£10,034,681	£30,271,015	£33,738,871	£29,136,534	£32,540,106	£35,376,415

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£98,580,461	£67,367,585	£53,901,130	£38,015,692	£25,483,656	£70,183,601	£56,942,947	£41,209,796	£27,815,771	£10,625,892	£7,713,236	£14,466,279	£5,376,634	£11,922,921	£17,595,539
10% affordable housing (70:30)	£90,881,450	£61,196,626	£48,369,690	£33,320,831	£21,214,831	£63,965,569	£50,672,842	£36,149,663	£23,394,109	£7,003,185	£10,822,865	£1,031,607	£8,366,629	£14,722,708	£20,111,695
20% affordable housing (70:30)	£83,173,638	£55,005,631	£42,823,044	£28,015,979	£16,946,004	£57,521,961	£44,991,923	£31,089,441	£18,957,268	£3,380,278	£13,606,221	£19,796,934	£11,403,548	£17,522,485	£22,627,851
30% affordable housing (70:30)	£75,465,727	£48,824,854	£37,276,397	£24,097,234	£12,877,177	£51,178,333	£39,279,965	£26,029,278	£14,620,426	£2,422,629	£16,811,908	£22,462,282	£14,536,211	£20,323,281	£25,144,007
40% affordable housing (70:30)	£67,757,815	£42,602,221	£31,728,749	£19,156,696	£9,371,855	£44,834,794	£33,569,007	£20,837,348	£10,083,586	£3,892,541	£19,617,590	£25,127,590	£17,876,364	£23,132,068	£27,660,162
50% affordable housing (70:30)	£60,049,906	£36,376,045	£26,183,102	£14,216,088	£4,063,536	£38,447,914	£27,856,046	£18,626,735	£9,608,903	£1,465,635	£22,823,075	£27,740,916	£20,816,498	£25,924,656	£30,176,919
60% affordable housing (70:30)	£52,342,932	£30,149,868	£20,592,331	£9,261,143	£2,644,685	£32,066,426	£22,142,372	£10,720,123	£11,170,233	£1,147,265	£25,628,955	£30,458,244	£23,956,642	£28,721,642	£32,692,474
70% affordable housing (70:30)	£44,524,868	£23,923,692	£14,993,262	£4,262,614	£1,637,495	£25,664,939	£16,375,308	£9,579,573	£3,384,942	£15,031,761	£28,636,643	£33,123,671	£27,096,796	£31,921,428	£35,208,630
80% affordable housing (70:30)	£36,725,341	£17,638,703	£9,394,234	£2,745,915	£9,015,977	£19,250,721	£10,809,245	£4,110,285	£7,906,979	£1,688,295	£31,649,328	£36,788,990	£30,236,390	£34,321,215	£37,274,786
90% affordable housing (70:30)	£28,912,556	£11,352,615	£3,730,445	£0,800,469	£1,148,723	£12,796,629	£4,811,300	£4,789,610	£12,529,879	£2,620,830	£34,646,013	£38,454,227	£33,977,074	£37,121,002	£40,240,941
100% affordable housing (70:30)	£21,097,439	£5,024,095	£1,940,422	£10,819,411	£1,903,597	£6,331,264	£1,024,541	£10,032,008	£17,232,031	£10,415,363	£37,651,697	£41,119,553	£36,517,271	£39,920,788	£42,757,997

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£108,171,273	£78,498,398	£83,981,941	£48,366,488	£35,366,488	£73,784,413	£59,323,728	£43,700,378	£31,396,353	£15,200,114	£1,887,917	£4,885,484	£1,887,917	£2,839,172	£2,839,172
10% affordable housing (70:30)	£100,462,361	£70,767,410	£77,950,502	£43,501,642	£30,795,642	£74,446,400	£60,253,453	£45,730,415	£32,974,921	£16,583,996	£1,042,153	£7,550,795	£1,224,282	£5,141,896	£10,530,884
20% affordable housing (70:30)	£32,754,450	£24,586,442	£32,403,855	£38,606,790	£26,526,815	£57,102,734	£40,672,234	£28,670,252	£18,638,079	£12,961,090	£4,025,409	£10,216,123	£1,822,736	£7,841,683	£13,047,039
30% affordable housing (70:30)	£85,046,538	£58,405,465	£46,857,208	£33,678,105	£22,257,989	£60,759,144	£48,960,716	£35,610,089	£24,101,239	£9,338,182	£7,051,994	£12,891,450	£4,355,399	£10,741,470	£15,583,195
40% affordable housing (70:30)	£77,338,627	£52,183,033	£41,310,561	£28,757,607	£17,852,466	£54,415,516	£43,148,919	£30,518,159	£19,694,397	£3,888,270	£10,036,778	£16,546,795	£8,055,942	£13,541,257	£18,079,351
50% affordable housing (70:30)	£69,609,807	£45,956,857	£35,763,914	£23,796,090	£13,634,347	£46,028,725	£35,408,547	£25,406,547	£15,187,414	£2,014,877	£13,042,463	£18,212,105	£11,235,686	£16,341,043	£20,585,507
60% affordable housing (70:30)	£61,857,743	£39,330,680	£30,173,143	£18,841,954	£9,316,227	£41,									

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 4

No Units	300
Site Area	1.12 Ha

VBC as % of floorspace 75%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£110,460,436	£79,228,568	£66,762,103	£50,676,656	£37,344,630	£82,044,575	£68,203,921	£53,070,740	£38,676,745	£22,486,866	£4,147,737	-£2,605,305	£6,544,340	-£61,948	-£5,734,566
10% affordable housing (70:30)	£106,271,413	£76,112,819	£62,978,504	£48,203,746	£36,154,452	£78,865,334	£65,343,517	£50,515,174	£37,447,738	£20,649,518	£2,666,395	-£3,965,321	£4,997,914	-£1,489,193	-£7,019,995
20% affordable housing (70:30)	£102,692,391	£72,997,060	£60,179,696	£45,730,837	£33,024,273	£75,876,061	£62,483,113	£47,959,609	£35,203,552	£18,811,966	£1,185,052	-£5,326,337	£3,451,498	-£2,916,438	-£8,305,425
30% affordable housing (70:30)	£99,813,369	£69,881,340	£57,380,889	£43,257,927	£30,864,044	£72,478,996	£59,622,710	£45,404,044	£32,959,366	£16,974,415	-£324,461	-£6,685,352	£1,905,062	-£4,343,683	-£9,590,854
40% affordable housing (70:30)	£96,934,346	£66,765,600	£54,582,082	£40,785,018	£28,703,916	£69,281,931	£56,790,961	£42,848,479	£30,715,180	£15,136,865	-£1,854,654	-£8,045,368	£349,780	-£5,720,927	-£10,876,284
50% affordable housing (70:30)	£91,055,324	£63,649,860	£51,783,275	£38,299,739	£26,543,737	£66,084,865	£53,869,498	£40,292,913	£28,470,994	£13,289,314	£3,384,848	-£9,405,363	£1,241,923	-£7,198,172	-£12,161,714
60% affordable housing (70:30)	£87,176,302	£60,534,121	£48,984,467	£36,803,874	£24,383,659	£62,987,900	£50,983,055	£37,737,348	£26,228,808	£11,461,764	£4,915,042	-£10,765,398	£2,839,347	-£8,625,417	-£13,447,143
70% affordable housing (70:30)	£83,297,280	£57,387,896	£46,185,660	£35,307,611	£22,209,011	£59,890,735	£48,106,573	£35,172,271	£23,982,622	£9,619,779	-£6,445,236	-£12,125,414	-£4,436,770	-£10,052,662	-£14,732,573
80% affordable housing (70:30)	£79,418,258	£54,259,324	£43,386,853	£30,811,546	£20,023,855	£56,493,670	£45,225,110	£32,592,199	£21,738,436	£7,756,604	-£7,975,430	-£13,485,429	-£6,034,194	-£11,479,907	-£16,018,003
90% affordable housing (70:30)	£75,538,742	£51,120,752	£40,588,045	£28,315,462	£17,838,898	£53,275,277	£42,343,647	£30,012,127	£19,477,146	£5,893,429	-£9,505,624	-£14,845,444	-£7,631,618	-£12,907,153	-£17,303,432
100% affordable housing (70:30)	£71,637,459	£47,962,180	£37,798,238	£25,819,417	£15,633,542	£50,054,050	£39,462,184	£27,432,056	£17,208,650	£4,030,254	-£11,035,817	-£16,205,460	-£9,229,042	-£14,334,398	-£18,588,882

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£17,386,453	£13,355,442	£9,881,997	£6,187,496	£4,312,970	£10,539,428	£8,330,980	£6,913,621	£5,202,392	£2,907,134	£6,335,262	£9,133,208	£8,098,688	£6,945,948	£4,215,826
10% affordable housing (70:30)	£13,987,412	£10,471,181	£7,609,606	£4,880,254	£3,399,549	£13,718,666	£10,240,484	£8,068,626	£5,136,262	£2,934,484	£9,017,506	£9,646,322	£7,586,056	£6,073,193	£3,603,956
20% affordable housing (70:30)	£10,108,390	£7,586,920	£5,204,304	£3,483,164	£2,509,728	£10,907,940	£8,300,888	£6,824,391	£5,772,035	£2,938,048	£9,307,337	£9,132,513	£7,500,438	£6,000,426	£3,889,426
30% affordable housing (70:30)	£8,229,366	£5,729,361	£3,823,111	£2,426,073	£1,719,936	£10,105,035	£7,981,291	£6,477,956	£5,624,534	£2,909,585	£9,208,481	£9,289,352	£7,678,939	£6,027,683	£3,824,855
40% affordable housing (70:30)	£6,460,466	£4,618,400	£3,010,918	£1,798,983	£1,380,048	£9,232,070	£7,533,040	£6,028,522	£5,168,608	£2,747,136	£8,438,665	£8,228,242	£6,834,927	£5,462,266	£3,547,143
50% affordable housing (70:30)	£1,528,676	£1,034,140	£600,725	£404,261	£266,040	£6,496,136	£5,291,087	£4,118,087	£3,624,288	£1,608,688	£6,968,848	£6,019,983	£5,825,923	£4,997,172	£3,147,514
60% affordable housing (70:30)	£5,407,698	£3,949,879	£2,839,533	£1,879,328	£1,399,202	£5,596,201	£4,159,365	£3,484,652	£2,937,193	£1,122,238	£7,499,042	£6,349,398	£5,423,347	£4,101,209,418	£2,603,143
70% affordable housing (70:30)	£3,280,720	£2,186,104	£1,488,940	£979,739	£703,266	£4,477,488	£3,374,989	£2,811,730	£2,403,379	£82,964,221	£6,029,237	£104,709,414	£97,020,771	£107,316,573	£106,620,003
80% affordable housing (70:30)	£1,165,742	£833,476	£589,197,147	£371,476	£270,800,146	£3,000,331	£2,438,930	£2,001,601	£1,645,586	£584,827,496	£1,609,430	£1,06,069,429	£98,618,194	£104,963,968	£106,620,003
90% affordable housing (70:30)	£1,045,258	£741,463,248	£51,995,955	£46,268,518	£4,748,745,302	£3,308,723	£2,520,203	£2,071,873	£1,706,854	£86,680,571	£1,02,089,624	£1,07,429,444	£1,010,216,818	£1,05,491,353	£1,089,887,432
100% affordable housing (70:30)	£20,946,542	£14,601,820	£9,794,782	£6,764,583	£4,769,498	£42,529,857	£33,218,816	£26,511,945	£17,377,391	£88,553,748	£103,618,818	£106,789,460	£101,813,042	£106,818,398	£111,172,882

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£36,403,420	£7,181,543	£6,284,312	£3,970,959	£2,792,385	£9,907,580	£8,843,034	£18,976,275	£12,370,270	£9,980,149	£9,898,278	£12,852,320	£9,505,875	£7,210,963	£7,781,581
10% affordable housing (70:30)	£13,524,658	£10,083,511	£7,083,290	£4,582,966	£3,119,319	£8,703,488	£7,511,841	£5,459,217	£4,507,499	£3,900,630	£7,812,337	£5,048,101	£4,538,208	£3,085,011	£3,085,011
20% affordable housing (70:30)	£10,645,376	£7,950,065	£5,617,311	£3,618,178	£2,592,742	£7,620,046	£6,583,002	£4,807,406	£3,843,463	£3,235,050	£7,861,983	£7,737,352	£6,558,527	£4,963,453	£4,804,540
30% affordable housing (70:30)	£8,786,354	£6,285,675	£4,466,126	£2,789,088	£1,921,321	£6,431,981	£5,424,305	£3,842,971	£3,087,649	£2,572,600	£7,237,476	£7,873,367	£6,014,593	£4,300,888	£4,183,889
40% affordable housing (70:30)	£7,287,231	£5,281,415	£3,749,933	£2,381,997	£1,643,349	£5,275,084	£4,526,054	£3,238,336	£2,431,836	£1,910,150	£7,301,688	£8,002,983	£6,197,236	£4,517,942	£4,523,240
50% affordable housing (70:30)	£1,908,809	£1,397,155	£903,740	£534,127	£363,078	£4,503,278	£3,862,150	£2,777,617	£2,124,102	£1,670,621	£6,747,001	£7,431,983	£6,182,388	£4,528,187	£4,428,729
60% affordable housing (70:30)	£1,129,267	£751,512,894	£502,624,548	£332,431,411	£247,683,456	£3,159,215	£2,108,980	£1,509,667	£1,068,585	£21,682,057	£8,812,413	£7,886,952	£6,072,432	£4,544,158	£4,544,158
70% affordable housing (70:30)	£1,129,267	£751,512,894	£502,624,548	£332,431,411	£247,683,456	£3,159,215	£2,108,980	£1,509,667	£1,068,585	£21,682,057	£8,812,413	£7,886,952	£6,072,432	£4,544,158	£4,544,158
80% affordable housing (70:30)	£1,129,267	£751,512,894	£502,624,548	£332,431,411	£247,683,456	£3,159,215	£2,108,980	£1,509,667	£1,068,585	£21,682,057	£8,812,413	£7,886,952	£6,072,432	£4,544,158	£4,544,158
90% affordable housing (70:30)	£1,129,267	£751,512,894	£502,624,548	£332,431,411	£247,683,456	£3,159,215	£2,108,980	£1,509,667	£1,068,585	£21,682,057	£8,812,413	£7,886,952	£6,072,432	£4,544,158	£4,544,158
100% affordable housing (70:30)	£20,946,542	£14,601,820	£9,794,782	£6,764,583	£4,769,498	£42,529,857	£33,218,816	£26,511,945	£17,377,391	£88,553,748	£103,618,818	£106,789,460	£101,813,042	£106,818,398	£111,172,882

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£77,509,258	£46,287,382	£32,820,927	£17,735,479	£4,403,463	£49,103,396	£36,262,744	£20,129,663	£6,765,766	-£10,454,311	£28,733,439	£35,546,482	£26,396,837	£23,003,124	£38,675,742
10% affordable housing (70:30)	£73,630,236	£43,171,642	£30,037,327	£15,262,960	£3,243,275	£45,924,157	£32,402,340	£17,673,998	£4,506,561	-£12,291,611	£29,274,782	£36,906,498	£27,943,283	£24,490,370	£39,861,172
20% affordable housing (70:30)	£69,751,214	£40,065,803	£27,238,519	£12,789,661	£2,309,098	£42,734,884	£29,541,936	£15,018,432	£2,262,375	-£14,129,211	£31,768,124	£39,266,513	£23,480,689	£16,867,816	£41,246,600
30% affordable housing (70:30)	£66,872,192	£36,940,163	£24,439,712	£10,316,750	£1,627,072	£39,537,819	£26,681,533	£12,462,867	£1,189	-£15,966,762	£33,265,637	£39,626,628	£23,038,115	£17,284,860	£42,532,031
40% affordable housing (70:30)	£61,993,169	£33,824,424	£21,640,905	£7,843,841	£1,023,981	£36,340,754	£23,808,784	£9,907,302	£-2,225,997	-£17,804,312	£34,796,831	£40,986,544	£32,901,397	£28,712,104	£43,817,461
50% affordable housing (70:30)	£58,114,147	£30,708,683	£18,842,098	£5,358,962	£6,307,440	£33,143,686	£20,928								

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£103,804,769	£72,582,832	£58,116,377	£44,030,930	£30,698,904	£75,388,849	£61,558,195	£46,425,074	£33,031,019	£15,841,140	£2,407,989	£9,251,032	£101,386	£6,707,674	£12,380,292
10% affordable housing (70:30)	£89,455,687	£69,467,687	£56,332,776	£41,558,020	£28,538,726	£72,219,608	£58,987,741	£43,869,448	£30,802,072	£14,803,790	£3,079,331	£10,611,048	£1,647,812	£8,134,919	£13,663,722
20% affordable housing (70:30)	£76,046,865	£56,951,354	£45,533,970	£30,985,111	£25,785,546	£60,930,535	£48,317,587	£34,913,883	£25,557,526	£12,196,239	£5,460,674	£11,971,063	£3,194,268	£9,584,164	£14,951,151
30% affordable housing (70:30)	£62,167,643	£43,236,614	£30,736,163	£18,612,201	£14,218,388	£48,833,270	£37,968,984	£28,758,318	£20,316,640	£10,328,689	£6,970,187	£11,331,078	£4,740,664	£10,989,400	£16,236,580
40% affordable housing (70:30)	£48,288,620	£30,119,874	£19,936,356	£11,139,292	£7,059,100	£36,236,205	£28,106,235	£20,753,513	£14,064,550	£8,481,139	£8,500,380	£14,691,094	£6,295,846	£12,416,653	£17,522,010
50% affordable housing (70:30)	£34,403,598	£17,004,124	£11,447,649	£5,154,013	£3,898,011	£19,898,011	£15,439,128	£11,223,772	£7,847,187	£5,653,568	£10,030,574	£13,851,108	£7,887,649	£13,943,980	£19,837,440
60% affordable housing (70:30)	£20,530,576	£9,888,395	£42,338,741	£25,157,948	£17,737,383	£58,242,074	£44,342,309	£31,091,622	£19,581,082	£4,816,038	£11,560,768	£17,411,124	£9,485,073	£15,271,143	£20,092,869
70% affordable housing (70:30)	£76,651,654	£50,782,170	£39,539,934	£26,661,884	£15,563,285	£83,045,009	£41,460,846	£28,526,545	£17,336,966	£2,974,053	£13,090,662	£18,771,140	£11,082,496	£16,698,388	£21,378,239
80% affordable housing (70:30)	£72,772,832	£47,613,698	£36,741,127	£24,185,820	£13,378,129	£49,847,844	£38,579,384	£26,246,473	£15,092,710	£11,110,878	£14,621,156	£20,331,155	£12,679,920	£18,126,834	£22,683,728
90% affordable housing (70:30)	£68,863,616	£44,445,028	£33,942,319	£21,869,756	£11,192,812	£46,828,551	£35,697,821	£23,366,401	£12,202,207	£16,163,380	£21,481,170	£14,277,344	£10,652,878	£23,948,158	£29,348,158
100% affordable housing (70:30)	£64,991,733	£41,336,454	£31,143,512	£19,173,691	£9,007,816	£43,408,324	£32,816,458	£20,786,330	£10,560,883	£2,615,472	£17,681,543	£22,851,186	£15,874,768	£20,980,124	£26,234,588

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£105,970,143	£74,748,267	£61,281,812	£46,196,365	£32,864,339	£77,564,283	£63,723,630	£48,590,449	£35,196,454	£18,006,575	£332,554	£7,085,597	£2,064,049	£4,542,239	£10,214,857
10% affordable housing (70:30)	£102,091,721	£71,632,826	£58,488,213	£43,723,455	£30,704,161	£74,385,045	£60,983,226	£46,034,883	£32,967,487	£16,169,225	£1,813,896	£3,445,913	£517,823	£5,969,484	£11,500,267
20% affordable housing (70:30)	£88,212,100	£58,516,789	£45,639,405	£31,269,548	£28,543,881	£71,195,765	£58,002,522	£43,479,318	£30,723,261	£14,331,674	£3,295,239	£9,805,628	£1,028,803	£7,396,729	£12,785,717
30% affordable housing (70:30)	£74,333,078	£46,401,048	£32,900,598	£18,777,636	£12,383,803	£67,998,704	£55,142,419	£40,923,753	£28,479,075	£12,484,124	£4,804,752	£11,165,643	£2,675,230	£8,823,974	£14,071,145
40% affordable housing (70:30)	£60,454,055	£32,285,309	£20,101,791	£10,304,727	£6,223,625	£64,801,639	£52,270,670	£38,368,188	£26,234,889	£10,656,574	£6,334,945	£12,525,669	£4,130,511	£10,251,218	£15,356,575
50% affordable housing (70:30)	£46,575,033	£20,163,669	£14,302,984	£7,819,446	£4,223,465	£51,804,573	£40,389,207	£28,812,622	£22,990,703	£8,819,023	£7,865,139	£13,885,674	£5,722,214	£11,678,643	£16,640,005
60% affordable housing (70:30)	£32,696,011	£16,053,830	£14,504,176	£11,323,383	£10,903,268	£58,407,508	£46,501,744	£33,257,057	£21,746,517	£8,981,473	£9,395,333	£15,245,689	£7,310,338	£13,105,708	£17,927,434
70% affordable housing (70:30)	£82,691,599	£52,917,605	£41,705,369	£28,827,319	£17,728,720	£83,626,281	£65,210,443	£48,691,879	£30,691,879	£5,139,488	£10,925,528	£18,605,705	£8,917,062	£14,532,954	£19,212,864
80% affordable housing (70:30)	£74,937,967	£49,779,033	£38,995,262	£26,331,295	£15,543,564	£72,613,376	£48,744,819	£32,111,908	£17,298,145	£13,276,313	£12,455,721	£17,965,720	£10,514,485	£15,969,194	£20,486,294
90% affordable housing (70:30)	£71,058,461	£46,643,461	£36,807,734	£23,835,101	£13,368,407	£70,308,471	£51,866,336	£35,531,836	£19,898,865	£14,413,186	£13,985,915	£19,025,735	£11,111,903	£17,487,444	£21,753,723
100% affordable housing (70:30)	£67,157,168	£43,501,889	£33,308,047	£21,339,126	£14,573,251	£68,981,893	£52,951,764	£37,126,318	£14,500,037	£16,616,109	£20,685,761	£13,709,333	£10,814,689	£23,060,153	£28,660,153

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£98,589,481	£67,367,585	£52,901,130	£38,815,682	£25,483,656	£70,183,601	£56,342,947	£41,209,766	£27,815,771	£10,625,892	£7,713,236	£14,466,279	£5,316,634	£11,922,921	£17,395,538
10% affordable housing (70:30)	£94,710,439	£64,251,846	£51,117,630	£36,342,775	£23,923,478	£67,004,363	£53,482,443	£38,654,201	£25,585,764	£8,788,542	£9,194,570	£16,863,026	£6,863,060	£13,350,166	£19,890,969
20% affordable housing (70:30)	£80,831,417	£51,136,106	£38,869,863	£21,163,299	£15,815,087	£63,815,087	£50,002,139	£36,098,636	£23,342,578	£6,960,992	£10,675,921	£17,186,310	£8,408,488	£14,777,411	£20,166,309
30% affordable housing (70:30)	£66,952,395	£38,020,366	£26,519,915	£13,396,954	£10,003,121	£60,818,022	£47,761,736	£33,643,070	£21,098,392	£5,113,442	£12,185,434	£18,846,323	£9,959,912	£16,204,857	£21,451,828
40% affordable housing (70:30)	£52,073,372	£24,904,627	£14,721,108	£8,924,044	£4,889,987	£48,889,987	£39,367,506	£28,854,206	£18,854,206	£3,275,891	£13,715,638	£19,905,341	£11,511,194	£17,631,901	£22,737,258
50% affordable housing (70:30)	£38,184,350	£19,188,897	£13,922,301	£6,438,766	£3,466,763	£44,223,891	£34,008,624	£24,431,940	£16,810,000	£1,438,941	£18,245,622	£21,406,366	£10,109,896	£14,069,146	£19,022,006
60% affordable housing (70:30)	£24,313,328	£11,234,493	£7,123,493	£3,942,701	£1,222,585	£51,026,826	£38,127,062	£26,876,375	£14,365,834	£1,399,210	£18,776,015	£22,626,371	£14,700,320	£20,486,391	£26,308,117
70% affordable housing (70:30)	£71,436,307	£45,536,923	£34,324,686	£21,446,637	£10,348,038	£47,829,761	£36,245,599	£23,311,297	£12,121,648	£2,241,195	£18,306,210	£22,986,387	£16,297,744	£21,913,636	£26,993,546
80% affordable housing (70:30)	£67,567,295	£42,388,450	£31,525,879	£18,960,572	£8,161,862	£44,832,696	£33,384,136	£20,731,225	£9,977,462	£4,104,370	£10,836,404	£16,346,405	£12,685,168	£23,940,981	£27,878,978
90% affordable housing (70:30)	£63,677,768	£39,259,779	£28,727,072	£16,544,508	£8,977,724	£41,414,033	£30,482,674	£18,151,154	£7,616,173	£5,967,545	£21,366,597	£26,706,418	£10,492,591	£24,768,126	£29,164,405
100% affordable housing (70:30)	£59,776,485	£36,121,206	£25,928,265	£13,958,443	£7,932,568	£38,193,906	£27,601,211	£15,671,082	£5,346,635	£2,830,720	£22,896,791	£22,006,634	£21,030,015	£26,195,371	£30,449,833

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£108,110,723	£78,988,386	£63,811,811	£48,398,498	£34,944,448	£79,734,418	£65,323,729	£50,780,578	£37,399,383	£20,006,704	£1,897,578	£4,885,488	£8,768,788	£2,342,110	£8,014,728
10% affordable housing (70:30)	£104,291,251	£73,832,627	£60,698,342	£45,923,954	£32,904,290	£76,585,172	£63,063,355	£48,235,012	£35,187,576	£18,969,594	£386,233	£6,245,484	£2,717,752	£3,769,305	£9,300,158
20% affordable housing (70:30)	£90,412,229	£70,716,918	£57,899,534	£43,450,678	£30,744,110	£73,395,899	£60,202,961	£45,679,447	£32,923,300	£1,095,110	£7,605,499	£11,771,326	£5,196,600	£10,585,587	£15,888,587
30% affordable housing (70:30)	£76,532,207	£57,691,178	£45,100,727	£30,977,765	£22,588,932	£70,188,834	£57,342,548	£43,123,882	£30,679,204	£14,694,293	£2,604,623	£8,965,574	£3,975,100	£8,629,845	£11,871,016
40% affordable housing (70:30)	£62,654,184	£38,465,438	£26,301,620	£15,948,856	£8,243,754	£67,001,769	£49,668,317	£36,568,317	£23,435,018	£12,856,703	£4,134,916	£10,326,530	£1,930,382	£8,651,089	£13,156,446
50% affordable housing (70:30)	£48,775,162	£21,369,688	£14,503,113	£8,619,577	£4,263,570	£63,804,703	£51,589,336	£38,012,751	£26,190,832	£11,019,152	£25,665,010	£11,685,545	£3,522,085	£9,478,334	£14,441,876
60% affordable housing (70:30)	£34,896,140	£16,253,959	£10,704,305	£5,523,512	£2										

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 5

No Units	450
Site Area	2.75 Ha

VBC as % of floorspace 0%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£127,907,888	£83,304,297	£63,939,810	£42,157,371	£22,674,446	£85,324,861	£65,450,560	£43,026,330	£22,902,393	£2,666,929	£29,705,212	£39,794,181	£26,706,015	£36,329,810	£44,349,640
10% affordable housing (70:30)	£106,122,807	£65,731,670	£48,150,797	£28,007,068	£10,411,752	£67,351,407	£49,236,616	£28,480,121	£10,129,726	£13,262,604	£38,077,877	£47,204,488	£35,471,032	£44,132,448	£51,350,294
20% affordable housing (70:30)	£94,235,896	£48,012,019	£33,198,747	£13,798,047	£2,059,849	£40,208,359	£23,866,423	£13,704,666	£2,866,620	£23,886,279	£46,450,544	£54,614,754	£44,236,049	£51,305,085	£59,303,948
30% affordable housing (70:30)	£62,179,429	£30,059,057	£16,068,302	£5,830,334	£1,699,735	£30,874,115	£16,279,026	£11,138,450	£1,029,641	£34,453,953	£54,823,210	£62,025,041	£53,001,066	£59,737,723	£65,351,603
40% affordable housing (70:30)	£1,941,932	£201,466	£21,236,135	£27,334,621	£27,334,621	£16,216,535	£9,006,926	£16,316,885	£29,190,661	£45,049,628	£63,195,877	£69,435,329	£61,766,083	£67,540,360	£72,352,258
50% affordable housing (70:30)	£17,142,734	£6,515,339	£16,826,548	£29,891,436	£39,873,506	£6,708,332	£17,655,143	£31,495,320	£42,362,681	£55,645,303	£71,568,543	£76,845,615	£70,531,101	£75,342,898	£79,352,913
60% affordable housing (70:30)	£5,956,072	£25,202,664	£33,451,630	£44,546,735	£61,812,393	£25,918,799	£34,803,359	£46,673,754	£56,514,701	£66,240,377	£79,941,210	£84,255,902	£79,296,119	£83,145,638	£86,363,668
70% affordable housing (70:30)	£29,454,295	£43,889,988	£50,076,713	£59,202,036	£66,251,278	£45,129,248	£51,952,189	£68,676,722	£76,836,653	£88,313,876	£91,666,189	£88,061,135	£90,948,273	£93,354,222	
80% affordable housing (70:30)	£52,953,516	£62,573,312	£66,701,795	£73,857,336	£77,890,165	£64,339,707	£69,099,793	£77,030,623	£81,838,742	£87,432,327	£96,686,543	£99,076,476	£96,826,152	£98,750,911	£100,354,876
90% affordable housing (70:30)	£76,452,739	£81,264,837	£83,246,878	£88,512,636	£90,528,096	£83,350,166	£86,248,010	£92,209,058	£95,000,762	£98,028,003	£105,039,209	£106,486,763	£105,591,169	£106,353,548	£107,355,531
100% affordable housing (70:30)	£99,951,961	£99,951,961	£99,951,961	£103,867,938	£103,867,938	£103,867,938	£103,867,938	£103,867,938	£103,867,938	£103,867,938	£103,867,938	£103,867,938	£103,867,938	£103,867,938	£103,867,938

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£39,416,383	£14,022,483	£10,385,976	£5,189,416	£2,943,953	£14,010,624	£10,385,976	£5,189,416	£2,943,953	£2,943,953	£29,705,212	£39,794,181	£26,706,015	£36,329,810	£44,349,640
10% affordable housing (70:30)	£121,203,979	£61,595,117	£47,915,689	£29,919,719	£12,916,335	£19,975,979	£17,690,171	£10,846,666	£27,197,060	£2,500,891	£26,404,684	£34,531,254	£26,706,015	£34,531,254	£42,677,081
20% affordable housing (70:30)	£143,090,888	£179,314,767	£195,140,039	£178,118,428	£219,138,428	£194,460,363	£121,562,120	£120,000,000	£251,185,065	£273,777,331	£281,941,541	£271,562,636	£279,261,871	£285,677,735	
30% affordable housing (70:30)	£165,147,357	£197,287,729	£211,258,485	£227,107,621	£242,029,521	£196,452,672	£217,047,760	£226,485,227	£243,385,428	£261,780,740	£282,148,997	£289,351,897	£280,327,853	£287,064,509	£292,678,390
40% affordable housing (70:30)	£167,405,968	£193,364,664	£222,562,921	£244,461,407	£253,055,242	£223,633,112	£243,643,872	£256,517,447	£272,376,415	£290,532,644	£296,621,115	£299,068,107	£294,867,147	£299,670,045	
50% affordable housing (70:30)	£210,184,053	£233,842,125	£244,153,334	£257,218,222	£267,300,293	£234,055,118	£244,981,029	£258,622,106	£269,679,488	£282,972,089	£298,896,330	£304,172,402	£297,857,857	£302,669,785	£306,679,699
60% affordable housing (70:30)	£233,281,398	£252,529,450	£260,778,417	£271,873,522	£279,339,179	£253,245,576	£262,130,146	£274,000,540	£282,841,487	£293,567,764	£307,297,997	£311,582,688	£306,622,904	£310,472,422	£313,680,354
70% affordable housing (70:30)	£266,781,061	£271,216,774	£277,463,499	£288,528,922	£292,578,065	£272,456,035	£279,278,363	£289,179,975	£296,003,508	£304,163,438	£313,640,653	£316,992,976	£315,387,921	£318,275,059	£320,631,008
80% affordable housing (70:30)	£290,260,305	£294,028,098	£294,028,098	£301,184,123	£301,184,123	£291,666,404	£296,305,589	£304,387,410	£309,015,329	£314,759,114	£324,013,329	£328,043,262	£326,077,697	£327,651,658	
90% affordable housing (70:30)	£303,779,525	£308,591,423	£310,653,665	£315,839,422	£317,855,836	£312,574,796	£319,535,845	£322,327,548	£325,354,789	£332,385,995	£333,813,540	£332,919,956	£333,880,335	£334,682,318	
100% affordable housing (70:30)	£327,278,747	£327,278,747	£327,278,747	£330,494,723	£330,494,723	£330,494,723	£330,494,723	£330,494,723	£330,494,723	£330,494,723	£330,494,723	£330,494,723	£330,494,723	£330,494,723	

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£48,995,255	£35,596,858	£11,292,943	£13,947,782	£15,422,707	£31,976,592	£11,490,593	£13,947,782	£15,422,707	£15,422,707	£29,705,212	£39,794,181	£26,706,015	£36,329,810	£44,349,640
10% affordable housing (70:30)	£17,169,346	£12,760,356	£14,840,085	£16,489,407	£19,549,746	£12,684,537	£14,840,085	£16,489,407	£19,549,746	£17,142,734	£29,705,212	£39,794,181	£26,706,015	£36,329,810	£44,349,640
20% affordable housing (70:30)	£32,665,255	£19,889,134	£14,744,406	£16,310,106	£17,988,002	£12,692,754	£14,034,632	£16,310,106	£17,988,002	£20,759,452	£22,351,697	£23,151,907	£22,113,202	£22,836,278	£23,522,101
30% affordable housing (70:30)	£114,721,724	£146,842,096	£160,832,851	£177,481,987	£198,358,022	£146,027,038	£160,622,127	£176,039,603	£192,929,784	£211,355,106	£221,724,383	£228,326,194	£229,902,214	£236,838,876	£242,252,758
40% affordable housing (70:30)	£137,080,854	£164,899,221	£177,102,619	£192,137,288	£204,256,774	£164,689,613	£177,408,079	£193,218,038	£208,001,814	£221,950,781	£240,007,030	£246,336,482	£239,867,236	£244,441,513	£249,253,411
50% affordable housing (70:30)	£169,758,419	£183,416,492	£193,727,071	£208,792,559	£218,674,659	£183,609,456	£194,556,206	£208,398,473	£219,253,634	£232,546,456	£248,469,698	£253,746,768	£247,432,294	£252,204,151	£256,254,066
60% affordable housing (70:30)	£182,856,225	£202,103,817	£210,352,783	£221,447,888	£229,513,544	£202,918,943	£211,704,512	£222,574,907	£232,415,854	£242,142,130	£256,842,363	£261,157,055	£256,197,271	£260,046,789	£263,254,721
70% affordable housing (70:30)	£206,395,448	£220,791,141	£226,977,866	£236,103,189	£242,132,431	£222,892,720	£228,753,342	£243,577,875	£253,737,800	£265,210,029	£288,567,342	£294,982,288	£287,849,428	£290,255,375	
80% affordable housing (70:30)	£230,854,889	£239,479,865	£243,892,949	£250,759,489	£254,701,319	£241,240,080	£246,900,946	£253,331,776	£259,739,895	£268,333,460	£277,581,698	£275,777,628	£273,272,395	£275,852,264	£277,296,029
90% affordable housing (70:30)	£255,353,892	£258,165,790	£260,228,031	£266,413,789	£267,300,293	£260,451,319	£265,149,163	£269,110,211	£271,593,915	£274,929,156	£281,966,382	£283,387,916	£282,482,322	£283,454,701	£284,256,664
100% affordable housing (70:30)	£276,653,114	£276,653,114	£276,653,114	£280,069,089	£280,069,089	£279,661,778	£280,297,380	£284,289,645	£285,063,396	£285,524,830	£290,333,029	£290,798,202	£291,257,539	£291,257,539	

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£47,025,544	£2,421,944	£16,942,543	£38,724,982	£58,208,908	£4,442,507	£16,431,794	£37,856,024	£57,970,960	£83,549,289	£110,587,565	£120,676,532	£107,588,369	£117,212,164	£125,231,993
10% affordable housing (70:30)	£25,240,453	£15,150,684	£32,731,556	£52,875,286	£70,470,902	£13,530,947	£13,645,738	£52,402,233	£70,752,627	£94,144,959	£118,960,231	£128,086,822	£116,353,386	£125,014,802	£132,232,648
20% affordable housing (70:30)	£3,833,545	£2,870,335	£46,085,607	£87,094,077	£92,909,203	£31,673,995	£48,016,980	£67,117,689	£83,748,974	£104,740,632	£127,532,898	£145,407,108	£125,118,403	£132,817,438	£139,233,307
30% affordable housing (70:30)	£16,702,925	£50,823,297	£64,814,052	£81,463,188	£95,678,098	£60,098,228	£64,603,327	£82,020,804	£96,910,995	£115,336,307	£135,706,554	£142,907,395	£133,883,420	£140,620,075	£146,233,957
4															

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,590,267	£9,986,656	£47,622,179	£25,839,740	£6,395,815	£89,007,230	£49,132,929	£26,708,699	£5,584,767	£18,984,560	£46,022,843	£96,111,812	£43,029,646	£92,647,441	£60,667,271
10% affordable housing (70:30)	£98,414,039	£41,833,186	£11,889,437	£5,905,879	£51,033,778	£2,918,985	£12,182,499	£6,187,905	£29,580,235	£54,395,508	£63,522,099	£51,786,693	£60,460,079	£67,667,426	£67,667,426
20% affordable housing (70:30)	£97,915,257	£31,634,088	£18,893,116	£2,519,584	£18,374,480	£32,930,728	£15,565,792	£2,552,965	£19,184,251	£40,179,910	£62,768,175	£70,552,385	£50,553,680	£68,252,716	£74,669,579
30% affordable housing (70:30)	£45,861,798	£13,741,426	£249,329	£-16,898,465	£-31,013,256	£14,556,484	£-38,605	£-17,456,081	£-32,346,272	£-50,771,584	£71,140,841	£78,342,672	£69,318,677	£76,065,354	£81,669,234
40% affordable housing (70:30)	£23,532,568	£4,375,690	£-15,919,097	£-31,553,766	£-43,659,252	£4,056,096	£-16,824,557	£-32,634,516	£-45,509,292	£-91,367,299	£79,513,508	£85,752,960	£78,083,714	£93,857,991	£98,669,889
50% affordable housing (70:30)	£325,103	£-22,832,979	£-646,208,057	£-56,291,137	£-22,035,963	£-33,972,774	£-67,812,961	£-58,475,174	£-1,982,934	£-97,895,114	£-93,163,346	£-96,848,732	£-91,680,693	£-95,670,544	£-95,670,544
60% affordable housing (70:30)	£-22,272,703	£-41,520,295	£-49,769,261	£-60,964,366	£-68,930,024	£-42,236,421	£-51,120,960	£-62,991,385	£-67,832,332	£-82,558,608	£-96,258,841	£-100,673,533	£-95,613,749	£-99,463,267	£-102,671,159
70% affordable housing (70:30)	£-45,771,926	£-90,207,619	£-96,394,344	£-75,519,667	£-81,446,879	£-68,289,207	£-78,169,820	£-84,994,393	£-93,154,284	£-104,631,507	£-107,983,820	£-104,378,766	£-107,265,904	£-109,671,853	£-109,671,853
80% affordable housing (70:30)	£-69,271,147	£-128,894,843	£-83,019,426	£-90,174,967	£-94,207,796	£-80,657,538	£-95,417,424	£-93,348,254	£-96,156,473	£-103,749,958	£-113,004,174	£-115,394,107	£-113,143,783	£-115,089,542	£-116,672,507
90% affordable housing (70:30)	£-92,707,370	£-197,562,268	£-98,644,509	£-104,830,257	£-106,846,681	£-99,667,797	£-102,665,641	£-108,226,689	£-111,315,353	£-118,245,634	£-124,376,340	£-122,804,394	£-122,871,178	£-123,673,162	£-123,673,162
100% affordable housing (70:30)	£-116,269,592	£-116,269,592	£-116,269,592	£-116,269,592	£-116,269,592	£-116,269,592	£-116,269,592	£-116,269,592	£-116,269,592	£-116,269,592	£-116,269,592	£-116,269,592	£-116,269,592	£-116,269,592	£-116,269,592

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£116,907,193	£72,303,582	£52,939,095	£31,156,656	£11,672,731	£74,324,144	£54,449,845	£32,025,615	£11,901,678	£13,667,644	£40,705,927	£90,744,936	£37,705,730	£47,330,525	£55,350,353
10% affordable housing (70:30)	£95,122,092	£54,720,865	£37,180,882	£17,036,353	£-898,963	£56,350,922	£28,235,911	£17,479,406	£-870,999	£-24,263,319	£49,076,592	£58,205,183	£46,471,747	£55,153,163	£62,351,009
20% affordable housing (70:30)	£73,255,183	£27,011,304	£21,136,032	£2,797,332	£-13,057,564	£38,207,844	£21,865,700	£-763,951	£-13,867,335	£-34,858,994	£57,451,259	£65,615,469	£55,236,764	£62,935,600	£69,351,663
30% affordable housing (70:30)	£19,058,342	£19,058,342	£5,067,587	£-11,581,549	£-22,696,460	£19,873,400	£5,278,311	£-12,139,165	£-22,020,356	£-45,454,668	£65,823,925	£73,025,756	£64,001,781	£70,738,438	£76,352,318
40% affordable housing (70:30)	£28,849,484	£-1,721,727	£-11,202,181	£-26,236,850	£-38,336,336	£11,250,820	£-17,507,641	£-27,317,600	£-40,191,376	£-96,090,343	£74,198,592	£90,436,944	£72,795,798	£78,541,075	£83,352,973
50% affordable housing (70:30)	£9,142,915	£-17,616,054	£-27,627,963	£-60,802,151	£-30,274,221	£-17,709,047	£-29,655,688	£-42,406,035	£-53,353,336	£-66,646,019	£-92,669,259	£-97,846,350	£-91,531,616	£-96,343,719	£-99,353,626
60% affordable housing (70:30)	£-16,955,767	£-36,203,379	£-44,452,345	£-55,547,450	£-63,613,108	£-36,919,505	£-45,804,074	£-57,674,469	£-66,515,416	£-77,241,692	£-90,941,925	£-95,256,617	£-90,296,323	£-94,146,351	£-97,354,283
70% affordable housing (70:30)	£-40,455,010	£-84,890,703	£-61,077,428	£-70,202,751	£-78,251,993	£-62,952,291	£-72,852,904	£-82,977,437	£-92,873,368	£-99,314,591	£-102,966,904	£-99,061,850	£-101,948,988	£-104,354,937	£-104,354,937
80% affordable housing (70:30)	£-63,954,231	£-123,782,027	£-77,102,510	£-84,868,051	£-96,000,460	£-69,100,598	£-80,103,539	£-92,330,487	£-98,433,042	£-107,687,256	£-110,077,191	£-107,826,867	£-109,751,626	£-111,335,581	£-111,335,581
90% affordable housing (70:30)	£-87,455,494	£-162,267,362	£-98,357,593	£-104,529,765	£-110,529,765	£-84,550,981	£-97,245,722	£-103,200,729	£-108,001,477	£-109,028,918	£-110,059,924	£-107,487,478	£-109,548,884	£-110,546,266	£-110,546,266
100% affordable housing (70:30)	£-110,952,676	£-110,952,676	£-110,952,676	£-110,952,676	£-110,952,676	£-110,952,676	£-110,952,676	£-110,952,676	£-110,952,676	£-110,952,676	£-110,952,676	£-110,952,676	£-110,952,676	£-110,952,676	£-110,952,676

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£98,794,972	£54,181,371	£34,816,894	£13,159,485	£-3,449,880	£56,201,495	£36,327,834	£13,040,407	£-3,220,533	£-31,789,855	£58,828,138	£98,917,707	£35,828,941	£45,452,736	£73,472,588
10% affordable housing (70:30)	£76,999,881	£36,636,743	£19,027,871	£-1,115,895	£-16,711,174	£38,226,481	£21,113,689	£-494,206	£-19,993,200	£-42,385,920	£67,204,644	£76,307,384	£54,939,356	£73,295,374	£80,473,271
20% affordable housing (70:30)	£55,112,972	£18,889,093	£3,063,821	£-15,324,879	£-31,179,775	£20,085,433	£-7,743,407	£-18,967,335	£-31,989,547	£-52,981,205	£75,573,471	£83,737,581	£73,358,975	£81,058,011	£87,473,875
30% affordable housing (70:30)	£33,056,503	£936,131	£-13,054,624	£-29,703,761	£-43,618,681	£1,751,189	£-12,843,900	£-30,261,377	£-45,151,567	£-83,576,879	£83,948,137	£91,147,967	£82,123,993	£88,860,849	£94,474,529
40% affordable housing (70:30)	£10,727,272	£-17,160,894	£-29,324,392	£-44,359,081	£-56,457,547	£-16,861,391	£-29,629,352	£-45,939,811	£-59,313,587	£-74,172,555	£-92,316,803	£-98,558,255	£-90,899,010	£-96,863,287	£-101,475,184
50% affordable housing (70:30)	£-1,989,195	£-35,638,265	£-45,949,474	£-60,014,964	£-69,036,433	£-35,831,258	£-46,776,039	£-60,616,246	£-77,476,506	£-94,168,229	£-100,691,469	£-105,983,541	£-99,654,027	£-104,465,324	£-108,476,639
60% affordable housing (70:30)	£-35,077,998	£-84,325,590	£-62,574,557	£-73,669,661	£-81,735,319	£-55,041,716	£-63,926,286	£-80,041,768	£-94,637,627	£-105,363,904	£-109,064,136	£-113,376,828	£-108,419,044	£-112,268,562	£-115,476,454
70% affordable housing (70:30)	£-59,577,221	£-123,012,914	£-79,199,639	£-88,324,962	£-94,374,204	£-74,252,174	£-87,074,502	£-99,975,115	£-107,799,648	£-105,969,579	£-117,436,892	£-120,789,116	£-117,184,081	£-120,071,199	£-122,477,148
80% affordable housing (70:30)	£-86,070,443	£-161,700,228	£-96,624,722	£-102,989,262	£-107,013,091	£-83,462,634	£-98,222,719	£-106,153,550	£-110,961,868	£-116,555,253	£-125,809,469	£-128,199,402	£-125,949,078	£-127,873,837	£-129,477,893
90% affordable housing (70:30)	£-105,576,665	£-191,387,563	£-112,449,604	£-117,635,562	£-119,651,976	£-112,673,092	£-115,370,936	£-121,311,984	£-124,123,688	£-127,150,929	£-134,182,135	£-135,609,689	£-134,714,005	£-136,676,475	£-136,478,458
100% affordable housing (70:30)	£-129,074,887	£-129,074,887	£-129,074,887	£-129,074,887	£-129,074,887	£-129,074,887	£-129,074,887	£-129,074,887	£-129,074,887	£-129,074,887	£-129,074,887	£-129,074,887	£-129,074,887	£-129,074,887	£-129,074,887

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£122,300,286	£77,700,885	£58,381,188	£36,358,719	£11,013,834	£79,726,249	£59,251,988	£31,427,718	£11,307,781	£-8,285,841	£35,303,824	£82,302,333	£32,303,637	£41,988,427	£59,486,245
10% affordable housing (70:30)	£108,524,195	£60,133,057	£42,552,185	£22,406,456	£4,815,140	£61,752,795	£43,638,003	£22,881,508	£4,831,114	£-18,861,216	£43,676,490	£52,803,080	£41,069,644	£49,731,060	£56,948,907
20% affordable housing (70:30)	£76,637,286	£42,413,407	£26,588,135	£8,199,436	£-7,655,461	£43,609,747	£27,267,811	£-16,068,054	£-8,465,233	£-29,456,891	£52,049,157	£60,213,367	£49,834,661	£57,533,697	£63,949,561
30% affordable housing (70:30)	£56,580,817	£24,460,445	£10,468,690	£-6,179,447	£-20,294,347	£25,275,593	£10,690,414	£-35,737,063	£-21,627,253	£-40,062,965	£60,427,823	£67,623,653	£58,599,678	£65,336,325	£70,950,215
40% affordable housing (70:30)	£34,251,586	£6,343,320	£-9,800,079	£-20,834,747	£-32,933,253										

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 5

No Units	450
Site Area	2.75 Ha

VBC as % of floorspace	25%
------------------------	-----

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£127,907,898	£83,304,297	£63,939,810	£42,157,371	£22,673,446	£86,324,661	£65,450,560	£43,026,330	£22,902,393	£2,666,929	£29,705,212	£39,794,181	£26,706,015	£36,329,810	£44,340,640
10% affordable housing (70:30)	£111,546,175	£70,125,725	£52,103,917	£31,535,285	£13,458,340	£71,821,650	£53,266,695	£31,111,247	£13,307,462	£10,638,488	£36,009,515	£45,376,700	£33,304,580	£42,206,592	£49,624,934
20% affordable housing (70:30)	£95,179,767	£56,949,930	£40,149,732	£20,854,690	£4,145,193	£56,241,602	£41,021,904	£21,074,316	£3,805,809	£18,610,047	£24,313,818	£30,959,218	£20,903,147	£28,903,373	£34,900,228
30% affordable housing (70:30)	£78,671,403	£43,471,307	£28,085,019	£10,169,930	£5,290,980	£44,585,846	£28,675,569	£10,007,295	£6,231,535	£28,581,608	£48,818,121	£56,541,737	£46,501,713	£53,960,155	£60,175,522
40% affordable housing (70:30)	£62,085,799	£29,962,901	£15,972,146	£6,890,049	£14,794,948	£30,779,288	£16,182,871	£1,237,664	£16,127,854	£34,553,167	£54,922,424	£62,124,255	£53,100,279	£59,836,937	£65,450,817
50% affordable housing (70:30)	£45,351,046	£16,351,019	£3,769,144	£11,686,327	£24,296,916	£16,737,230	£3,897,278	£12,646,263	£26,024,172	£46,524,727	£61,226,728	£67,706,774	£59,688,946	£65,713,717	£70,726,111
60% affordable housing (70:30)	£28,386,855	£2,836,385	£9,892,927	£22,712,695	£33,892,863	£2,703,897	£9,229,854	£24,054,822	£36,300,491	£50,496,286	£57,631,030	£73,289,292	£86,297,412	£91,590,499	£97,001,408
70% affordable housing (70:30)	£11,279,284	£11,260,793	£21,156,442	£33,728,884	£43,306,851	£11,684,689	£22,115,820	£36,463,552	£46,816,809	£58,467,845	£73,835,333	£78,871,811	£72,895,979	£77,467,281	£81,276,700
80% affordable housing (70:30)	£6,153,499	£25,401,090	£33,650,058	£44,745,162	£52,810,819	£26,117,217	£36,001,787	£46,872,181	£55,713,128	£66,439,405	£80,139,636	£84,454,329	£79,494,544	£83,344,062	£86,851,994
90% affordable housing (70:30)	£23,802,720	£39,441,386	£46,143,673	£55,761,441	£62,314,787	£40,549,884	£47,887,752	£58,280,810	£65,609,447	£74,410,984	£86,443,940	£90,036,948	£86,083,110	£89,220,844	£91,627,289
100% affordable housing (70:30)	£41,451,939	£53,481,694	£58,637,288	£66,777,720	£71,818,755	£54,982,512	£60,773,718	£69,689,440	£75,905,765	£82,382,523	£92,748,243	£95,619,366	£92,691,677	£95,097,625	£97,102,583

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£62,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£99,416,636	£144,022,436	£163,586,376	£205,851,415	£240,683,340	£140,001,303	£117,672,223	£114,300,459	£80,423,291	£22,990,710	£17,130,989	£17,002,691	£27,002,691	£31,686,561	£37,678,433
10% affordable housing (70:30)	£115,780,611	£157,201,062	£175,222,670	£195,291,497	£213,864,447	£155,505,156	£124,050,092	£126,215,540	£124,019,324	£27,965,275	£26,336,301	£27,703,486	£26,631,367	£26,933,376	£26,795,161
20% affordable housing (70:30)	£132,147,019	£170,476,586	£187,177,654	£206,427,307	£223,181,594	£189,085,148	£186,304,983	£206,252,417	£223,720,977	£245,336,834	£289,640,804	£278,286,005	£267,229,933	£275,410,160	£282,227,014
30% affordable housing (70:30)	£148,655,383	£183,855,480	£199,241,767	£217,156,868	£232,817,706	£192,741,301	£198,651,218	£217,319,492	£233,558,322	£253,908,394	£276,944,908	£283,988,523	£273,828,500	£281,286,342	£287,502,305
40% affordable housing (70:30)	£166,240,985	£192,363,985	£211,336,641	£226,068,635	£242,121,734	£198,547,498	£211,143,916	£226,564,451	£243,454,641	£261,670,364	£292,249,211	£298,451,042	£286,421,046	£292,777,604	£298,001,408
50% affordable housing (70:30)	£181,975,740	£210,975,768	£223,557,643	£239,023,113	£251,625,702	£210,529,557	£223,729,508	£239,973,070	£253,350,959	£269,851,514	£286,553,514	£286,033,560	£287,025,632	£293,040,504	£298,052,688
60% affordable housing (70:30)	£198,937,931	£224,630,402	£235,939,614	£250,039,391	£261,129,670	£224,822,330	£236,556,640	£251,381,709	£263,247,278	£277,893,072	£294,857,818	£306,619,079	£293,624,199	£298,917,295	£303,328,192
70% affordable housing (70:30)	£216,047,693	£238,697,580	£248,483,229	£261,055,671	£270,633,538	£230,011,956	£249,433,607	£262,700,338	£273,143,596	£285,794,832	£301,162,120	£306,198,597	£300,222,765	£304,794,967	£309,603,488
80% affordable housing (70:30)	£233,480,286	£255,957,876	£265,976,944	£274,071,949	£280,137,696	£254,444,004	£266,329,573	£274,198,967	£282,059,911	£293,786,191	£307,466,422	£311,178,116	£306,921,500	£310,970,849	£313,878,750
90% affordable housing (70:30)	£251,129,506	£266,768,173	£273,470,459	£283,088,227	£289,641,573	£267,607,560	£275,214,539	£285,607,237	£292,936,234	£301,737,750	£313,770,028	£317,363,634	£313,419,807	£316,547,630	£319,154,076
100% affordable housing (70:30)	£269,778,725	£289,808,470	£295,964,074	£294,104,505	£292,329,845	£282,309,286	£288,100,629	£297,016,226	£302,832,552	£309,709,310	£320,075,029	£322,946,150	£320,019,463	£322,424,412	£324,429,376

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£48,993,255	£39,598,858	£31,791,343	£19,743,782	£15,927,707	£91,976,292	£111,459,593	£133,974,923	£153,998,760	£179,589,082	£206,606,365	£216,695,334	£203,607,188	£213,230,963	£221,260,793
10% affordable housing (70:30)	£36,354,976	£28,174,428	£21,628,415	£12,744,236	£9,442,813	£105,079,523	£123,624,456	£144,789,906	£163,593,691	£187,539,641	£212,016,688	£222,277,663	£210,205,723	£218,107,745	£226,526,075
20% affordable housing (70:30)	£41,721,386	£30,620,651	£23,136,711	£13,656,043	£10,175,960	£116,659,511	£135,879,349	£155,326,837	£173,295,344	£195,511,200	£219,214,971	£227,950,371	£216,804,300	£224,584,526	£231,801,381
30% affordable housing (70:30)	£48,229,750	£33,429,646	£24,816,134	£14,816,273	£11,212,133	£132,315,867	£148,225,584	£168,993,858	£183,132,688	£203,482,761	£225,519,274	£233,442,890	£223,402,866	£230,861,308	£237,076,675
40% affordable housing (70:30)	£54,816,354	£36,038,252	£26,929,027	£17,281,202	£13,198,101	£146,121,965	£160,718,282	£178,138,817	£193,029,007	£214,454,220	£231,823,577	£238,025,408	£230,001,432	£236,738,990	£242,561,070
50% affordable housing (70:30)	£61,550,107	£40,550,134	£31,713,028	£18,987,493	£14,200,069	£161,103,923	£173,303,875	£193,547,445	£202,929,325	£219,455,880	£238,127,851	£244,607,907	£236,399,899	£242,614,670	£247,827,264
60% affordable housing (70:30)	£68,412,298	£43,264,768	£34,563,980	£20,913,758	£15,704,036	£174,197,296	£190,704,036	£200,956,075	£212,821,644	£227,597,430	£244,432,163	£250,190,445	£243,198,568	£248,491,652	£252,902,559
70% affordable housing (70:30)	£75,621,899	£46,291,946	£37,037,596	£23,030,037	£16,820,004	£188,585,722	£199,016,972	£212,364,705	£222,717,982	£235,388,998	£250,738,488	£255,772,964	£249,797,132	£254,368,434	£258,177,853
80% affordable housing (70:30)	£83,064,682	£50,322,343	£40,551,211	£25,946,315	£18,929,172	£203,091,970	£213,802,940	£223,773,334	£234,614,281	£243,360,959	£257,049,789	£261,355,482	£255,395,077	£260,245,125	£263,453,147
90% affordable housing (70:30)	£90,703,873	£54,342,539	£43,044,526	£29,662,594	£21,925,940	£217,451,071	£224,788,905	£236,161,963	£242,510,600	£252,312,117	£263,345,063	£266,938,001	£262,994,263	£268,121,997	£269,728,442
100% affordable housing (70:30)	£98,353,002	£60,382,837	£48,538,441	£34,676,873	£24,719,508	£231,983,665	£237,674,871	£246,590,590	£252,406,818	£259,283,676	£269,649,396	£272,520,519	£269,592,830	£271,998,778	£274,093,735

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£47,025,544	£2,421,944	£16,942,543	£38,724,982	£58,208,908	£4,442,527	£15,431,794	£37,856,024	£57,979,860	£83,548,283	£110,587,565	£120,676,535	£107,588,369	£117,212,164	£125,231,993
10% affordable housing (70:30)	£30,662,921	£10,795,629	£28,778,437	£49,347,969	£67,424,014	£9,000,724	£27,615,659	£48,771,107	£67,574,892	£91,520,942	£116,891,869	£126,299,063	£114,196,934	£123,088,946	£130,507,295
20% affordable housing (70:30)	£14,291,413	£24,032,423	£40,735,622	£60,707,674	£76,737,161	£22,640,752	£59,860,550	£93,889,708	£127,276,544	£169,492,401	£223,196,172	£311,841,572	£310,765,500	£328,985,727	£355,762,552
30% affordable housing (70:30)	£2,210,550	£37,411,457	£52,797,335	£70,712,453	£86,173,334	£36,296,668	£52,2								

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£111,550,267	£65,986,656	£47,622,179	£26,839,740	£5,385,815	£69,007,230	£40,132,929	£26,706,699	£6,884,765	£18,984,580	£46,022,843	£56,111,812	£43,023,646	£52,647,441	£80,667,271
10% affordable housing (70:30)	£99,226,544	£53,808,084	£36,786,286	£19,217,654	£2,859,291	£53,593,980	£26,949,064	£16,783,616	£3,010,169	£26,956,119	£52,207,146	£61,684,391	£40,622,211	£58,534,220	£85,942,665
20% affordable housing (70:30)	£78,986,136	£40,552,250	£23,835,101	£14,555,849	£1,512,743,58	£41,923,379	£24,704,173	£9,738,685	£1,711,822	£34,927,676	£58,851,449	£69,276,849	£56,220,778	£64,401,004	£71,217,869
30% affordable housing (70:30)	£62,353,772	£27,153,676	£11,767,388	£6,147,311	£-21,608,611	£28,267,855	£12,367,938	£-6,310,366	£-22,640,166	£42,899,239	£64,935,752	£72,859,368	£62,810,344	£70,277,588	£76,483,143
40% affordable housing (70:30)	£45,768,166	£13,645,270	£-3,415,485	£-16,997,680	£-31,112,579	£14,461,657	£-134,760	£-17,555,295	£-32,445,485	£59,870,798	£71,240,052	£78,441,896	£69,417,910	£76,154,588	£81,768,448
50% affordable housing (70:30)	£29,033,415	£33,388	£-23,013,959	£-40,816,547	£-478,599	£-12,720,353	£-29,963,824	£-59,842,366	£-77,544,959	£34,024,405	£76,016,477	£83,013,348	£76,016,477	£83,013,348	£83,013,348
60% affordable housing (70:30)	£12,071,224	£-13,681,246	£-24,980,458	£-39,030,236	£-50,120,514	£-13,613,714	£-25,547,485	£-40,372,583	£-52,138,122	£-66,813,917	£-83,848,661	£-89,606,923	£-82,615,043	£-87,908,130	£-92,319,037
70% affordable housing (70:30)	£-5,038,347	£-27,678,424	£-37,474,073	£-50,046,515	£-59,624,482	£-28,002,200	£-38,433,451	£-51,781,183	£-62,134,440	£-74,785,476	£-90,152,864	£-95,189,442	£-89,213,610	£-97,594,331	£-101,444,929
80% affordable housing (70:30)	£-22,471,130	£-41,718,721	£-49,987,898	£-61,862,793	£-69,126,450	£-42,434,548	£-51,919,418	£-63,189,812	£-72,830,759	£-82,757,036	£-98,457,267	£-104,771,940	£-95,812,175	£-99,661,693	£-102,869,625
90% affordable housing (70:30)	£-46,120,351	£-59,759,017	£-62,463,394	£-72,079,072	£-78,635,416	£-56,867,405	£-64,205,353	£-74,698,441	£-81,927,071	£-90,726,595	£-102,761,571	£-106,364,478	£-102,410,741	£-105,538,475	£-108,144,929
100% affordable housing (70:30)	£-57,769,570	£-79,939,315	£-74,954,919	£-83,095,351	£-88,136,386	£-71,300,449	£-83,983,025	£-91,823,366	£-100,700,154	£-109,065,874	£-111,936,997	£-109,009,308	£-111,415,256	£-110,240,214	

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£116,907,183	£72,903,582	£52,939,095	£31,196,656	£11,672,731	£74,324,146	£54,449,845	£32,025,615	£11,901,678	£31,667,644	£40,705,927	£50,794,896	£37,706,730	£47,330,528	£65,303,955
10% affordable housing (70:30)	£105,545,460	£59,125,010	£41,103,202	£23,534,870	£2,457,825	£60,820,915	£42,355,985	£21,110,533	£2,306,747	£21,639,203	£47,010,230	£56,371,415	£44,305,295	£53,201,307	£69,625,848
20% affordable housing (70:30)	£84,179,052	£45,849,215	£26,149,017	£13,853,765	£-6,855,522	£47,240,857	£26,021,089	£10,073,601	£7,394,906	£20,610,762	£35,314,533	£41,959,933	£30,903,862	£39,084,088	£55,903,943
30% affordable housing (70:30)	£67,670,688	£32,470,592	£17,084,304	£-8,830,815	£-16,291,695	£33,584,771	£17,674,854	£-9,933,420	£-17,232,250	£37,582,323	£59,618,836	£67,542,452	£57,502,428	£64,960,870	£71,176,237
40% affordable housing (70:30)	£51,085,084	£16,962,186	£4,971,431	£-11,680,764	£-25,795,063	£18,778,573	£5,182,156	£-12,238,379	£-27,128,569	£45,558,882	£65,923,139	£73,124,970	£64,100,994	£70,837,652	£76,461,832
50% affordable housing (70:30)	£34,363,331	£5,350,384	£-27,231,571	£-22,697,042	£-35,299,631	£8,798,515	£7,403,433	£-23,647,008	£-37,024,887	£35,525,442	£72,227,453	£78,707,489	£70,669,561	£76,714,432	£81,728,825
60% affordable housing (70:30)	£17,388,140	£-3,364,330	£-19,663,542	£-33,713,320	£-44,803,598	£-3,296,858	£-20,230,569	£-35,055,637	£-46,921,206	£-61,497,071	£-78,531,745	£-84,200,077	£-77,298,127	£-82,501,214	£-87,002,121
70% affordable housing (70:30)	£778,469	£-22,361,508	£-32,157,157	£-44,729,599	£-54,307,568	£-22,646,264	£-33,116,535	£-46,464,264	£-61,871,524	£-69,468,500	£-84,836,048	£-88,872,626	£-83,986,694	£-88,467,996	£-92,277,415
80% affordable housing (70:30)	£-17,154,214	£-36,401,805	£-44,890,713	£-55,745,937	£-63,811,534	£-37,117,332	£-46,800,502	£-57,872,896	£-67,813,843	£-77,440,190	£-91,148,351	£-95,455,044	£-88,486,259	£-94,344,717	£-97,582,704
90% affordable housing (70:30)	£-34,803,435	£-59,442,389	£-67,442,389	£-78,442,389	£-84,442,389	£-54,442,389	£-63,442,389	£-74,442,389	£-81,442,389	£-91,442,389	£-101,442,389	£-108,442,389	£-102,442,389	£-107,442,389	£-110,442,389
100% affordable housing (70:30)	£-52,452,654	£-64,452,399	£-69,638,003	£-77,778,435	£-82,818,470	£-65,983,227	£-71,741,433	£-80,690,155	£-86,500,480	£-93,383,238	£-103,748,958	£-106,620,081	£-103,692,392	£-106,098,340	£-108,103,298

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£98,784,972	£54,181,371	£34,816,884	£13,024,445	£5,449,480	£56,201,335	£36,327,634	£13,902,404	£5,220,533	£31,781,855	£58,828,138	£68,971,107	£55,828,941	£65,452,738	£73,472,565
10% affordable housing (70:30)	£82,423,240	£41,092,790	£22,980,991	£12,413,358	£1,564,596	£42,698,704	£24,143,765	£2,988,320	£1,815,464	£29,761,414	£55,132,441	£74,409,626	£62,407,607	£71,329,518	£78,447,860
20% affordable housing (70:30)	£66,056,841	£27,727,004	£11,026,906	£-8,268,447	£-24,977,430	£29,118,676	£11,988,878	£-8,048,610	£-25,517,117	£47,372,974	£60,082,144	£69,026,073	£57,206,300	£64,023,154	
30% affordable housing (70:30)	£49,548,477	£14,348,380	£1,037,907	£-18,983,026	£-34,413,906	£16,462,559	£-447,357	£-19,115,631	£-35,354,461	£59,704,534	£77,741,647	£85,664,683	£75,624,639	£83,083,081	£89,298,448
40% affordable housing (70:30)	£32,862,873	£-893,907	£-13,150,780	£-29,802,975	£-43,907,874	£1,856,262	£-12,840,056	£-30,350,591	£-45,950,780	£63,078,083	£84,045,351	£91,247,181	£82,223,206	£88,959,863	£94,573,744
50% affordable housing (70:30)	£16,226,120	£-12,771,908	£-26,353,783	£-40,816,493	£-53,421,842	£-12,356,966	£-25,525,846	£-41,769,219	£-55,147,098	£1,641,653	£30,494,654	£36,823,772	£34,836,644	£38,649,038	
60% affordable housing (70:30)	£734,071	£-26,486,541	£-37,785,753	£-51,835,531	£-62,925,810	£-26,419,070	£-38,352,780	£-53,177,848	£-65,043,417	£-79,618,212	£-96,653,956	£-102,412,218	£-95,420,338	£-100,713,425	£-105,124,332
70% affordable housing (70:30)	£-17,843,642	£-30,483,720	£-39,279,359	£-49,851,810	£-57,429,777	£-40,897,496	£-51,239,746	£-64,596,478	£-74,939,735	£-87,990,772	£-102,958,259	£-107,994,737	£-102,018,905	£-106,590,207	£-110,399,625
80% affordable housing (70:30)	£-35,276,426	£-54,534,016	£-62,172,984	£-73,868,089	£-81,939,745	£-55,340,143	£-64,128,713	£-75,988,107	£-84,268,054	£-96,561,301	£-109,265,653	£-113,677,255	£-108,817,470	£-112,468,988	£-115,674,039
90% affordable housing (70:30)	£-52,925,646	£-68,564,313	£-75,266,590	£-84,884,367	£-91,437,713	£-69,672,790	£-77,010,678	£-87,403,737	£-94,732,973	£-103,533,890	£-115,566,866	£-119,159,774	£-115,216,037	£-118,343,770	£-120,950,215
100% affordable housing (70:30)	£-70,574,865	£-82,604,810	£-87,760,214	£-95,900,646	£-100,941,651	£-84,105,438	£-90,886,645	£-104,628,691	£-111,505,450	£-121,871,169	£-124,742,292	£-121,814,609	£-124,220,552	£-126,225,510	

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£122,380,286	£77,708,188	£58,341,188	£36,858,789	£11,774,538	£71,748,249	£50,851,948	£27,427,718	£11,803,181	£39,261,541	£63,383,823	£74,382,827	£64,382,827	£71,382,827	£83,382,827
10% affordable housing (70:30)	£105,947,565	£64,527,113	£46,505,305	£25,936,672	£7,890,728	£56,223,018	£47,888,083	£26,512,534	£7,708,890	£26,237,100	£41,808,127	£50,976,312	£38,903,183	£47,806,204	£55,223,546
20% affordable housing (70:30)	£89,581,156	£51,251,318	£34,551,120	£16,265,867	£-1,453,420	£52,642,900	£35,423,192	£16,475,704	£-1,992,803	£24,208,660	£47,912,430	£56,557,830	£45,501,759	£53,681,986	£60,488,840
30% affordable housing (70:30)	£73,072,791	£37,672,694	£22,496,407	£4,571,298	£-10,889,592	£38,986,873	£23,076,957	£4,406,693	£-11,830,147	£32,180,220	£54,216,733	£62,140,349	£52,100,325	£59,558,767	£66,774,134
40% affordable housing (70:30)	£56,487,187	£24,384,290	£10,373,534	£-2,278,661	£-20,393,550	£26,180,676	£10,584,288	£-9,836,277	£-21,726,465	£40,181,793	£60,551,037	£67,722,867	£58,688,892	£65,435,549	£71,649,430
50% affordable housing (70:30)	£41,070,434	£10,752,406	£-1,829,469	£-11,198,619	£-22,897,528	£11,198,619	£-2,001,334	£-16,240,905	£-31,622,784	£48,123,339	£66,825,340	£73,305,396	£66,		

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 5

No Units	450
Site Area	2.75 Ha

VBC as % of floorspace 50%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£127,907,898	£83,304,297	£63,939,810	£42,167,371	£22,673,446	£85,324,861	£65,450,560	£43,026,340	£22,902,393	£2,666,929	£29,705,212	£39,794,181	£26,706,015	£36,329,810	£44,349,640
10% affordable housing (70:30)	£116,969,544	£74,512,478	£56,031,156	£36,063,501	£16,497,980	£76,291,854	£57,296,773	£36,718,000	£16,473,721	£8,014,373	£33,941,151	£43,548,931	£31,138,130	£40,280,736	£47,899,673
20% affordable housing (70:30)	£108,031,189	£65,638,041	£48,059,971	£27,910,813	£10,514,135	£67,258,847	£49,142,985	£29,383,865	£10,032,110	£13,361,817	£38,177,092	£47,303,681	£35,570,245	£44,231,651	£51,449,928
30% affordable housing (70:30)	£95,087,207	£56,756,301	£40,054,904	£20,758,325	£4,047,575	£58,147,973	£40,926,977	£20,978,180	£3,508,193	£19,709,262	£42,413,031	£51,058,431	£40,002,361	£48,182,587	£54,999,441
40% affordable housing (70:30)	£84,050,777	£47,822,365	£31,994,436	£13,065,736	£2,255,275	£49,021,100	£32,676,770	£13,672,355	£3,085,048	£24,066,706	£46,648,971	£54,813,182	£44,434,475	£52,133,512	£58,549,376
50% affordable housing (70:30)	£73,014,348	£38,635,766	£23,887,135	£6,394,204	£8,264,326	£38,635,765	£24,351,077	£6,102,919	£9,895,664	£29,404,149	£50,884,911	£58,587,932	£48,866,591	£56,084,438	£62,099,310
60% affordable housing (70:30)	£61,898,540	£29,770,590	£15,779,835	£-370,475	£-14,993,375	£30,589,634	£15,990,560	£-1,436,091	£-16,326,291	£34,751,893	£55,120,851	£62,322,691	£53,298,701	£60,035,363	£65,649,244
70% affordable housing (70:30)	£50,746,268	£20,663,950	£7,638,894	£-28,252,732	£-83,264,424	£21,236,789	£7,595,707	£-9,074,915	£-22,956,898	£40,090,038	£59,356,791	£66,077,432	£57,730,821	£63,986,288	£69,199,178
80% affordable housing (70:30)	£39,470,891	£11,557,310	£-598,320	£-15,832,988	£-27,731,474	£11,876,912	£-903,779	£-16,713,739	£-29,587,514	£45,446,482	£63,592,731	£69,832,182	£62,162,937	£67,937,214	£72,749,112
90% affordable housing (70:30)	£28,100,388	£2,343,534	£-8,960,468	£-23,010,245	£-34,100,524	£2,411,006	£-9,527,494	£-24,352,563	£-36,218,132	£50,783,926	£67,828,670	£73,586,332	£66,995,053	£71,888,139	£76,299,046
100% affordable housing (70:30)	£16,661,956	£-7,011,406	£-17,322,615	£-30,387,502	£-40,469,574	£-17,204,388	£-18,151,210	£-31,991,397	£-42,848,748	£56,141,371	£72,064,611	£77,341,683	£71,021,167	£75,839,065	£79,848,980

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£99,418,639	£144,032,349	£163,488,376	£185,351,415	£204,683,340	£142,001,305	£111,676,222	£114,300,459	£104,439,292	£22,993,913	£34,701,691	£11,350,291	£34,002,631	£31,688,581	£37,678,435
10% affordable housing (70:30)	£110,557,242	£152,814,309	£173,296,530	£192,265,285	£204,828,756	£151,034,932	£110,050,013	£101,608,787	£120,853,066	£25,341,160	£26,267,938	£270,675,717	£258,464,916	£267,607,522	£275,226,361
20% affordable housing (70:30)	£121,235,598	£161,688,746	£179,270,816	£199,415,874	£217,012,652	£160,087,340	£118,163,800	£108,342,822	£127,294,678	£24,688,044	£25,533,878	£274,630,467	£262,897,032	£271,558,448	£278,776,294
30% affordable housing (70:30)	£132,238,530	£170,570,485	£187,271,862	£206,589,462	£223,278,211	£169,178,814	£116,399,809	£106,348,626	£123,818,594	£24,636,048	£25,739,818	£278,385,216	£267,329,177	£275,509,373	£282,326,228
40% affordable housing (70:30)	£143,270,000	£179,504,427	£196,332,360	£213,121,050	£229,952,062	£178,305,068	£114,650,016	£113,154,611	£121,931,834	£24,363,402	£25,376,757	£282,131,968	£271,761,262	£279,460,296	£286,076,162
50% affordable housing (70:30)	£154,312,438	£188,491,020	£203,439,651	£220,932,583	£235,951,112	£187,501,412	£127,522,857	£122,022,451	£126,730,932	£24,212,698	£25,219,698	£285,894,710	£276,193,378	£283,411,224	£289,426,007
60% affordable housing (70:30)	£165,428,245	£197,556,196	£211,546,951	£228,205,261	£242,320,161	£196,737,152	£121,338,227	£128,762,877	£124,653,088	£24,076,380	£25,047,637	£288,649,468	£280,625,493	£287,362,149	£292,976,003
70% affordable housing (70:30)	£176,580,518	£206,682,336	£219,689,693	£235,580,518	£248,689,211	£206,080,017	£129,731,080	£128,301,701	£130,283,684	£23,874,624	£24,868,676	£293,494,216	£285,957,608	£291,319,975	£296,526,965
80% affordable housing (70:30)	£187,856,696	£216,765,417	£227,825,106	£242,895,778	£252,856,176	£215,499,874	£129,230,566	£124,040,925	£126,914,301	£23,712,569	£24,719,517	£297,158,369	£289,489,723	£295,078,688	£300,078,688
90% affordable housing (70:30)	£199,226,398	£224,983,252	£236,287,254	£250,337,020	£261,427,310	£224,814,301	£126,364,881	£125,679,340	£126,544,918	£23,610,713	£24,565,445	£300,913,719	£293,921,839	£299,214,926	£303,626,833
100% affordable housing (70:30)	£210,664,830	£234,338,193	£244,649,402	£257,714,289	£267,796,361	£234,531,785	£124,477,997	£124,175,534	£123,868,127	£23,468,157	£24,391,397	£304,688,469	£298,363,954	£303,165,851	£307,125,768

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£48,993,255	£33,598,856	£17,991,343	£-134,743,782	£-154,227,707	£-91,976,292	£-111,450,593	£-133,874,823	£-153,998,760	£-179,589,082	£-206,606,365	£-216,695,334	£-203,607,188	£-213,230,963	£-221,250,793
10% affordable housing (70:30)	£56,331,406	£32,389,675	£12,869,987	£-141,557,852	£-160,403,163	£-100,609,289	£-119,624,590	£-141,163,153	£-160,427,432	£-184,915,526	£-210,842,394	£-220,450,604	£-208,029,263	£-211,151,889	£-220,828,726
20% affordable housing (70:30)	£67,869,954	£11,263,112	£-128,845,182	£-148,990,240	£-166,587,018	£-109,642,306	£-127,758,187	£-148,517,188	£-168,869,043	£-190,262,970	£-215,078,245	£-224,204,834	£-212,471,398	£-221,132,814	£-228,350,661
30% affordable housing (70:30)	£81,813,946	£-20,144,652	£-138,846,249	£-156,142,828	£-171,853,578	£-118,753,180	£-135,974,176	£-155,922,993	£-173,392,960	£-198,610,415	£-219,314,184	£-227,989,584	£-216,903,514	£-225,093,740	£-231,800,594
40% affordable housing (70:30)	£92,850,374	£-129,078,788	£-144,906,717	£-163,295,417	£-179,156,428	£-127,880,953	£-144,224,383	£-163,228,798	£-179,066,201	£-200,847,659	£-223,650,124	£-231,714,335	£-221,339,628	£-228,034,686	£-235,450,629
50% affordable housing (70:30)	£103,886,905	£-138,065,387	£-153,014,018	£-170,806,949	£-189,526,479	£-137,075,778	£-152,550,076	£-170,788,234	£-188,598,817	£-206,305,302	£-227,786,054	£-235,469,065	£-225,761,744	£-232,985,591	£-239,003,463
60% affordable housing (70:30)	£115,002,613	£-147,130,653	£-161,121,318	£-177,779,628	£-191,894,528	£-146,311,516	£-167,337,244	£-193,227,434	£-211,652,746	£-232,022,004	£-249,223,834	£-250,199,860	£-236,936,516	£-242,550,397	
70% affordable housing (70:30)	£126,154,885	£-156,237,203	£-169,262,259	£-185,196,889	£-199,263,577	£-155,664,384	£-169,305,446	£-195,976,068	£-219,859,051	£-237,000,181	£-256,257,944	£-242,078,585	£-234,631,874	£-240,887,441	£-246,100,331
80% affordable housing (70:30)	£137,430,262	£-165,349,843	£-177,498,473	£-192,534,141	£-204,633,627	£-163,932,241	£-177,804,332	£-193,814,892	£-208,498,687	£-222,347,635	£-240,493,894	£-248,723,335	£-239,064,080	£-244,390,269	£-249,650,265
90% affordable housing (70:30)	£148,800,765	£-174,557,619	£-185,861,521	£-199,911,388	£-211,001,677	£-171,490,147	£-186,428,647	£-204,115,285	£-227,695,079	£-244,729,823	£-250,488,065	£-245,496,206	£-248,789,292	£-253,200,199	
100% affordable housing (70:30)	£160,239,197	£-183,912,559	£-194,223,768	£-207,288,650	£-217,370,727	£-184,105,501	£-195,052,363	£-208,692,540	£-219,749,901	£-233,022,524	£-248,965,761	£-254,242,836	£-247,939,320	£-252,740,218	£-256,760,153

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£47,025,144	£2,421,944	£-16,942,544	£-38,724,982	£-58,208,908	£4,442,507	£-15,431,794	£-37,866,024	£-57,079,860	£-83,548,283	£-110,587,565	£-120,676,535	£-107,588,369	£-117,212,164	£-125,231,993
10% affordable housing (70:30)	£36,087,190	£-36,969,876	£-24,851,197	£-45,919,893	£-69,984,364	£-14,590,499	£-23,585,551	£-45,164,354	£-64,408,633	£-88,896,727	£-114,823,506	£-124,431,284	£-112,020,483	£-121,163,089	£-128,781,927
20% affordable housing (70:30)	£25,148,935	£-15,244,313	£-32,826,393	£-52,911,441	£-70,669,210	£-13,623,607	£-31,739,367	£-52,498,389	£-70,850,244	£-94,244,171	£-119,059,445	£-128,188,025	£-116,452,599		

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£127,907,898	£83,304,297	£63,939,810	£42,137,371	£22,873,446	£85,324,861	£65,450,560	£43,026,330	£22,902,993	£2,668,929	£29,705,212	£39,794,181	£26,706,013	£36,329,810	£44,349,940
10% affordable housing (70:30)	£116,860,329	£74,512,478	£56,031,156	£35,063,201	£16,497,990	£76,291,854	£57,296,773	£36,718,000	£16,473,721	£3,014,373	£33,941,151	£43,548,391	£31,138,130	£40,280,736	£47,889,273
20% affordable housing (70:30)	£106,031,189	£66,036,941	£48,955,971	£27,910,913	£10,314,135	£67,258,847	£49,142,986	£28,383,865	£10,932,110	£3,361,817	£27,303,681	£36,570,245	£24,631,661	£35,449,508	£42,999,568
30% affordable housing (70:30)	£96,087,207	£56,756,301	£40,054,904	£20,748,920	£4,047,575	£56,147,973	£40,926,977	£20,976,907	£3,508,190	£3,109,262	£21,058,431	£27,000,262	£15,058,431	£24,000,262	£30,999,441
40% affordable housing (70:30)	£87,820,777	£47,822,955	£31,994,456	£13,605,736	£2,255,275	£49,021,100	£32,676,770	£13,572,355	£3,065,048	£2,056,706	£16,648,071	£21,814,182	£14,434,475	£22,133,512	£28,549,376
50% affordable housing (70:30)	£73,014,246	£38,935,756	£25,897,135	£8,384,204	£3,824,326	£39,635,375	£24,351,077	£8,102,919	£2,404,149	£1,593,894	£10,567,332	£14,866,591	£8,584,438	£16,009,310	£21,000,262
60% affordable housing (70:30)	£61,898,540	£29,770,590	£16,779,835	£2,874,475	£1,493,375	£30,589,634	£16,980,565	£1,436,091	£1,126,328	£1,347,593	£5,520,851	£6,232,681	£3,298,707	£4,000,262	£5,649,244
70% affordable housing (70:30)	£50,746,268	£20,663,950	£7,638,884	£-8,255,732	£-21,362,424	£21,236,769	£7,995,707	£-19,074,915	£-22,856,898	£-24,099,038	£-59,386,791	£-66,077,432	£-77,730,821	£-83,986,288	£-89,198,178
80% affordable housing (70:30)	£39,470,891	£11,557,310	£-5,998,920	£-15,832,988	£-27,731,474	£11,876,812	£-9,903,719	£-16,713,739	£-29,587,514	£-34,486,482	£-63,882,731	£-69,832,182	£-72,162,837	£-77,937,244	£-82,749,112
90% affordable housing (70:30)	£29,100,386	£2,343,834	£-38,961,466	£-52,010,245	£-64,100,524	£2,411,006	£-2,527,494	£-24,382,963	£-36,128,132	£-40,783,606	£-87,828,670	£-92,586,332	£-96,065,053	£-100,209,046	£-104,209,046
100% affordable housing (70:30)	£16,861,246	£-7,011,406	£-17,322,615	£-30,387,502	£-40,468,574	£-1,204,388	£-18,151,210	£-31,991,387	£-42,848,748	£-55,141,371	£-102,064,611	£-107,341,683	£-111,027,167	£-115,839,065	£-120,848,980

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£116,907,183	£72,903,582	£52,939,095	£31,196,656	£11,672,731	£74,324,146	£54,449,845	£32,025,615	£11,901,678	£1,667,644	£40,705,927	£50,794,896	£37,706,730	£47,330,528	£55,350,355
10% affordable housing (70:30)	£105,968,329	£63,511,763	£46,039,441	£24,062,786	£5,497,275	£65,291,139	£46,296,058	£24,717,285	£5,473,076	£1,015,088	£44,941,896	£54,548,646	£42,138,845	£51,281,451	£59,300,288
20% affordable housing (70:30)	£95,030,474	£54,637,246	£37,955,256	£16,910,198	£-686,880	£56,258,132	£38,142,271	£17,385,520	£-958,605	£-24,362,532	£49,177,807	£58,304,396	£46,570,960	£55,232,376	£63,450,223
30% affordable housing (70:30)	£84,086,462	£45,755,586	£29,054,189	£9,757,610	£-6,853,140	£47,147,258	£29,926,262	£9,977,445	£-7,492,622	£-29,709,977	£53,413,746	£62,059,146	£51,003,076	£59,183,302	£66,000,156
40% affordable housing (70:30)	£73,050,092	£36,821,650	£20,993,721	£2,605,021	£-13,255,990	£38,020,385	£21,676,055	£7,571,640	£-14,065,763	£-35,057,421	£57,849,696	£65,813,897	£55,435,190	£63,134,227	£69,550,091
50% affordable housing (70:30)	£62,013,633	£27,935,051	£12,886,420	£-4,606,511	£-19,625,041	£28,834,660	£13,350,362	£-4,897,796	£-20,696,370	£-40,460,864	£51,885,626	£59,568,647	£49,065,336	£57,100,025	£63,000,262
60% affordable housing (70:30)	£50,897,823	£18,769,975	£4,779,120	£-11,879,190	£-25,994,090	£19,538,919	£4,389,945	£-12,436,806	£-27,326,956	£-45,752,308	£66,121,566	£73,323,396	£64,290,422	£71,036,076	£76,649,959
70% affordable housing (70:30)	£39,746,553	£9,663,235	£-3,361,821	£-19,256,447	£-32,363,139	£10,236,054	£-3,405,008	£-20,075,630	£-33,957,613	£-51,099,763	£-70,371,506	£-77,078,147	£-88,731,536	£-94,987,003	£-100,199,893
80% affordable housing (70:30)	£28,470,176	£5,595,697	£-11,599,035	£-26,553,703	£-38,752,169	£-1,876,197	£-11,904,494	£-27,714,454	£-40,588,228	£-56,447,197	£-74,583,446	£-80,832,397	£-83,163,852	£-87,937,929	£-93,749,927
90% affordable housing (70:30)	£17,096,673	£-2,657,183	£-12,886,420	£-24,606,511	£-34,010,960	£-1,801,230	£-5,593,709	£-14,010,234	£-27,218,847	£-43,784,641	£-68,828,854	£-77,006,768	£-82,868,894	£-87,289,761	£-92,000,262
100% affordable housing (70:30)	£5,861,241	£-18,012,121	£-28,323,330	£-41,388,217	£-51,470,047	£-18,205,113	£-29,151,925	£-42,992,102	£-53,849,463	£-67,142,086	£-93,065,326	£-98,342,398	£-102,027,882	£-106,830,928	£-110,849,895

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£98,789,972	£54,181,371	£34,818,884	£13,024,445	£5,449,480	£56,201,335	£36,327,634	£13,902,404	£5,220,533	£3,789,855	£38,828,138	£48,917,197	£35,828,941	£45,452,736	£53,472,566
10% affordable housing (70:30)	£87,846,616	£45,389,552	£26,908,230	£8,940,675	£-1,624,926	£47,169,808	£28,173,847	£8,595,073	£-1,649,205	£-3,197,299	£43,004,077	£52,671,867	£40,281,056	£49,403,662	£57,022,409
20% affordable housing (70:30)	£76,909,263	£36,515,114	£18,933,045	£-1,212,013	£-8,808,792	£38,135,920	£20,020,060	£-738,961	£-19,090,816	£-42,484,744	£67,300,018	£76,426,607	£64,693,171	£73,354,587	£80,572,434
30% affordable housing (70:30)	£65,964,281	£27,633,375	£10,931,978	£-8,364,602	£-25,075,351	£29,025,046	£11,804,051	£-8,144,766	£-25,814,733	£-47,832,188	£71,535,957	£80,181,388	£69,125,287	£77,305,513	£84,122,367
40% affordable housing (70:30)	£54,927,851	£18,699,439	£2,871,616	£-15,517,190	£-31,375,202	£19,898,174	£-3,583,844	£-15,550,671	£-32,187,874	£-53,179,652	£75,771,897	£83,836,108	£73,507,402	£81,266,438	£87,672,302
50% affordable housing (70:30)	£43,891,422	£9,712,940	£-5,235,791	£-27,728,122	£-37,747,252	£10,702,448	£4,771,845	£-23,000,008	£-38,818,800	£-56,567,076	£80,007,637	£87,889,518	£76,607,364	£84,422,236	£90,000,262
60% affordable housing (70:30)	£32,775,614	£-647,664	£-13,343,901	£-30,001,401	£-44,116,301	£1,466,708	£-13,132,367	£-30,559,017	£-45,449,208	£-63,874,520	£84,243,777	£91,445,608	£82,421,633	£89,158,289	£94,772,170
70% affordable housing (70:30)	£21,623,342	£-8,459,976	£-21,484,033	£-37,378,658	£-50,489,359	£-1,886,157	£-21,527,219	£-38,197,841	£-52,079,824	£-69,221,964	£88,479,718	£95,200,358	£86,853,748	£93,109,215	£98,322,104
80% affordable housing (70:30)	£10,241,066	£-11,663,616	£-29,721,246	£-41,965,815	£-56,054,491	£-17,248,014	£-30,026,705	£-46,838,665	£-68,700,440	£-87,569,608	£92,715,857	£98,958,108	£91,365,363	£97,060,140	£101,072,038
90% affordable housing (70:30)	£-1,022,538	£-26,779,382	£-38,063,340	£-52,133,172	£-63,223,450	£-6,711,921	£-28,650,240	£-43,475,489	£-65,341,058	£-87,916,853	£-96,951,997	£-102,709,859	£-95,717,979	£-101,011,066	£-105,421,972
100% affordable housing (70:30)	£-12,460,970	£-36,134,333	£-46,445,542	£-59,010,428	£-69,592,500	£-3,367,325	£-24,741,136	£-41,114,313	£-58,264,297	£-81,187,537	£-106,464,609	£-100,150,059	£-104,961,931	£-108,971,905	

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£122,301,286	£80,311,188	£58,388,759	£37,724,038	£17,047,638	£82,282,249	£60,851,968	£37,421,718	£17,303,711	£3,281,541	£33,303,824	£43,392,827	£30,303,824	£39,392,827	£47,400,262
10% affordable housing (70:30)	£111,370,932	£68,913,866	£50,432,544	£29,464,889	£10,899,375	£70,693,242	£51,698,161	£30,116,587	£10,875,101	£-1,612,985	£39,539,763	£49,147,543	£36,736,742	£45,879,348	£53,408,185
20% affordable housing (70:30)	£100,432,677	£60,039,428	£42,457,359	£22,312,301	£4,715,522	£61,660,234	£43,644,374	£22,786,363	£4,433,498	£-18,960,430	£43,775,704	£52,902,293	£41,168,887	£49,830,273	£57,048,120
30% affordable housing (70:30)	£89,488,595	£51,157,689	£34,456,292	£15,199,712	£-1,591,037	£52,549,360	£35,336,365	£15,379,548	£-2,090,419	£-24,307,874	£48,011,643	£56,657,044	£45,600,973	£53,781,199	£60,598,063
40% affordable housing (70:30)	£78,452,165	£42,223,753	£26,308,824	£9,001,124	£-3,853,885	£43,427,468	£27,078,158	£7,073,743	£-3,663,960	£-20,655,319	£52,237,353	£60,411,794	£50,033,068	£57,732,124	£64,147,889
50% affordable housing (70:30)	£67,415,736	£33,237,154	£18,288,523	£7,995,912	£-14,222,938	£34,236,762	£18,762,465	£-							

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 5

No Units	450
Site Area	2.75 Ha

VBC as % of floorspace 75%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£127,907,898	£83,304,297	£63,939,810	£42,157,371	£22,673,466	£85,324,861	£65,450,560	£43,026,330	£22,902,393	£2,666,929	£29,705,212	£39,794,181	£26,706,015	£36,329,810	£44,349,640
10% affordable housing (70-30)	£123,392,912	£78,862,107	£59,939,669	£38,580,364	£19,537,640	£80,762,077	£61,326,852	£39,324,752	£19,639,979	£5,390,258	£31,872,788	£41,721,162	£29,971,679	£39,934,880	£46,174,213
20% affordable housing (70-30)	£116,877,926	£74,419,917	£55,937,533	£34,967,345	£16,401,835	£76,199,294	£57,203,144	£35,632,122	£16,377,665	£3,113,586	£24,040,354	£33,645,145	£23,237,344	£30,370,949	£37,998,787
30% affordable housing (70-30)	£111,362,940	£69,938,466	£51,914,263	£31,342,974	£13,266,029	£71,836,650	£53,079,435	£31,921,953	£13,115,150	£10,836,915	£20,927,941	£24,575,126	£23,503,008	£24,405,018	£29,823,361
40% affordable housing (70-30)	£105,847,953	£65,450,782	£47,866,317	£27,718,602	£10,118,901	£67,073,726	£48,955,728	£28,191,654	£9,836,876	£11,560,245	£18,375,518	£24,502,108	£23,768,672	£24,430,087	£29,647,935
50% affordable housing (70-30)	£100,332,967	£60,963,097	£43,818,371	£24,094,230	£6,936,913	£62,477,335	£44,815,013	£24,440,674	£6,266,109	£16,283,573	£20,545,095	£24,429,089	£23,034,336	£24,455,158	£29,472,509
60% affordable housing (70-30)	£94,817,980	£56,475,413	£39,770,424	£20,469,859	£3,754,724	£57,967,084	£40,642,496	£20,899,893	£3,215,342	£19,006,902	£22,710,672	£21,356,072	£20,393,001	£21,498,227	£26,297,092
70% affordable housing (70-30)	£89,302,993	£51,983,770	£35,711,542	£16,845,485	£57,637	£53,256,834	£36,469,979	£16,938,713	£3,968,985	£21,730,230	£24,878,248	£23,883,053	£24,565,665	£25,005,296	£29,121,665
80% affordable housing (70-30)	£83,787,006	£47,443,057	£31,609,814	£13,221,114	£2,652,129	£48,646,583	£32,297,462	£13,187,733	£3,461,901	£24,453,559	£27,046,825	£25,210,035	£24,831,330	£25,830,366	£29,946,229
90% affordable housing (70-30)	£78,272,019	£42,902,344	£27,508,086	£9,584,199	£1,586,261	£44,016,523	£28,098,636	£9,821,583	£2,828,816	£27,176,888	£20,213,401	£27,137,017	£24,096,994	£24,555,435	£29,770,803
100% affordable housing (70-30)	£72,761,547	£38,361,631	£23,406,358	£5,906,119	£39,120,382	£39,351,239	£39,120,382	£15,814,834	£10,191,332	£29,900,217	£21,380,978	£29,900,217	£21,380,978	£22,505,505	£26,595,377

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£39,411,883	£144,922,869	£155,936,974	£155,181,415	£150,021,340	£111,917,022	£104,200,592	£104,200,592	£200,803,330	£209,837,710	£177,351,959	£155,120,288	£144,922,869	£139,658,231	£139,658,231
10% affordable housing (70-30)	£104,933,674	£148,464,680	£167,398,113	£188,748,423	£207,780,146	£146,564,700	£165,999,034	£188,020,035	£207,686,608	£232,717,044	£259,199,575	£289,047,949	£256,298,465	£265,881,656	£273,501,000
20% affordable housing (70-30)	£110,448,860	£171,389,250	£191,359,253	£217,359,441	£240,124,951	£151,127,493	£170,123,643	£191,703,614	£210,949,222	£235,440,373	£261,367,151	£290,974,931	£261,367,151	£270,974,931	£276,325,574
30% affordable housing (70-30)	£115,963,847	£187,389,520	£215,412,524	£241,968,813	£274,060,757	£155,699,277	£174,247,351	£195,405,193	£214,211,636	£238,163,720	£263,534,726	£292,901,012	£263,534,726	£269,731,965	£277,150,148
40% affordable housing (70-30)	£121,478,834	£191,876,034	£219,460,470	£249,048,184	£277,207,685	£160,253,061	£178,317,035	£199,135,132	£217,489,911	£240,857,031	£265,702,303	£294,808,606	£265,702,303	£271,768,874	£278,014,212
50% affordable housing (70-30)	£126,993,820	£196,363,690	£218,500,416	£240,232,557	£270,289,973	£164,849,451	£182,511,773	£202,886,113	£220,800,678	£243,610,359	£267,969,881	£296,755,876	£267,969,881	£273,781,044	£280,796,295
60% affordable housing (70-30)	£132,517,261	£201,851,374	£217,556,363	£220,858,929	£223,572,062	£169,459,702	£186,884,290	£208,637,093	£224,111,444	£248,333,689	£270,037,468	£296,882,588	£267,626,788	£275,807,614	£282,628,888
70% affordable housing (70-30)	£138,041,758	£207,343,916	£219,615,245	£210,481,381	£226,754,151	£174,069,953	£190,868,808	£210,388,073	£227,463,772	£249,057,012	£272,255,035	£298,609,839	£268,882,462	£277,632,083	£284,448,442
80% affordable housing (70-30)	£143,566,251	£212,837,424	£221,105,673	£214,105,613	£229,878,915	£179,890,234	£195,920,255	£214,139,054	£227,788,688	£251,789,246	£274,372,614	£298,336,824	£267,158,116	£274,867,152	£280,973,016
90% affordable housing (70-30)	£149,210,746	£218,424,443	£219,816,701	£217,742,588	£223,213,407	£183,310,264	£198,228,151	£217,905,193	£224,153,602	£254,503,674	£276,540,188	£284,463,804	£274,423,780	£281,882,221	£288,007,589
100% affordable housing (70-30)	£154,755,239	£223,920,429	£221,420,667	£226,447,047	£236,447,047	£187,975,547	£203,456,487	£221,711,952	£227,516,818	£257,927,003	£278,707,764	£286,390,785	£276,684,445	£283,907,292	£289,925,163

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£48,993,295	£93,596,898	£112,361,543	£134,743,782	£154,227,707	£91,576,292	£111,450,593	£133,874,823	£163,998,760	£179,688,082	£206,696,365	£216,695,334	£203,697,188	£213,930,963	£221,250,793
10% affordable housing (70-30)	£58,539,045	£98,039,045	£116,862,484	£139,027,890	£157,963,513	£96,129,076	£115,974,301	£137,576,401	£157,861,174	£182,291,411	£208,733,941	£218,622,315	£205,672,622	£215,256,035	£224,566,366
20% affordable housing (70-30)	£60,023,227	£102,481,236	£120,963,626	£141,833,680	£160,499,314	£100,701,859	£119,698,009	£141,277,881	£160,523,588	£185,014,739	£210,941,517	£220,549,298	£208,138,497	£217,281,102	£224,890,940
30% affordable housing (70-30)	£65,538,213	£106,362,887	£124,986,890	£145,585,179	£163,635,124	£105,264,644	£123,821,716	£144,979,560	£163,786,003	£187,738,068	£213,109,094	£222,476,279	£210,404,161	£219,306,171	£226,724,514
40% affordable housing (70-30)	£71,053,200	£111,450,371	£129,034,836	£149,189,551	£168,769,252	£104,827,427	£127,945,425	£148,709,498	£167,664,277	£190,461,398	£216,276,671	£224,403,261	£212,660,825	£221,331,260	£228,548,088
50% affordable housing (70-30)	£76,568,186	£116,939,056	£133,082,782	£152,808,923	£169,849,340	£114,424,818	£132,988,140	£152,469,470	£170,375,044	£193,184,726	£217,444,248	£226,339,242	£214,935,469	£223,368,311	£230,371,662
60% affordable housing (70-30)	£82,091,627	£120,425,741	£137,130,729	£156,431,295	£171,034,069	£119,034,667	£138,258,657	£156,211,460	£173,685,811	£195,908,055	£219,611,625	£228,257,228	£217,201,154	£225,381,380	£232,198,236
70% affordable housing (70-30)	£87,616,122	£124,917,383	£141,189,611	£160,059,668	£176,328,514	£123,644,319	£140,431,174	£159,962,440	£176,998,138	£198,631,383	£221,779,401	£230,184,206	£219,466,818	£227,408,449	£234,022,808
80% affordable housing (70-30)	£93,141,617	£129,409,998	£145,291,339	£163,800,030	£179,563,292	£128,254,570	£144,803,691	£163,713,420	£180,363,054	£201,354,714	£223,368,976	£232,111,108	£221,732,483	£229,431,519	£236,547,392
90% affordable housing (70-30)	£98,666,112	£133,908,609	£149,993,067	£167,316,954	£182,787,419	£132,884,630	£148,927,650	£167,479,560	£183,078,048	£204,078,044	£226,114,554	£234,038,170	£223,998,147	£231,456,588	£237,671,956
100% affordable housing (70-30)	£104,190,606	£138,530,522	£153,494,795	£170,995,034	£186,021,540	£137,549,914	£153,030,863	£171,286,319	£187,092,285	£206,801,370	£228,282,131	£236,965,152	£226,263,812	£233,481,655	£239,456,530

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£47,025,544	£2,421,944	£16,942,543	£38,724,982	£58,208,308	£4,442,507	£15,431,794	£37,859,024	£57,979,960	£83,649,283	£110,587,585	£120,676,538	£107,588,369	£117,212,164	£125,231,993
10% affordable housing (70-30)	£41,510,558	£2,020,247	£20,343,885	£42,901,990	£61,344,714	£120,276	£19,555,501	£41,597,602	£61,242,375	£86,272,612	£112,755,142	£122,603,516	£109,854,033	£119,297,223	£127,054,587
20% affordable housing (70-30)	£35,995,672	£6,462,436	£24,944,827	£45,015,006	£64,460,919	£4,683,060	£23,679,210	£45,259,152	£64,594,789	£88,995,940	£114,922,718	£124,530,498	£112,119,697	£121,262,003	£128,861,141
30% affordable housing (70-30)	£30,480,586	£10,943,587	£29,968,091	£49,539,380	£67,616,325										

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£111,930,267	£66,986,666	£47,622,179	£25,839,740	£6,355,815	£69,007,230	£49,132,929	£26,708,699	£6,584,762	£18,984,560	£46,022,843	£56,111,812	£43,023,648	£52,847,441	£60,697,271
10% affordable housing (70:30)	£106,075,291	£62,544,476	£43,611,038	£23,220,720	£3,220,009	£64,444,446	£46,009,291	£23,007,121	£3,322,348	£21,707,889	£46,190,419	£56,003,703	£46,280,310	£54,972,611	£62,491,944
20% affordable housing (70:30)	£100,560,295	£58,102,496	£39,510,936	£18,649,716	£84,404	£50,981,663	£40,585,513	£19,925,941	£59,934	£24,431,217	£50,357,996	£59,985,776	£47,554,976	£56,697,360	£64,316,418
30% affordable housing (70:30)	£95,045,309	£53,620,835	£36,596,630	£15,025,343	£3,051,602	£55,318,678	£36,781,804	£15,603,962	£3,202,481	£27,154,546	£52,625,572	£61,892,767	£49,620,639	£58,722,649	£66,140,992
40% affordable housing (70:30)	£90,530,322	£49,133,151	£31,548,686	£11,400,971	£6,198,730	£50,756,095	£33,636,007	£11,874,023	£6,490,755	£29,877,876	£54,693,149	£63,819,739	£52,098,303	£60,747,719	£67,965,566
50% affordable housing (70:30)	£84,015,326	£44,645,140	£27,176,559	£7,776,599	£9,380,818	£46,159,704	£33,487,362	£8,123,043	£9,801,204	£26,960,726	£45,365,720	£54,351,987	£46,772,793	£59,790,140	
60% affordable housing (70:30)	£78,491,895	£40,157,782	£23,452,793	£4,152,227	£12,562,907	£41,549,453	£24,324,885	£4,372,062	£13,102,289	£35,324,633	£49,028,303	£67,673,703	£56,617,632	£64,797,858	£71,614,713
70% affordable housing (70:30)	£72,927,400	£36,686,139	£19,393,911	£3,274,854	£15,744,984	£36,939,203	£20,152,348	£3,621,082	£16,414,616	£38,047,861	£61,195,879	£69,800,884	£58,883,286	£66,822,927	£73,439,288
80% affordable housing (70:30)	£67,362,405	£31,125,426	£15,292,183	£3,096,517	£18,989,760	£29,328,952	£15,978,831	£3,129,898	£18,779,324	£40,771,190	£53,363,456	£71,927,668	£61,148,961	£68,847,897	£75,263,860
90% affordable housing (70:30)	£61,798,410	£26,584,413	£11,190,455	£6,733,432	£22,023,902	£27,898,985	£11,781,005	£5,896,028	£22,441,467	£43,494,919	£56,531,032	£73,454,648	£63,414,625	£70,873,068	£77,096,434
100% affordable housing (70:30)	£56,233,916	£22,044,000	£7,088,727	£10,411,512	£25,438,023	£23,933,608	£7,852,669	£10,270,797	£26,500,363	£46,217,648	£67,698,609	£75,381,630	£65,680,290	£72,886,136	£78,913,008

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£116,907,183	£72,393,582	£52,939,095	£31,156,856	£11,672,731	£74,324,146	£54,448,845	£32,025,615	£11,901,678	£13,667,644	£40,706,927	£50,794,899	£37,706,730	£47,330,525	£55,350,358
10% affordable housing (70:30)	£111,392,197	£67,861,392	£48,937,854	£27,579,649	£8,538,925	£69,761,365	£50,328,137	£28,324,007	£8,699,284	£16,390,973	£42,873,593	£52,721,877	£39,979,284	£49,955,926	£57,174,028
20% affordable housing (70:30)	£105,877,211	£63,419,202	£44,936,812	£23,965,830	£5,401,201	£65,198,576	£46,202,429	£24,622,467	£5,376,580	£19,114,301	£45,041,079	£54,648,860	£42,238,059	£51,380,664	£58,959,502
30% affordable housing (70:30)	£100,362,226	£58,937,751	£40,913,438	£20,342,259	£2,265,314	£60,635,794	£42,078,720	£20,820,878	£2,114,435	£21,837,630	£47,208,656	£56,676,841	£44,503,723	£53,405,733	£60,824,076
40% affordable housing (70:30)	£94,847,238	£54,450,067	£36,865,602	£16,717,887	£3,891,814	£56,073,011	£37,955,013	£17,190,939	£1,163,839	£24,560,960	£49,976,233	£58,502,823	£46,769,387	£56,400,802	£62,648,650
50% affordable housing (70:30)	£89,332,252	£49,962,382	£32,817,656	£13,093,515	£4,063,302	£51,476,620	£33,814,298	£13,939,959	£2,474,006	£27,284,288	£51,543,810	£60,036,081	£47,455,873	£54,470,224	
60% affordable housing (70:30)	£83,808,811	£45,474,638	£28,769,709	£9,460,143	£7,245,931	£46,866,365	£29,641,781	£9,688,978	£7,783,373	£30,007,617	£53,711,397	£62,356,767	£51,300,716	£59,480,942	£66,297,797
70% affordable housing (70:30)	£78,244,316	£40,983,055	£24,710,827	£5,844,770	£10,428,078	£42,256,119	£25,466,264	£5,937,998	£11,097,700	£32,730,945	£58,878,963	£64,283,768	£53,568,380	£61,506,011	£68,122,370
80% affordable housing (70:30)	£72,679,821	£36,442,342	£20,659,099	£2,220,989	£13,652,844	£37,649,886	£21,236,747	£2,187,816	£14,462,616	£35,454,274	£56,046,540	£66,210,750	£55,833,048	£63,531,681	£69,946,944
90% affordable housing (70:30)	£67,115,326	£31,901,629	£16,807,271	£1,416,516	£16,896,876	£31,097,851	£11,097,821	£1,579,122	£17,272,621	£48,177,603	£68,214,116	£68,177,735	£58,097,709	£65,658,150	£71,774,518
100% affordable housing (70:30)	£61,550,832	£27,360,916	£12,406,643	£5,094,596	£20,121,107	£28,500,524	£11,869,585	£5,385,881	£21,192,447	£40,900,932	£62,381,693	£70,084,714	£60,363,374	£67,581,220	£73,566,052

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£98,794,872	£54,181,371	£34,816,884	£13,034,445	£6,449,480	£56,201,935	£36,327,634	£13,903,404	£6,220,533	£31,789,855	£58,828,138	£68,917,107	£55,828,981	£65,492,736	£73,472,586
10% affordable housing (70:30)	£93,269,886	£49,739,181	£30,815,743	£9,457,438	£9,585,286	£51,839,151	£33,203,326	£10,201,825	£9,482,948	£34,813,184	£49,955,715	£70,844,089	£58,094,605	£67,477,008	£75,297,140
20% affordable housing (70:30)	£87,755,000	£45,296,991	£26,814,610	£5,844,419	£17,721,091	£47,076,365	£28,080,218	£6,500,246	£12,745,361	£37,236,512	£63,163,290	£72,771,071	£60,360,270	£69,502,875	£77,121,713
30% affordable housing (70:30)	£82,240,014	£40,815,540	£22,791,336	£2,220,047	£16,886,897	£42,513,583	£23,956,509	£2,798,667	£16,007,776	£39,959,842	£65,336,867	£74,686,052	£62,625,934	£71,527,944	£78,946,287
40% affordable housing (70:30)	£76,725,027	£36,327,859	£18,743,390	£1,404,324	£19,004,025	£37,950,800	£18,832,892	£3,811,272	£19,286,551	£42,663,171	£67,498,444	£76,625,034	£64,891,599	£73,553,014	£80,770,881
50% affordable housing (70:30)	£71,210,041	£31,840,171	£14,658,444	£5,028,697	£22,188,113	£33,354,405	£15,692,067	£4,682,253	£22,696,817	£46,406,498	£69,666,021	£78,652,016	£67,157,263	£74,476,984	£82,506,435
60% affordable housing (70:30)	£65,696,599	£27,352,486	£10,647,497	£8,653,068	£25,368,202	£28,744,158	£11,619,570	£8,429,828	£25,907,584	£48,129,828	£71,833,598	£80,476,998	£69,422,927	£77,603,153	£84,420,008
70% affordable housing (70:30)	£60,122,104	£22,850,844	£6,588,616	£12,277,441	£28,590,290	£24,133,906	£7,347,052	£12,184,213	£29,219,912	£50,893,156	£74,001,175	£82,406,979	£71,698,591	£79,628,223	£86,244,582
80% affordable housing (70:30)	£54,557,610	£18,320,131	£2,488,888	£15,801,812	£31,175,055	£19,323,856	£3,174,835	£15,936,194	£32,684,807	£63,676,498	£76,168,761	£84,322,361	£73,954,286	£81,693,293	£88,059,155
90% affordable housing (70:30)	£48,993,115	£13,779,418	£1,614,840	£19,538,728	£36,009,187	£14,893,597	£1,024,291	£19,701,333	£39,949,742	£66,299,814	£78,336,327	£86,259,944	£76,219,620	£83,678,961	£89,893,729
100% affordable housing (70:30)	£43,428,621	£9,238,705	£1,216,808	£23,216,807	£39,243,913	£10,228,315	£5,252,626	£23,508,052	£39,314,658	£92,023,143	£90,503,004	£88,186,325	£78,495,555	£85,703,431	£91,718,303

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£122,302,885	£71,763,685	£48,911,186	£26,588,718	£11,014,838	£79,728,268	£59,851,968	£37,442,718	£11,303,241	£18,893,341	£51,302,824	£61,392,733	£52,301,697	£61,898,722	£69,986,782
10% affordable housing (70:30)	£116,794,300	£67,263,495	£44,340,057	£23,981,752	£19,939,028	£75,163,465	£55,726,240	£33,726,139	£14,041,366	£10,988,870	£37,471,401	£47,319,775	£34,570,291	£43,963,492	£51,772,626
20% affordable housing (70:30)	£111,279,314	£62,821,305	£40,338,913	£20,600,682	£10,600,682	£71,600,682	£50,024,560	£10,778,965	£13,712,198	£39,638,076	£49,246,757	£56,836,956	£45,978,561	£53,597,399	
30% affordable housing (70:30)	£106,764,328	£57,339,854	£36,315,650	£25,744,361	£7,667,417	£66,037,897	£47,480,823	£26,322,981	£7,516,538	£16,435,628	£47,806,553	£51,173,739	£39,101,620	£48,093,630	£55,421,973
40% affordable housing (70:30)	£100,249,341	£52,852,170	£32,267,704	£22,119,990	£4,520,289	£61,475,114	£43,381,116	£22,693,042	£4,298,263	£19,159,857	£43,974,130	£53,100,720	£41,362,285	£50,028,700	£57,246,547
50% affordable housing (70:30)	£94,734,355	£48,364,485	£28,219,758	£16,495,617	£1,338,201	£56,878,723	£39,216,401	£18,842,061	£3,927,497	£21,882,185	£46,141,707	£55,027,702	£43,632,949	£52,657,770	£59,071,121
60% affordable housing (70:30)	£89,219,913	£43,876,800	£24,171,811	£14,871,246	£1,843,888										

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 6

No Units	650
Site Area	5.08 Ha

VBC as % of floorspace 0%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£174,192,230	£110,973,592	£83,280,410	£51,081,728	£23,860,092	£117,325,624	£88,953,351	£57,613,493	£29,448,704	-£7,768,310	-£47,702,771	-£62,064,466	-£41,823,613	-£56,041,133	-£67,889,066
10% affordable housing (70:30)	£143,589,259	£96,117,279	£69,854,965	£31,908,620	£6,040,488	£91,881,570	£65,950,711	£36,881,552	£10,991,037	-£23,145,172	-£59,822,066	-£72,762,009	-£54,854,853	-£67,350,621	-£78,013,761
20% affordable housing (70:30)	£112,740,355	£69,025,112	£39,202,345	£11,393,934	£1,222,204	£66,136,289	£42,626,480	£15,726,811	£7,987,518	-£38,532,124	-£71,941,361	-£83,659,552	-£57,286,094	-£69,680,110	-£88,138,456
30% affordable housing (70:30)	£81,545,401	£35,431,275	£15,081,934	£9,732,905	£9,585,268	£39,982,394	£18,857,554	-£6,073,065	-£27,165,719	-£53,918,897	-£84,060,657	-£94,157,096	-£80,017,334	-£89,989,698	-£98,263,151
40% affordable housing (70:30)	£49,747,609	£9,302,340	-£8,818,645	-£31,074,087	-£4,747,540	£13,213,666	-£5,734,440	-£28,230,174	-£46,343,920	-£69,305,759	-£96,179,952	-£104,854,639	-£92,748,574	-£101,279,098	-£108,387,846
50% affordable housing (70:30)	£17,295,978	-£17,825,719	-£33,058,777	-£52,415,271	-£67,309,814	-£14,601,334	-£30,790,498	-£50,387,284	-£66,522,120	-£84,692,621	-£108,298,247	-£115,552,182	-£105,479,814	-£112,588,574	-£118,512,541
60% affordable housing (70:30)	£16,877,423	-£45,112,463	-£57,298,909	-£73,756,454	-£85,672,000	-£42,704,004	-£59,846,507	-£72,644,394	-£84,700,351	-£100,079,493	-£120,415,643	-£128,249,725	-£119,211,054	-£123,898,963	-£129,637,236
70% affordable housing (70:30)	£51,072,962	-£81,539,046	-£95,097,637	-£104,834,364	-£104,004,364	-£70,806,674	-£80,902,616	-£94,701,504	-£103,878,523	-£115,466,345	-£132,537,838	-£136,947,260	-£130,942,295	-£135,207,651	-£138,761,931
80% affordable housing (70:30)	£85,468,430	-£99,685,950	-£105,779,173	-£116,438,821	-£122,396,638	-£98,909,344	-£105,958,674	-£116,858,614	-£123,066,723	-£130,853,207	-£144,657,134	-£147,644,813	-£143,673,535	-£146,517,039	-£148,896,626
90% affordable housing (70:30)	£118,863,934	-£136,972,893	-£130,019,305	-£137,780,003	-£140,758,912	-£127,012,014	-£131,014,723	-£139,015,723	-£142,234,924	-£146,240,069	-£156,776,429	-£158,342,356	-£156,404,775	-£157,826,527	-£159,011,321
100% affordable housing (70:30)	£154,259,437	-£164,259,437	-£154,259,437	-£159,121,198	-£152,114,684	-£156,070,792	-£161,712,833	-£161,413,124	-£161,626,931	-£168,895,724	-£169,039,899	-£169,136,015	-£169,136,015	-£169,136,015	-£169,136,015

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£236,742,321	£138,955,183	£93,855,846	£58,654,846	£28,074,011	£103,619,041	£73,381,321	£46,321,089	£23,485,890	-£27,682,853	-£161,781,186	-£211,029,709	-£141,781,186	-£187,674,639	-£227,813,639
10% affordable housing (70:30)	£276,345,314	£133,817,294	£59,079,708	£18,025,853	£4,138,048,095	£53,025,053	£33,953,862	£18,053,021	£4,084,933,536	£443,075,745	£479,756,630	£492,696,562	£474,489,426	£487,285,194	£497,948,334
20% affordable housing (70:30)	£207,194,218	£39,009,461	£31,728,838	£4,048,540,639	£37,157,567	£37,399,024	£404,207,261	£427,922,011	£458,466,607	£491,875,034	£503,394,125	£497,220,627	£498,594,583	£508,073,029	£508,073,029
30% affordable housing (70:30)	£338,389,172	£384,203,298	£404,852,639	£429,667,427	£480,519,841	£379,952,179	£401,077,019	£426,607,638	£447,100,292	£473,853,469	£503,995,230	£514,091,689	£499,951,907	£509,904,171	£518,197,724
40% affordable housing (70:30)	£270,186,964	£110,632,213	£28,763,219	£451,026,660	£468,982,115	£408,720,907	£424,668,013	£445,164,747	£466,274,403	£489,240,331	£516,114,543	£524,760,212	£512,683,167	£521,213,893	£526,322,418
50% affordable housing (70:30)	£402,638,596	£437,760,292	£452,993,350	£477,349,844	£487,244,389	£454,555,907	£450,725,071	£451,321,857	£468,456,693	£484,627,104	£528,233,820	£536,486,755	£525,414,387	£532,523,147	£538,447,114
60% affordable housing (70:30)	£438,611,396	£485,047,036	£477,233,482	£493,691,027	£506,696,863	£462,638,577	£475,781,130	£492,478,967	£504,634,894	£520,014,058	£540,353,116	£548,198,298	£538,145,627	£543,832,835	£548,571,809
70% affordable housing (70:30)	£471,007,489	£492,332,779	£490,473,614	£515,032,210	£523,888,937	£480,741,247	£500,837,189	£514,638,077	£523,813,095	£535,400,918	£552,472,411	£558,881,842	£555,076,868	£555,142,124	£558,091,334
80% affordable housing (70:30)	£505,400,013	£519,620,523	£526,715,745	£536,974,393	£546,351,211	£516,943,911	£525,693,247	£536,703,189	£545,901,706	£556,749,750	£564,901,707	£566,673,385	£565,608,108	£566,451,612	£568,821,199
90% affordable housing (70:30)	£539,798,506	£546,907,266	£549,953,878	£557,714,576	£560,693,485	£546,946,587	£550,949,305	£558,950,295	£562,169,407	£566,174,642	£576,711,002	£578,276,928	£578,339,348	£577,761,101	£578,945,893
100% affordable housing (70:30)	£574,194,010	£574,194,010	£574,194,010	£579,065,759	£579,065,759	£579,065,759	£579,065,759	£579,065,759	£583,947,697	£587,961,504	£588,930,297	£588,974,911	£589,070,588	£589,070,588	£589,070,588

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£152,992,446	£215,811,084	£243,504,298	£274,802,948	£302,924,584	£309,459,052	£237,891,324	£189,171,183	£297,395,372	£334,542,985	£374,487,447	£388,849,141	£388,608,288	£382,925,808	£394,673,742
10% affordable housing (70:30)	£180,667,396	£246,867,396	£285,929,810	£324,076,055	£360,744,188	£324,034,195	£230,743,668	£189,020,124	£315,703,638	£340,929,849	£386,067,742	£399,546,685	£391,135,528	£394,135,296	£404,738,427
20% affordable housing (70:30)	£214,044,324	£265,859,563	£288,578,540	£315,390,741	£339,077,669	£290,648,386	£284,159,196	£311,057,864	£334,772,184	£365,316,705	£398,726,037	£410,244,228	£394,070,769	£405,444,785	£414,923,131
30% affordable housing (70:30)	£245,239,274	£291,353,400	£311,702,742	£336,517,580	£357,389,943	£286,802,282	£307,927,121	£332,857,740	£353,990,394	£380,703,572	£410,845,333	£420,941,772	£406,802,009	£416,754,273	£425,047,828
40% affordable housing (70:30)	£277,037,086	£317,482,338	£335,803,320	£357,858,783	£375,722,217	£313,671,009	£334,519,115	£355,014,849	£373,128,256	£396,080,452	£422,864,627	£431,630,915	£419,533,248	£428,083,762	£435,172,521
50% affordable housing (70:30)	£300,486,697	£344,610,365	£359,843,452	£379,199,946	£394,094,491	£341,386,019	£357,575,174	£377,171,859	£390,306,765	£411,477,296	£435,083,922	£442,338,858	£432,264,489	£439,373,291	£445,297,217
60% affordable housing (70:30)	£343,462,098	£371,897,139	£384,083,585	£400,541,129	£412,456,755	£369,488,679	£382,631,233	£399,320,069	£411,484,997	£426,864,159	£447,203,218	£453,034,401	£444,995,729	£450,682,738	£455,421,911
70% affordable housing (70:30)	£377,897,601	£399,183,882	£408,323,717	£421,882,312	£430,819,039	£397,591,349	£407,697,291	£421,488,179	£430,683,198	£442,251,020	£459,322,513	£463,731,945	£457,726,070	£461,992,326	£465,548,606
80% affordable housing (70:30)	£412,283,106	£426,340,625	£432,863,949	£443,223,498	£449,181,313	£425,694,010	£432,763,380	£443,823,289	£449,881,398	£457,637,853	£471,441,869	£474,953,468	£470,458,210	£473,301,714	£475,611,301
90% affordable housing (70:30)	£446,648,609	£453,757,568	£456,803,989	£464,564,679	£467,796,489	£447,599,488	£450,860,988	£458,019,589	£463,024,744	£468,511,041	£483,561,104	£485,127,021	£483,189,451	£484,611,202	£485,795,996
100% affordable housing (70:30)	£481,044,112	£481,044,112	£481,044,112	£485,905,861	£485,905,861	£481,899,359	£482,855,467	£487,957,605	£489,197,930	£488,411,607	£495,680,399	£495,824,574	£495,920,691	£495,920,691	£495,920,691

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,780,463	£38,438,175	£66,131,357	£97,403,038	£125,551,474	£32,086,142	£40,455,415	£91,798,274	£110,963,063	£157,170,078	£197,114,538	£211,476,322	£197,114,538	£210,235,379	£220,452,899
10% affordable housing (70:30)	£5,822,507	£63,294,457	£88,596,901	£117,603,146	£143,371,279	£57,530,192	£93,481,055	£112,530,215	£138,420,729	£172,586,939	£209,234,933	£222,773,775	£203,968,619	£216,762,397	£227,425,527
20% affordable housing (70:30)	£36,671,412	£86,486,664	£111,208,031	£138,077,832	£161,634,760	£83,275,477	£106,786,267	£133,684,955	£157,389,265	£197,943,800	£221,353,127	£232,871,316	£216,697,880	£228,017,876	£237,550,222
30% affordable															

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£144,049,115	£90,830,477	£53,137,295	£21,836,613	£9,283,023	£97,182,509	£58,810,237	£27,470,378	£9,944,411	£37,901,425	£77,845,888	£92,207,581	£71,966,727	£98,194,247	£98,032,181
10% affordable housing (70:30)	£110,448,166	£55,974,166	£30,711,750	£11,785,596	£24,102,627	£61,739,465	£26,807,586	£7,739,437	£18,152,078	£53,298,287	£99,985,181	£102,905,124	£84,897,488	£97,483,735	£108,156,876
20% affordable housing (70:30)	£52,597,246	£29,781,950	£16,962,890	£5,749,181	£42,356,108	£35,935,175	£12,465,365	£14,416,303	£38,130,633	£58,675,149	£102,054,476	£115,602,667	£97,429,260	£108,903,225	£118,261,711
30% affordable housing (70:30)	£51,402,287	£5,288,160	£15,061,181	£39,876,019	£60,728,382	£19,839,279	£11,285,561	£36,216,180	£57,308,833	£84,062,011	£114,203,772	£124,300,211	£110,160,449	£120,112,713	£128,406,268
40% affordable housing (70:30)	£20,840,494	£20,840,775	£38,961,760	£61,217,202	£79,090,696	£16,929,449	£36,877,555	£58,373,289	£76,497,036	£99,448,873	£128,323,087	£134,997,754	£122,891,689	£131,422,201	£138,530,960
50% affordable housing (70:30)	£12,847,137	£47,983,534	£92,568,396	£97,452,301	£44,744,448	£60,933,613	£90,900,369	£95,652,341	£114,635,726	£138,442,262	£145,695,297	£136,622,339	£142,217,899	£149,653,862	
60% affordable housing (70:30)	£46,820,537	£75,255,578	£87,442,024	£103,899,569	£118,205,205	£72,847,118	£85,989,672	£102,867,509	£141,843,436	£190,222,698	£150,561,658	£156,392,840	£148,354,169	£154,041,177	£158,780,351
70% affordable housing (70:30)	£81,216,041	£110,242,321	£111,682,156	£112,240,751	£134,177,475	£100,949,789	£113,044,618	£124,021,637	£145,809,459	£162,680,953	£167,980,384	£161,085,410	£165,305,665	£168,305,046	
80% affordable housing (70:30)	£115,611,545	£129,829,065	£135,822,487	£146,581,935	£162,539,773	£129,052,459	£138,101,789	£147,001,725	£163,199,838	£180,998,322	£174,800,248	£177,787,927	£173,816,650	£176,680,154	£179,029,740
90% affordable housing (70:30)	£160,007,666	£167,115,893	£160,162,419	£167,923,119	£170,802,027	£157,155,129	£161,157,847	£169,158,637	£176,393,194	£186,915,843	£188,485,470	£186,547,890	£187,969,842	£189,154,435	
100% affordable housing (70:30)	£184,402,552	£184,402,552	£184,402,552	£184,402,552	£184,402,552	£184,402,552	£184,402,552	£184,402,552	£184,402,552	£184,402,552	£184,402,552	£184,402,552	£184,402,552	£184,402,552	£184,402,552

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£153,870,909	£90,652,271	£52,959,089	£21,660,407	£9,538,771	£97,004,303	£58,632,031	£27,292,172	£9,127,383	£38,079,631	£78,024,002	£92,385,787	£72,144,934	£76,382,453	£88,210,387
10% affordable housing (70:30)	£123,287,938	£65,785,988	£40,533,544	£11,587,299	£41,280,853	£71,580,249	£26,620,390	£16,580,231	£9,330,284	£43,466,493	£90,143,387	£103,083,330	£74,876,174	£87,671,941	£98,335,082
20% affordable housing (70:30)	£52,419,034	£30,603,791	£17,884,414	£8,927,387	£32,543,314	£45,514,969	£12,304,159	£14,594,509	£28,308,839	£38,853,355	£92,262,682	£103,780,873	£87,607,415	£98,981,431	£108,459,777
30% affordable housing (70:30)	£61,224,080	£16,109,964	£5,239,387	£30,054,225	£50,906,589	£19,681,073	£11,463,767	£26,394,386	£47,487,039	£74,240,217	£104,381,978	£114,478,417	£100,338,655	£110,290,919	£118,584,472
40% affordable housing (70:30)	£29,426,288	£11,018,381	£29,139,866	£51,395,408	£69,268,883	£7,107,105	£26,055,761	£48,351,495	£66,665,241	£89,607,079	£119,501,273	£125,175,960	£113,089,895	£121,930,407	£128,709,168
50% affordable housing (70:30)	£47,029,343	£38,147,040	£53,380,088	£67,738,602	£87,631,187	£34,922,654	£11,111,819	£10,708,626	£38,945,441	£105,013,041	£129,620,566	£145,973,503	£125,801,135	£132,903,862	
60% affordable housing (70:30)	£68,993,744	£65,433,784	£77,620,290	£94,077,775	£105,934,411	£63,025,325	£76,187,878	£92,565,715	£105,021,542	£120,400,804	£140,739,884	£146,571,046	£138,532,375	£144,219,831	£148,958,557
70% affordable housing (70:30)	£77,394,247	£92,720,527	£101,860,362	£115,418,958	£131,227,995	£101,223,937	£115,022,828	£124,199,843	£136,787,666	£152,859,189	£157,268,590	£151,263,616	£155,528,872	£159,083,252	
80% affordable housing (70:30)	£106,789,761	£120,807,271	£126,160,493	£138,765,141	£142,127,989	£119,230,665	£128,719,395	£137,179,335	£143,379,044	£161,174,528	£164,978,456	£167,586,133	£165,994,956	£168,838,969	£169,207,947
90% affordable housing (70:30)	£140,185,264	£147,394,014	£140,340,493	£158,101,324	£161,900,326	£137,333,335	£138,386,663	£139,337,043	£146,801,399	£177,097,760	£178,683,678	£178,147,848	£179,335,641	£179,474,648	
100% affordable housing (70:30)	£174,580,758	£174,580,758	£174,580,758	£174,580,758	£174,580,758	£174,580,758	£174,580,758	£174,580,758	£174,580,758	£174,580,758	£174,580,758	£174,580,758	£174,580,758	£174,580,758	£174,580,758

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£120,394,242	£57,175,694	£29,482,422	£11,316,260	£2,937,896	£63,227,636	£35,155,364	£14,815,885	£2,949,284	£16,556,297	£107,500,789	£115,862,453	£95,821,600	£109,839,120	£121,887,954
10% affordable housing (70:30)	£99,791,271	£32,319,292	£17,096,676	£7,889,367	£47,757,400	£38,683,583	£12,152,723	£16,916,436	£42,808,060	£76,843,169	£113,620,064	£128,559,997	£108,352,640	£121,148,628	£131,811,749
20% affordable housing (70:30)	£52,942,367	£17,127,126	£15,592,252	£42,404,053	£66,020,981	£12,338,302	£11,172,508	£38,071,176	£61,225,206	£92,320,021	£125,739,349	£137,257,540	£121,084,081	£132,458,097	£141,356,443
30% affordable housing (70:30)	£27,747,414	£18,366,712	£38,716,054	£63,530,892	£84,383,285	£13,815,594	£34,940,433	£59,811,052	£80,983,708	£107,710,884	£137,858,645	£147,955,084	£133,815,321	£143,767,585	£152,061,138
40% affordable housing (70:30)	£4,050,378	£44,495,648	£62,616,632	£89,802,078	£102,765,529	£40,584,322	£59,532,427	£82,028,161	£100,141,907	£123,103,745	£149,977,939	£158,652,627	£146,546,581	£155,077,074	£162,185,833
50% affordable housing (70:30)	£38,502,009	£71,643,707	£86,938,764	£108,419,429	£141,107,403	£68,399,321	£84,588,488	£104,165,271	£119,300,100	£138,480,668	£162,097,234	£169,500,170	£159,277,801	£166,486,862	£172,310,569
60% affordable housing (70:30)	£70,475,410	£98,910,451	£111,096,897	£127,554,441	£139,470,077	£96,801,991	£109,644,545	£126,342,381	£138,498,309	£153,877,471	£174,216,530	£180,047,713	£172,009,041	£177,696,050	£182,435,224
70% affordable housing (70:30)	£104,870,913	£126,197,194	£135,337,029	£148,899,624	£157,832,351	£124,604,661	£134,700,603	£148,499,491	£157,676,510	£189,264,332	£198,336,825	£190,746,267	£184,740,283	£189,005,538	£192,559,918
80% affordable housing (70:30)	£130,268,418	£153,863,937	£169,577,160	£170,298,939	£178,194,625	£152,707,331	£163,768,662	£170,666,601	£182,864,710	£194,651,195	£198,455,121	£201,442,800	£197,417,539	£200,315,028	£203,884,611
90% affordable housing (70:30)	£173,661,921	£180,770,680	£183,817,292	£191,577,991	£194,556,899	£180,810,001	£184,812,720	£192,813,710	£198,032,911	£200,038,056	£210,574,416	£212,140,343	£210,202,763	£211,624,515	£212,809,308
100% affordable housing (70:30)	£208,057,424	£208,057,424	£208,057,424	£208,057,424	£208,057,424	£208,057,424	£208,057,424	£208,057,424	£208,057,424	£208,057,424	£208,057,424	£208,057,424	£208,057,424	£208,057,424	£208,057,424

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£165,880,985	£100,851,829	£72,453,246	£31,839,561	£13,511,883	£100,389,465	£78,311,188	£31,108,580	£18,100,474	£59,044,335	£112,488,853	£122,165,785	£95,152,717	£98,383,298	£109,290,290
10% affordable housing (70:30)	£133,247,095	£75,775,115	£50,612,701	£21,586,457	£4,301,316	£81,539,406	£55,808,547	£26,539,388	£9,848,733	£33,487,336	£70,164,230	£83,104,173	£64,897,017	£77,692,784	£88,355,925
20% affordable housing (70:30)	£62,398,191	£50,582,949	£27,862,571	£11,051,770	£22,655,157	£65,794,126	£32,384,316	£5,384,648	£18,329,682	£48,874,198	£82,283,625	£93,801,716	£77,628,258	£88,002,274	£98,480,620
30% affordable housing (70:30)	£71,203,238	£28,088,111	£4,729,770	£20,075,069	£40,927,431	£39,640,230	£15,312,390	£16,215,229	£37,807,882	£64,261,060	£94,402,821	£104,499,260	£90,599,498	£100,311,762	£108,605,314
40% affordable housing (70:30)	£39,495,445	£13,038,894	£19,160,869	£41,416,251	£59,289,705	£21,671,692	£10,070,694	£38,572,338	£56,695,084	£70,867,822	£106,522,116	£115,188,833	£103,000,738	£111,621,250	£118,730,009
50% affordable housing (70:30)	£56,953,814	£26,167,853	£43,400,941	£62,7											

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 6

No Units	650
Site Area	5.08 Ha

VBC as % of floorspace 25%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£174,192,230	£110,973,592	£83,280,410	£51,981,728	£23,860,062	£117,325,624	£88,953,351	£57,613,493	£29,448,704	£7,758,310	£47,702,771	£62,064,466	£41,823,613	£56,041,133	£67,889,066
10% affordable housing (70:30)	£151,254,696	£92,329,659	£66,482,149	£36,936,981	£10,534,521	£98,261,013	£71,699,663	£42,087,360	£19,312,126	£19,313,695	£56,807,481	£70,102,862	£51,387,282	£64,538,488	£75,497,826
20% affordable housing (70:30)	£128,204,280	£73,536,463	£49,543,853	£21,686,760	£3,072,334	£70,031,324	£54,288,483	£28,338,007	£1,545,823	£30,869,081	£85,912,191	£73,141,259	£50,950,951	£73,036,843	£83,106,586
30% affordable housing (70:30)	£104,953,005	£54,533,841	£32,451,128	£8,127,057	£16,859,278	£59,579,990	£36,879,707	£10,315,217	£12,827,785	£42,424,486	£75,016,902	£86,179,655	£70,514,620	£81,533,198	£90,715,346
40% affordable housing (70:30)	£81,489,495	£35,373,906	£15,022,883	£9,793,860	£30,646,223	£39,925,023	£18,798,504	£8,134,019	£27,226,674	£53,979,852	£84,121,613	£94,218,052	£80,078,289	£90,030,553	£98,324,106
50% affordable housing (70:30)	£57,676,200	£15,638,388	£2,834,806	£25,814,866	£44,453,167	£19,924,722	£446,085	£22,787,091	£41,626,563	£86,535,237	£93,226,322	£102,256,447	£89,841,959	£98,527,908	£105,932,866
60% affordable housing (70:30)	£33,573,039	£4,273,781	£21,030,144	£41,838,112	£58,220,111	£39,431,432	£18,383,900	£39,400,183	£56,024,453	£77,090,623	£102,331,033	£110,294,844	£99,205,927	£107,065,293	£113,541,826
70% affordable housing (70:30)	£8,861,126	£24,754,078	£39,225,482	£67,857,239	£72,007,057	£21,733,673	£37,161,188	£86,033,234	£70,423,343	£88,646,009	£111,435,743	£118,333,240	£108,769,296	£115,522,618	£121,150,386
80% affordable housing (70:30)	£6,179,334	£45,234,374	£57,420,820	£73,878,365	£85,794,001	£42,825,915	£55,968,467	£72,666,305	£84,822,232	£100,201,393	£120,540,544	£126,371,636	£118,332,965	£124,019,973	£128,759,146
90% affordable housing (70:30)	£42,611,200	£65,714,670	£75,616,157	£89,889,491	£99,580,945	£83,981,156	£74,776,751	£88,239,376	£99,221,121	£117,756,779	£129,845,163	£134,410,033	£127,896,634	£132,517,328	£136,367,807
100% affordable housing (70:30)	£68,423,087	£68,194,967	£85,811,496	£105,920,817	£113,367,889	£85,010,397	£83,583,033	£105,332,447	£113,620,011	£123,312,164	£138,749,874	£142,448,429	£142,460,303	£141,014,683	£143,976,667

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£245,742,346	£159,280,381	£120,382,393	£77,307,858	£38,074,481	£192,088,349	£132,122,122	£82,341,090	£40,038,890	£127,882,983	£167,837,241	£181,393,020	£128,769,188	£167,376,188	£197,807,858
10% affordable housing (70:30)	£208,670,577	£127,604,914	£83,452,424	£48,297,591	£16,009,052	£121,673,560	£84,234,010	£47,847,213	£14,043,147	£43,924,688	£76,742,054	£90,037,435	£47,321,655	£64,473,061	£76,452,395
20% affordable housing (70:30)	£146,398,110	£73,536,110	£49,543,853	£21,686,760	£3,072,334	£70,031,324	£54,288,483	£28,338,007	£1,545,823	£30,869,081	£85,912,191	£73,141,259	£50,950,951	£73,036,843	£83,106,586
30% affordable housing (70:30)	£114,953,005	£54,533,841	£32,451,128	£8,127,057	£16,859,278	£59,579,990	£36,879,707	£10,315,217	£12,827,785	£42,424,486	£75,016,902	£86,179,655	£70,514,620	£81,533,198	£90,715,346
40% affordable housing (70:30)	£81,489,495	£35,373,906	£15,022,883	£9,793,860	£30,646,223	£39,925,023	£18,798,504	£8,134,019	£27,226,674	£53,979,852	£84,121,613	£94,218,052	£80,078,289	£90,030,553	£98,324,106
50% affordable housing (70:30)	£57,676,200	£15,638,388	£2,834,806	£25,814,866	£44,453,167	£19,924,722	£446,085	£22,787,091	£41,626,563	£86,535,237	£93,226,322	£102,256,447	£89,841,959	£98,527,908	£105,932,866
60% affordable housing (70:30)	£33,573,039	£4,273,781	£21,030,144	£41,838,112	£58,220,111	£39,431,432	£18,383,900	£39,400,183	£56,024,453	£77,090,623	£102,331,033	£110,294,844	£99,205,927	£107,065,293	£113,541,826
70% affordable housing (70:30)	£8,861,126	£24,754,078	£39,225,482	£67,857,239	£72,007,057	£21,733,673	£37,161,188	£86,033,234	£70,423,343	£88,646,009	£111,435,743	£118,333,240	£108,769,296	£115,522,618	£121,150,386
80% affordable housing (70:30)	£6,179,334	£45,234,374	£57,420,820	£73,878,365	£85,794,001	£42,825,915	£55,968,467	£72,666,305	£84,822,232	£100,201,393	£120,540,544	£126,371,636	£118,332,965	£124,019,973	£128,759,146
90% affordable housing (70:30)	£42,611,200	£65,714,670	£75,616,157	£89,889,491	£99,580,945	£83,981,156	£74,776,751	£88,239,376	£99,221,121	£117,756,779	£129,845,163	£134,410,033	£127,896,634	£132,517,328	£136,367,807
100% affordable housing (70:30)	£68,423,087	£68,194,967	£85,811,496	£105,920,817	£113,367,889	£85,010,397	£83,583,033	£105,332,447	£113,620,011	£123,312,164	£138,749,874	£142,448,429	£142,460,303	£141,014,683	£143,976,667

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£245,742,346	£159,280,381	£120,382,393	£77,307,858	£38,074,481	£192,088,349	£132,122,122	£82,341,090	£40,038,890	£127,882,983	£167,837,241	£181,393,020	£128,769,188	£167,376,188	£197,807,858
10% affordable housing (70:30)	£208,670,577	£127,604,914	£83,452,424	£48,297,591	£16,009,052	£121,673,560	£84,234,010	£47,847,213	£14,043,147	£43,924,688	£76,742,054	£90,037,435	£47,321,655	£64,473,061	£76,452,395
20% affordable housing (70:30)	£146,398,110	£73,536,110	£49,543,853	£21,686,760	£3,072,334	£70,031,324	£54,288,483	£28,338,007	£1,545,823	£30,869,081	£85,912,191	£73,141,259	£50,950,951	£73,036,843	£83,106,586
30% affordable housing (70:30)	£114,953,005	£54,533,841	£32,451,128	£8,127,057	£16,859,278	£59,579,990	£36,879,707	£10,315,217	£12,827,785	£42,424,486	£75,016,902	£86,179,655	£70,514,620	£81,533,198	£90,715,346
40% affordable housing (70:30)	£81,489,495	£35,373,906	£15,022,883	£9,793,860	£30,646,223	£39,925,023	£18,798,504	£8,134,019	£27,226,674	£53,979,852	£84,121,613	£94,218,052	£80,078,289	£90,030,553	£98,324,106
50% affordable housing (70:30)	£57,676,200	£15,638,388	£2,834,806	£25,814,866	£44,453,167	£19,924,722	£446,085	£22,787,091	£41,626,563	£86,535,237	£93,226,322	£102,256,447	£89,841,959	£98,527,908	£105,932,866
60% affordable housing (70:30)	£33,573,039	£4,273,781	£21,030,144	£41,838,112	£58,220,111	£39,431,432	£18,383,900	£39,400,183	£56,024,453	£77,090,623	£102,331,033	£110,294,844	£99,205,927	£107,065,293	£113,541,826
70% affordable housing (70:30)	£8,861,126	£24,754,078	£39,225,482	£67,857,239	£72,007,057	£21,733,673	£37,161,188	£86,033,234	£70,423,343	£88,646,009	£111,435,743	£118,333,240	£108,769,296	£115,522,618	£121,150,386
80% affordable housing (70:30)	£6,179,334	£45,234,374	£57,420,820	£73,878,365	£85,794,001	£42,825,915	£55,968,467	£72,666,305	£84,822,232	£100,201,393	£120,540,544	£126,371,636	£118,332,965	£124,019,973	£128,759,146
90% affordable housing (70:30)	£42,611,200	£65,714,670	£75,616,157	£89,889,491	£99,580,945	£83,981,156	£74,776,751	£88,239,376	£99,221,121	£117,756,779	£129,845,163	£134,410,033	£127,896,634	£132,517,328	£136,367,807
100% affordable housing (70:30)	£68,423,087	£68,194,967	£85,811,496	£105,920,817	£113,367,889	£85,010,397	£83,583,033	£105,332,447	£113,620,011	£123,312,164	£138,749,874	£142,448,429	£142,460,303	£141,014,683	£143,976,667

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,417,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,780,463	£13,438,175	£6,611,357	£97,430,038	£125,551,674	£32,066,122	£60,458,414	£10,798,274	£110,963,063	£187,170,076	£107,114,538	£211,476,232	£191,235,379	£205,452,899	£217,800,833
10% affordable housing (70:30)	£11,642,933	£5,072,007	£2,929,617	£12,474,785	£19,987,246	£1,150,763	£77,712,104	£107,394,406	£133,789,640	£186,725,462	£206,219,247	£218,514,629	£200,799,048	£214,990,254	£224,909,593
20% affordable housing (70:30)	£21,201,486	£7,876,303	£3,988,083	£1,127,725,006	£152,484,100	£10,380,443	£85,143,283	£12,073,269	£147,865,944	£180,280,947	£215,323,958	£227,553,025	£210,362,717	£222,447,609	£232,518,353
30% affordable housing (70:30)	£14,458,761	£4,947,927	£2,116,960,639	£14,284,790	£16,217,044	£89,538,777	£112,732,060	£19,906,540	£162,239,551	£191,536,233	£224,428,668	£235,591,421	£210,926,387	£230,944,364	£240,127,112

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£144,049,115	£80,830,477	£53,137,296	£21,838,613	£6,283,023	£87,182,519	£58,810,237	£27,470,378	£6,944,411	£37,901,425	£77,845,886	£92,207,581	£71,966,727	£96,184,247	£98,032,181
10% affordable housing (70:30)	£121,111,561	£26,196,544	£26,339,036	£6,783,867	£19,608,594	£88,117,898	£41,556,546	£11,944,245	£14,520,889	£49,458,910	£86,960,598	£108,245,977	£81,530,396	£98,611,633	£105,649,841
20% affordable housing (70:30)	£96,961,165	£24,393,348	£10,400,958	£9,456,355	£3,215,440	£48,688,239	£24,125,365	£13,804,618	£28,507,252	£61,012,196	£96,055,306	£108,284,374	£81,094,985	£103,178,958	£113,243,701
30% affordable housing (70:30)	£74,809,891	£24,390,726	£2,308,013	£24,016,058	£47,002,393	£28,426,875	£6,536,592	£19,827,898	£42,970,900	£72,567,581	£105,160,017	£116,322,770	£100,667,735	£111,676,312	£120,868,421
40% affordable housing (70:30)	£51,946,389	£5,230,791	£15,120,231	£39,936,975	£60,789,338	£9,781,809	£11,344,611	£57,367,134	£57,369,789	£94,129,987	£141,284,727	£124,381,166	£110,921,404	£120,173,688	£128,467,221
50% affordable housing (70:30)	£27,537,451	£14,204,721	£55,368,101	£74,876,282	£102,819,393	£29,697,630	£52,910,206	£36,679,362	£123,389,437	£132,389,562	£132,389,562	£132,389,562	£132,389,562	£132,389,562	£132,389,562
60% affordable housing (70:30)	£13,429,824	£34,416,895	£51,173,258	£71,979,227	£88,363,226	£30,784,547	£48,407,407	£69,543,277	£86,167,567	£107,233,738	£132,474,147	£140,437,988	£129,348,742	£137,168,376	£143,684,741
70% affordable housing (70:30)	£21,281,989	£54,897,193	£69,368,597	£98,000,354	£120,150,171	£51,876,788	£86,176,348	£97,304,300	£86,176,348	£118,789,123	£141,578,858	£148,476,355	£138,912,411	£145,665,732	£151,283,501
80% affordable housing (70:30)	£46,942,448	£75,377,488	£87,853,935	£104,021,479	£116,937,115	£72,989,029	£86,111,882	£102,809,419	£114,965,347	£130,344,908	£150,683,569	£158,514,751	£148,476,080	£154,163,088	£159,802,261
90% affordable housing (70:30)	£76,774,314	£96,657,785	£106,739,272	£120,042,008	£129,724,060	£94,861,271	£104,918,695	£118,442,489	£128,264,236	£141,899,893	£159,789,276	£164,553,147	£155,038,749	£162,661,432	£166,511,022
100% affordable housing (70:30)	£98,566,181	£116,338,081	£123,954,610	£136,063,741	£143,511,004	£115,163,512	£123,726,148	£136,075,562	£143,763,125	£155,652,279	£168,802,989	£172,591,544	£167,603,417	£171,157,798	£174,119,782

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£153,870,909	£90,652,271	£62,959,089	£31,690,407	£3,538,771	£97,004,303	£68,632,031	£37,292,172	£9,127,383	£48,079,631	£88,024,092	£92,385,787	£82,144,934	£76,382,453	£88,210,387
10% affordable housing (70:30)	£130,933,375	£22,098,336	£26,186,823	£6,185,661	£9,786,800	£77,339,892	£51,378,342	£22,786,059	£4,699,194	£39,635,016	£77,128,802	£99,424,163	£71,108,802	£88,859,899	£95,819,147
20% affordable housing (70:30)	£107,882,959	£25,215,142	£22,222,362	£1,365,439	£2,339,655	£58,710,033	£33,947,162	£6,017,176	£18,775,498	£51,190,402	£86,253,512	£98,462,580	£81,272,271	£93,357,164	£103,427,907
30% affordable housing (70:30)	£84,631,685	£34,212,520	£12,129,807	£14,194,264	£37,180,599	£39,294,669	£16,358,386	£10,006,104	£33,149,106	£62,745,787	£95,338,223	£106,500,976	£100,836,941	£101,854,519	£111,036,667
40% affordable housing (70:30)	£61,168,174	£15,052,385	£5,298,437	£30,115,181	£90,967,544	£18,605,702	£1,322,817	£26,455,340	£47,547,995	£74,301,173	£104,442,933	£114,539,372	£100,399,610	£110,854,427	£118,645,427
50% affordable housing (70:30)	£37,384,876	£4,482,933	£23,156,127	£46,136,307	£94,754,498	£29,696,599	£10,876,226	£43,088,412	£81,048,894	£96,586,565	£113,547,643	£122,277,768	£109,863,270	£118,249,220	£126,254,937
60% affordable housing (70:30)	£13,251,718	£24,595,101	£41,351,464	£62,157,433	£78,541,432	£20,962,753	£38,675,223	£59,721,483	£76,345,773	£97,411,944	£122,652,354	£130,618,164	£119,626,948	£127,346,584	£133,962,947
70% affordable housing (70:30)	£11,460,195	£45,075,399	£59,546,803	£78,179,560	£92,328,977	£42,054,506	£72,482,506	£92,354,554	£90,744,664	£108,967,329	£131,757,064	£138,654,561	£129,090,617	£135,843,939	£141,471,707
80% affordable housing (70:30)	£37,120,654	£65,565,695	£77,742,141	£94,989,698	£106,116,322	£63,147,235	£76,289,798	£92,987,825	£108,143,553	£130,522,714	£148,861,775	£146,692,387	£138,654,286	£144,341,284	£149,980,467
90% affordable housing (70:30)	£62,432,520	£86,939,891	£98,937,476	£110,240,812	£119,802,266	£86,427,476	£98,927,072	£109,620,697	£119,546,442	£139,079,089	£160,866,484	£164,711,354	£148,517,856	£156,688,628	£164,889,228
100% affordable housing (70:30)	£88,744,388	£106,616,298	£114,132,816	£126,241,938	£133,699,210	£105,331,716	£113,904,354	£128,253,788	£133,941,332	£143,633,485	£159,071,195	£162,769,750	£157,781,624	£161,336,004	£164,297,985

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£120,394,242	£57,175,604	£29,482,422	£11,816,260	£2,937,896	£63,527,636	£35,155,364	£18,111,025	£24,349,284	£31,536,297	£61,900,759	£116,862,483	£95,921,600	£109,830,120	£121,587,054
10% affordable housing (70:30)	£97,933,375	£22,098,336	£26,186,823	£6,185,661	£9,786,800	£77,339,892	£51,378,342	£22,786,059	£4,699,194	£39,635,016	£77,128,802	£99,424,163	£71,108,802	£88,859,899	£95,819,147
20% affordable housing (70:30)	£74,406,292	£10,738,476	£4,254,304	£32,111,228	£56,870,321	£26,233,336	£470,496	£27,459,490	£52,252,165	£84,667,088	£110,170,179	£131,939,246	£114,748,938	£126,833,830	£136,904,574
30% affordable housing (70:30)	£51,155,018	£735,853	£21,346,860	£47,670,930	£70,657,265	£5,778,002	£17,118,281	£43,482,770	£66,625,772	£96,222,454	£128,814,889	£139,077,643	£124,312,608	£135,331,185	£144,513,334
40% affordable housing (70:30)	£27,691,507	£18,424,082	£8,275,104	£63,591,847	£94,444,211	£13,872,264	£34,999,484	£59,932,007	£81,024,662	£107,777,839	£137,819,680	£148,016,039	£133,876,277	£143,828,541	£152,122,094
50% affordable housing (70:30)	£13,978,476	£37,859,630	£56,639,734	£78,612,973	£98,421,155	£33,817,266	£53,351,903	£76,568,078	£95,423,651	£118,333,425	£147,024,310	£156,054,438	£145,438,946	£156,326,898	£169,704,684
60% affordable housing (70:30)	£20,224,949	£58,071,768	£74,828,131	£96,634,099	£112,018,099	£54,439,419	£72,151,890	£93,198,150	£109,822,440	£130,888,610	£156,129,020	£164,092,831	£153,033,615	£160,823,250	£167,339,614
70% affordable housing (70:30)	£44,936,862	£78,952,065	£93,023,489	£111,855,226	£125,805,044	£75,531,681	£90,899,172	£109,831,221	£124,221,330	£142,443,998	£169,233,721	£172,131,227	£162,567,283	£169,330,605	£174,948,374
80% affordable housing (70:30)	£70,897,261	£96,032,262	£111,218,807	£127,676,363	£139,591,988	£86,643,902	£109,766,455	£138,464,992	£158,639,220	£193,999,380	£214,339,441	£208,169,624	£172,139,959	£177,811,861	£182,657,135
90% affordable housing (70:30)	£96,400,187	£119,512,658	£129,414,145	£143,697,478	£153,378,932	£117,716,143	£128,573,738	£143,097,363	£163,019,109	£195,554,766	£218,443,151	£198,208,020	£181,694,621	£186,316,316	£190,165,884
100% affordable housing (70:30)	£122,221,054	£139,992,654	£147,609,483	£169,718,604	£178,163,870	£138,508,381	£147,417,938	£169,730,434	£187,117,938	£217,110,152	£242,547,861	£208,266,417	£191,258,250	£194,812,870	£197,774,654

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£163,881,081	£92,831,428	£64,939,248	£31,137,898	£3,113,529	£108,983,869	£78,411,325	£41,271,359	£18,136,540	£61,100,474	£103,944,835	£127,446,888	£92,155,778	£105,333,296	£118,343,383
10% affordable housing (70:30)	£140,912,532	£81,987,465	£56,139,966	£26,594,818	£1,922,357	£97,918,949	£61,357,495	£31,745,196	£7,979,963	£39,655,859	£87,149,645	£99,445,026	£81,729,445	£74,880,652	£85,639,990
20% affordable housing (70:30)	£117,862,116	£63,194,299	£39,201,519	£11,344,596	£13,414,498	£68,689,160	£43,926,319	£16,996,333	£8,796,341	£41,211,245	£76,254,355	£88,483,423	£71,293,114	£83,378,007	£93,446,750
30% affordable housing (70:30)	£94,610,842	£44,191,677	£22,108,964	£4,215,107	£27,201,422	£49,233,628	£26,337,543	£26,947	£23,169,949	£52,766,530	£85,399,066	£96,521,919	£80,896,794	£91,875,361	£101,957,610
40% affordable housing (70:30)	£71,147,331	£26,031,742	£4,880,720	£20,136,024	£40,889,387	£29,582,860	£9,486,340	£16,478,163	£37,689,838	£64,327,016	£94,463,776	£104,560,215	£90,403,453	£100,377,117	£108,668,270
50% affordable housing (70:30)	£50,323,230	£8,485,418	£10,187,776	£33,167,956	£51,786,137	£32,567,752	£6,906,885	£30,120,061	£48,978,533	£72,888,207	£100,579,292	£109,609,417	£96,984,928	£105,800,878	

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 6

No Units	650
Site Area	5.08 Ha

VBC as % of floorspace	50%
------------------------	-----

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£174,192,230	£110,973,592	£83,280,410	£51,981,728	£23,860,062	£117,325,624	£88,953,351	£57,613,493	£29,446,704	£7,758,310	£47,702,771	£62,064,466	£41,823,613	£56,041,133	£67,889,066
10% affordable housing (70:30)	£158,920,135	£98,527,017	£72,096,723	£41,991,624	£14,968,140	£104,634,153	£77,448,615	£47,273,929	£20,253,216	£16,482,218	£55,792,897	£67,443,716	£48,219,710	£61,726,355	£72,981,892
20% affordable housing (70:30)	£143,535,156	£86,061,372	£60,798,253	£31,850,438	£5,808,513	£91,628,216	£65,994,904	£36,824,162	£10,931,987	£22,206,128	£59,883,022	£72,822,985	£54,515,808	£67,411,576	£78,074,717
30% affordable housing (70:30)	£128,150,177	£73,480,556	£49,487,071	£21,628,577	£3,133,289	£78,975,418	£54,211,872	£26,280,314	£1,485,848	£30,930,036	£65,973,147	£78,202,214	£61,011,906	£73,098,798	£83,167,542
40% affordable housing (70:30)	£112,631,049	£60,811,890	£38,090,995	£11,275,832	£-12,344,904	£66,024,477	£42,510,740	£16,608,711	£-8,109,428	£-38,653,945	£-72,063,272	£-83,581,463	£-67,406,004	£-78,782,020	£-88,260,367
50% affordable housing (70:30)	£97,055,920	£48,085,957	£26,576,136	£7,772,661	£-21,556,519	£52,940,018	£30,676,563	£4,775,006	£-17,729,007	£-46,377,853	£-78,153,397	£-88,960,713	£-73,804,101	£-84,467,242	£-93,353,192
60% affordable housing (70:30)	£81,377,882	£35,259,165	£14,904,783	£-9,915,711	£-30,769,133	£39,810,294	£18,880,493	£-9,255,900	£-27,348,395	£-54,101,783	£-84,243,522	£-94,339,962	£-80,200,199	£-90,152,463	£-98,446,917
70% affordable housing (70:30)	£65,536,897	£26,586,543	£3,038,384	£-20,616,840	£-39,979,748	£26,503,511	£6,474,357	£-17,364,953	£-61,826,163	£-91,825,671	£-90,333,649	£-99,719,211	£-86,596,298	£-95,837,686	£-103,538,842
80% affordable housing (70:30)	£49,521,163	£9,066,138	£-9,062,467	£-31,317,909	£-49,191,362	£12,977,464	£5,978,262	£-28,473,996	£-66,587,741	£-99,549,580	£-96,423,774	£-105,098,461	£-92,992,396	£-101,522,907	£-108,631,667
90% affordable housing (70:30)	£33,400,929	£4,456,647	£-21,213,010	£-42,018,978	£-58,402,978	£-824,298	£-14,536,769	£-39,583,028	£-66,207,319	£-77,273,488	£-102,513,899	£-110,477,710	£-99,388,493	£-107,208,129	£-113,724,492
100% affordable housing (70:30)	£17,000,725	£-18,130,496	£-83,863,553	£-92,720,047	£-97,614,592	£-114,906,111	£-131,095,275	£-150,692,081	£-185,826,897	£-209,599,398	£-210,604,024	£-215,856,960	£-215,784,591	£-212,893,351	£-218,817,517

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,642,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£246,742,340	£159,260,333	£106,684,183	£67,367,865	£28,074,481	£132,083,943	£93,232,122	£60,392,090	£30,439,891	£12,892,993	£67,837,241	£81,393,020	£55,769,181	£70,376,372	£87,659,638
10% affordable housing (70:30)	£221,041,438	£141,407,556	£94,817,850	£57,772,940	£10,066,432	£116,306,424	£84,485,557	£52,260,644	£24,991,657	£14,546,791	£57,727,463	£72,378,289	£48,154,283	£61,660,526	£72,912,464
20% affordable housing (70:30)	£197,399,417	£123,873,200	£79,136,320	£43,988,040	£-1,913,959	£103,110,399	£74,002,588	£44,140,701	£10,970,817	£22,206,128	£67,757,537	£84,570,381	£61,726,355	£72,981,892	£83,167,542
30% affordable housing (70:30)	£174,784,396	£98,454,017	£57,047,592	£29,305,996	£-24,097,862	£84,569,155	£56,722,701	£33,654,253	£-14,848,724	£-40,869,609	£-65,907,230	£-78,153,397	£-61,011,906	£-73,098,798	£-83,167,542
40% affordable housing (70:30)	£150,203,242	£69,122,663	£38,543,777	£-9,608,740	£-32,270,916	£63,910,096	£37,424,833	£-4,044,326,862	£-29,044,031	£-64,568,513	£-91,907,848	£-102,513,899	£-87,342,877	£-95,156,963	£-103,538,842
50% affordable housing (70:30)	£132,876,653	£57,848,616	£-30,358,437	£-41,916,912	£-61,491,092	£46,558,555	£-28,250,009	£-41,159,567	£-147,663,580	£-206,312,426	£-248,087,070	£-268,895,286	£-240,738,674	£-250,401,815	£-257,765,765
60% affordable housing (70:30)	£118,556,890	£38,675,408	£-10,029,790	£-32,950,344	£-59,702,706	£30,124,289	£-1,251,294,170	£-26,190,503	£-147,283,138	£-244,036,336	£-300,178,095	£-314,274,534	£-290,134,772	£-310,907,036	£-318,380,599
70% affordable housing (70:30)	£104,581,676	£20,688,030	£-24,638,188	£-44,051,413	£-69,914,321	£18,983,631	£-61,460,216	£-37,289,536	£-106,208,738	£-147,760,244	£-180,663,222	£-198,650,871	£-185,772,266	£-193,473,415	£-200,768,557
80% affordable housing (70:30)	£87,413,410	£10,866,435	£-36,991,039	£-61,452,462	£-86,126,355	£-6,969,109	£-24,912,834	£-68,408,688	£-106,525,313	£-140,664,153	£-181,358,347	£-203,326,960	£-192,457,680	£-200,366,240	£-208,638,492
90% affordable housing (70:30)	£68,533,644	£-2,301,220	£-44,114,783	£-68,953,551	£-94,337,551	£-47,817,341	£-69,517,601	£-104,411,892	£-147,208,611	£-192,448,472	£-230,412,283	£-259,323,066	£-247,102,722	£-253,650,065	£-262,361,667
100% affordable housing (70:30)	£40,933,848	£-48,065,069	£-103,298,128	£-124,854,820	£-147,542,620	£-161,029,848	£-176,626,634	£-206,761,470	£-250,931,971	£-289,538,997	£-326,791,532	£-326,719,164	£-322,827,923	£-326,751,890	£-333,751,890

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£192,592,448	£121,811,084	£82,934,286	£52,782,948	£20,924,584	£109,459,952	£82,871,324	£53,171,183	£27,203,972	£9,242,385	£57,487,447	£74,949,141	£53,608,288	£68,235,808	£84,673,742
10% affordable housing (70:30)	£167,864,541	£99,261,628	£65,691,682	£35,653,051	£-11,816,165	£92,150,523	£65,336,040	£37,610,746	£16,508,514	£4,342,266,894	£59,877,572	£74,238,281	£55,004,386	£68,235,808	£84,673,742
20% affordable housing (70:30)	£143,249,520	£74,723,020	£48,988,423	£24,834,237	£-3,820,864	£74,568,360	£50,889,871	£28,960,493	£-1,515,852,689	£-3,990,900,803	£-5,986,677,622	£-7,399,607,640	£-5,814,400,484	£-6,304,196,251	£-6,804,859,382
30% affordable housing (70:30)	£128,634,499	£63,304,119	£-27,237,605	£-10,356,109	£-24,789,257	£62,572,803	£30,504,361	£-3,228,298,827	£-13,717,712	£-32,757,822	£-40,098,890	£-49,736,581	£-39,891,474	£-47,505,217	£-52,821,217
40% affordable housing (70:30)	£114,153,627	£46,072,785	£-18,693,680	£-31,508,843	£-50,129,570	£40,780,198	£-24,273,072	£-31,175,985	£-134,894,104	£-206,438,620	£-268,847,947	£-310,366,138	£-284,192,670	£-305,568,595	£-315,945,042
50% affordable housing (70:30)	£97,728,736	£27,698,718	£-9,209,540	£-20,012,014	£-38,341,194	£27,844,657	£-26,108,112	£-32,009,670	£-64,513,682	£-97,182,562	£-124,338,073	£-151,745,388	£-130,288,777	£-141,251,917	£-150,157,891
60% affordable housing (70:30)	£84,406,993	£21,525,510	£-3,817,879,983	£-13,708,446	£-27,552,808	£18,074,322	£-33,040,606	£-34,133,260	£-60,886,438	£-84,108,188	£-104,124,637	£-124,806,878	£-116,931,139	£-125,230,692	£-133,333,618
70% affordable housing (70:30)	£71,247,779	£10,518,132	£-13,276,291	£-24,401,515	£-38,764,424	£-1,200,281	£-32,310,318	£-44,149,639	£-93,759,839	£-138,610,347	£-181,118,324	£-226,503,887	£-213,380,373	£-222,622,361	£-230,323,618
80% affordable housing (70:30)	£57,283,513	£3,338,442	£-13,102,944	£-23,979,038	£-37,970,038	£-13,807,212	£-32,709,937	£-39,298,071	£-73,372,418	£-106,346,295	£-143,208,440	£-181,893,136	£-171,077,071	£-180,371,592	£-189,418,343
90% affordable housing (70:30)	£43,383,746	£-3,241,322	£-13,997,685	£-28,903,654	£-38,667,653	£-12,608,703	£-34,925,413	£-46,367,703	£-88,991,994	£-124,068,164	£-169,598,574	£-217,282,385	£-206,173,169	£-213,992,805	£-220,509,168
100% affordable housing (70:30)	£20,783,590	£-14,915,172	£-30,148,229	£-47,904,723	£-64,399,257	£-81,690,786	£-97,879,951	£-117,476,736	£-142,611,573	£-177,782,073	£-226,388,700	£-262,641,635	£-252,569,267	£-259,678,026	£-268,601,955

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,417,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,788,461	£18,438,175	£13,131,357	£9,740,038	£4,125,516,74	£12,382,162	£-6,048,454	£-9,778,274	£-11,963,063	£-18,770,076	£-19,714,538	£-21,476,232	£-19,235,379	£-20,542,899	£-21,700,833
10% affordable housing (70:30)	£19,608,963	£10,884,749	£7,725,043	£4,777,042	£-1,944,448,26	£-1,777,614	£-1,944,448,26	£-1,777,614	£-1,944,448,26	£-1,777,614	£-1,944,448,26	£-1,777,614	£-1,944,448,26	£-1,777,614	£-1,944,448,26
20% affordable housing (70:30)	£15,876,611	£8,350,394	£5,613,513	£-1,117,861,208	£-1,443,431,283	£-57,585,450	£-63,516,952	£-112,667,584	£-138,479,770	£-172,617,894	£-209,294,				

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£174,192,230	£110,973,592	£83,280,410	£51,981,728	£23,860,092	£117,325,624	£88,953,351	£57,613,493	£29,448,704	£7,758,310	£47,702,771	£62,064,466	£41,823,613	£56,041,133	£37,889,066
10% affordable housing (70:30)	£196,527,017	£127,096,723	£94,981,624	£61,989,140	£34,984,163	£124,328,229	£93,253,216	£61,273,929	£30,253,216	£16,482,218	£53,792,897	£67,443,716	£46,219,710	£61,728,355	£42,981,869
20% affordable housing (70:30)	£143,535,195	£96,917,372	£70,795,253	£43,850,438	£16,986,513	£91,826,316	£65,994,804	£39,824,182	£10,931,987	£23,206,128	£59,983,022	£47,632,968	£34,662,968	£54,615,808	£37,471,576
30% affordable housing (70:30)	£128,150,177	£73,480,556	£49,487,071	£21,628,577	£3,133,289	£78,970,418	£54,211,872	£28,280,314	£1,485,484	£30,930,036	£65,973,247	£48,202,214	£31,061,906	£47,096,798	£33,167,542
40% affordable housing (70:30)	£112,631,049	£60,811,959	£39,090,995	£11,275,832	£12,344,904	£66,024,477	£42,510,740	£21,606,711	£8,109,428	£38,653,945	£67,983,272	£49,581,463	£37,408,004	£49,793,020	£38,260,367
50% affordable housing (70:30)	£97,035,920	£48,089,136	£27,774,461	£2,595,510	£22,910,616	£43,775,065	£24,775,065	£12,775,065	£4,637,853	£67,573,937	£99,060,713	£73,904,101	£49,467,242	£63,353,192	£44,467,242
60% affordable housing (70:30)	£81,377,882	£35,259,165	£14,904,783	£9,915,711	£30,768,133	£39,810,284	£18,880,403	£8,255,590	£27,348,685	£54,101,763	£84,243,622	£64,339,962	£40,200,199	£50,152,463	£38,446,017
70% affordable housing (70:30)	£65,636,897	£22,266,543	£3,038,384	£20,616,840	£39,879,748	£26,503,511	£6,474,367	£1,364,963	£39,386,163	£61,825,671	£90,333,649	£69,719,211	£48,596,298	£59,837,666	£43,538,842
80% affordable housing (70:30)	£49,521,163	£13,066,135	£3,062,467	£31,317,909	£49,191,362	£12,977,464	£5,978,262	£28,473,996	£46,587,741	£69,549,580	£98,433,774	£76,098,461	£50,992,366	£61,522,807	£48,631,667
90% affordable housing (70:30)	£33,400,025	£4,456,646	£21,213,010	£40,018,976	£58,402,676	£29,224,287	£1,538,768	£30,583,028	£56,207,319	£77,273,466	£102,513,898	£71,477,710	£49,388,493	£61,028,109	£43,724,492
100% affordable housing (70:30)	£17,000,725	£18,130,496	£33,363,553	£52,720,047	£67,614,592	£14,906,111	£31,095,275	£50,692,061	£66,882,897	£84,997,398	£108,604,024	£115,856,960	£105,784,591	£121,893,351	£118,817,318

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£153,870,909	£90,652,271	£62,950,089	£31,660,407	£3,538,771	£97,004,303	£68,632,031	£37,292,172	£9,127,383	£28,079,631	£68,024,092	£92,385,787	£62,144,334	£76,392,453	£58,210,387
10% affordable housing (70:30)	£178,598,314	£109,259,696	£81,775,402	£51,650,303	£33,383,180	£114,312,832	£81,127,295	£50,952,698	£28,185,808	£18,105	£38,903,590	£74,114,217	£51,765,007	£68,541,031	£50,041,696
20% affordable housing (70:30)	£123,213,835	£85,740,952	£60,476,952	£31,529,117	£14,340,807	£71,504,995	£46,573,483	£25,502,862	£9,389,334	£43,527,449	£80,204,345	£54,144,285	£74,937,123	£57,732,897	£38,398,037
30% affordable housing (70:30)	£107,828,956	£63,159,236	£39,165,750	£1,307,256	£23,454,610	£58,694,097	£33,890,591	£18,835,472	£51,281,357	£68,204,468	£98,523,535	£61,333,227	£79,418,119	£103,488,863	£83,167,542
40% affordable housing (70:30)	£92,309,728	£40,490,969	£17,769,675	£9,045,489	£32,666,224	£45,705,156	£22,189,419	£14,712,610	£28,430,749	£58,975,296	£92,389,693	£70,992,784	£57,739,325	£69,103,341	£48,581,698
50% affordable housing (70:30)	£76,734,590	£27,784,637	£8,254,815	£10,548,660	£41,877,840	£32,619,867	£10,355,243	£15,546,315	£38,050,327	£68,699,174	£98,474,716	£70,282,034	£54,125,422	£70,788,865	£51,674,513
60% affordable housing (70:30)	£61,056,362	£14,937,845	£5,416,535	£20,527,092	£51,089,454	£10,498,963	£11,640,918	£26,577,251	£47,669,906	£74,423,084	£104,564,843	£74,651,282	£50,521,520	£70,417,784	£48,767,338
70% affordable housing (70:30)	£45,215,576	£1,045,222	£17,282,937	£40,938,161	£60,301,069	£6,182,190	£13,846,964	£37,686,284	£57,289,484	£82,146,902	£110,654,963	£106,030,532	£76,159,026	£123,860,163	£103,860,163
80% affordable housing (70:30)	£29,199,842	£11,295,182	£29,363,787	£69,363,787	£69,517,663	£7,463,867	£26,299,582	£48,795,316	£66,909,061	£89,870,961	£116,745,095	£126,479,782	£113,913,716	£121,844,228	£128,952,988
90% affordable housing (70:30)	£13,078,606	£24,777,866	£41,434,331	£62,340,293	£74,245,616	£11,465,619	£38,888,959	£59,934,349	£67,628,840	£77,694,849	£102,839,220	£130,780,631	£110,709,814	£127,529,460	£134,045,613
100% affordable housing (70:30)	£3,320,595	£38,451,817	£53,684,874	£73,041,368	£87,935,913	£35,227,432	£61,416,596	£71,013,382	£86,148,218	£105,319,719	£128,925,345	£136,178,280	£126,105,912	£133,214,671	£139,138,638

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£120,394,242	£77,175,604	£59,482,422	£1,816,260	£29,937,896	£63,527,636	£35,155,364	£19,813,005	£24,949,294	£31,586,297	£101,600,799	£116,862,483	£95,921,600	£109,830,120	£72,987,054
10% affordable housing (70:30)	£108,122,147	£44,729,020	£19,298,736	£11,846,363	£39,829,847	£59,636,185	£33,850,826	£18,524,088	£33,544,772	£69,260,206	£107,599,894	£121,241,703	£102,017,696	£115,504,342	£78,179,876
20% affordable housing (70:30)	£89,737,168	£32,263,385	£7,000,265	£21,947,549	£47,817,474	£38,028,329	£11,996,817	£16,973,805	£42,866,007	£67,004,115	£91,811,009	£126,620,952	£108,413,796	£121,209,564	£81,872,704
30% affordable housing (70:30)	£74,352,081	£19,682,569	£4,310,917	£32,189,411	£56,931,277	£26,177,431	£413,885	£27,517,673	£52,312,139	£84,728,024	£110,771,134	£132,000,202	£114,809,893	£126,894,786	£136,965,529
40% affordable housing (70:30)	£58,633,061	£7,019,963	£15,705,992	£42,522,155	£66,142,891	£12,228,490	£11,287,247	£38,189,277	£61,907,415	£96,451,582	£126,861,260	£137,379,460	£121,205,891	£132,580,607	£142,058,354
50% affordable housing (70:30)	£43,297,852	£7,712,055	£27,221,852	£53,065,326	£66,884,806	£887,969	£23,121,424	£49,002,862	£71,628,984	£100,176,841	£131,951,385	£142,768,700	£137,602,899	£158,265,229	£147,151,179
60% affordable housing (70:30)	£27,679,695	£18,538,822	£38,893,205	£63,713,758	£84,566,120	£13,987,704	£35,117,684	£60,053,918	£81,146,572	£107,899,750	£138,041,510	£148,137,949	£133,998,187	£143,950,451	£152,244,004
70% affordable housing (70:30)	£11,738,000	£31,531,444	£50,759,604	£74,414,827	£93,777,738	£27,294,476	£47,323,564	£71,162,951	£99,766,151	£115,629,659	£144,131,636	£153,677,189	£140,994,285	£149,635,673	£157,336,830
80% affordable housing (70:30)	£4,276,825	£44,731,849	£62,869,454	£85,115,895	£109,989,380	£40,860,624	£59,776,249	£82,271,863	£100,389,728	£123,347,867	£150,221,761	£168,998,448	£146,790,353	£155,300,884	£162,429,855
90% affordable housing (70:30)	£20,397,058	£58,254,634	£75,010,997	£95,816,966	£122,000,965	£54,622,285	£72,334,755	£93,381,015	£110,005,306	£131,071,476	£156,311,886	£164,275,697	£153,186,481	£161,006,117	£167,522,480
100% affordable housing (70:30)	£6,797,262	£17,928,484	£37,161,541	£105,516,030	£112,412,673	£69,704,275	£84,893,263	£104,490,048	£119,624,885	£138,795,385	£162,402,012	£169,654,947	£159,582,679	£166,691,338	£172,615,305

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£163,881,086	£100,831,428	£72,338,248	£41,833,884	£11,317,628	£108,983,869	£78,411,188	£41,271,389	£19,106,540	£18,106,540	£110,404,474	£130,944,345	£102,851,778	£109,353,296	£83,353,296
10% affordable housing (70:30)	£148,577,971	£86,184,853	£61,754,559	£31,609,460	£4,625,977	£94,291,989	£67,106,452	£36,931,766	£9,911,052	£25,824,382	£64,135,060	£77,786,880	£58,681,674	£72,068,519	£63,324,055
20% affordable housing (70:30)	£133,192,992	£75,719,209	£50,456,089	£21,508,275	£4,361,650	£81,464,152	£55,552,640	£26,482,019	£589,823	£43,548,292	£70,226,185	£83,165,128	£64,957,972	£77,753,740	£68,416,880
30% affordable housing (70:30)	£117,808,013	£63,138,993	£39,144,907	£11,296,413	£13,475,453	£68,633,254	£43,969,708	£19,938,150	£9,896,915	£41,272,200	£76,315,311	£98,544,378	£71,399,070	£93,438,962	£69,509,706
40% affordable housing (70:30)	£102,289,885	£50,689,726	£27,748,832	£6,893,660	£22,897,067	£56,661,313	£32,168,376	£15,396,547	£18,451,592	£48,998,109	£82,405,436	£93,923,627	£77,050,167	£99,124,183	£86,602,631
50% affordable housing (70:30)	£86,713,756	£37,743,794	£16,233,972	£9,569,502	£31,898,682	£42,597,854	£20,334,400	£5,567,158	£28,071,470	£56,720,017	£88,495,561	£99,302,877	£84,146,265	£94,809,406	£103,695,356
60% affordable housing (70:30)	£71,035,519	£24,917,002	£4,962,619	£20,257,935	£40,110,297										

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 6

No Units	650
Site Area	5.08 Ha

VBC as % of floorspace 75%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£174,192,230	£110,973,692	£83,280,410	£51,981,728	£23,860,092	£117,325,624	£86,953,351	£57,613,433	£26,448,704	-£7,758,310	-£47,702,771	-£62,064,466	-£41,823,613	-£66,041,133	-£67,889,066
10% affordable housing (70:30)	£166,532,216	£104,724,374	£77,690,613	£46,986,267	£19,401,760	£110,952,562	£83,197,567	£52,415,406	£24,825,242	-£11,650,742	-£50,778,311	-£64,784,568	-£45,052,139	-£68,914,221	-£70,465,957
20% affordable housing (70:30)	£158,866,032	£96,471,763	£72,040,817	£41,894,255	£14,909,000	£104,579,500	£77,392,709	£47,217,318	£23,194,165	-£15,943,174	-£53,853,852	-£67,504,670	-£48,290,666	-£51,787,310	-£53,042,847
30% affordable housing (70:30)	£151,146,941	£92,219,151	£66,389,927	£36,822,242	£10,416,419	£98,150,655	£71,587,890	£41,972,620	£15,504,202	-£19,435,606	-£56,929,392	-£70,224,773	-£51,509,193	-£54,660,398	-£57,619,737
40% affordable housing (70:30)	£143,426,949	£85,949,560	£60,685,030	£31,734,072	£5,860,564	£91,715,808	£65,782,991	£36,709,442	£10,813,886	-£22,328,038	-£60,004,933	-£72,944,875	-£54,737,719	-£57,533,487	-£58,196,628
50% affordable housing (70:30)	£135,707,409	£79,631,198	£55,001,133	£26,594,050	£1,296,886	£85,281,113	£58,914,023	£31,440,080	£6,068,302	-£27,220,470	-£63,080,472	-£75,864,978	-£57,966,246	-£60,406,676	-£60,773,518
60% affordable housing (70:30)	£127,987,133	£73,312,838	£49,317,237	£21,454,029	-£3,318,156	£78,807,898	£54,042,038	£26,105,787	£1,309,925	-£31,112,903	-£68,150,013	-£78,985,080	-£51,194,772	-£52,279,865	-£53,350,468
70% affordable housing (70:30)	£120,199,785	£66,976,715	£43,616,123	£16,253,756	-£7,192,560	£72,304,274	£48,170,052	£20,771,453	-£3,512,984	-£85,005,334	-£69,231,583	-£81,105,183	-£64,423,299	-£66,152,753	-£68,927,298
80% affordable housing (70:30)	£112,412,437	£60,585,444	£37,861,515	£11,039,631	-£12,588,725	£65,800,852	£42,281,260	£15,972,508	-£8,353,250	-£38,897,767	-£72,307,094	-£83,826,285	-£67,651,825	-£79,025,841	-£88,504,189
90% affordable housing (70:30)	£104,625,088	£54,194,172	£32,106,908	£5,767,210	-£17,225,011	£59,236,321	£36,335,487	£9,660,914	-£13,193,516	-£42,780,198	-£75,382,634	-£86,545,387	-£70,880,352	-£81,898,930	-£91,061,079
100% affordable housing (70:30)	£96,779,650	£47,802,901	£26,285,222	£472,790	-£21,861,295	£52,656,961	£30,388,669	£4,475,134	-£18,033,784	-£46,682,630	-£78,458,174	-£89,265,488	-£74,108,879	-£84,772,018	-£93,657,968

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£245,712,543	£158,903,981	£116,854,163	£72,082,846	£33,072,481	£163,028,248	£120,912,090	£82,613,280	£38,620,899	-£107,602,880	-£487,397,244	-£615,099,039	-£407,381,788,98	-£578,975,103	-£572,882,848
10% affordable housing (70:30)	£233,402,355	£145,210,180	£104,273,960	£67,868,306	£40,052,830	£158,908,911	£126,737,066	£87,610,187	£39,510,331	-£41,585,315	-£470,712,884	-£604,719,141	-£484,986,712	-£578,848,794	-£490,400,530
20% affordable housing (70:30)	£221,068,541	£137,462,810	£97,803,756	£57,040,318	£30,025,483	£151,355,073	£120,717,255	£79,740,480	£43,547,747	-£473,788,425	-£607,439,243	-£681,721,883	-£468,215,239	-£581,721,883	-£492,977,420
30% affordable housing (70:30)	£208,789,082	£127,715,422	£93,565,646	£49,119,331	£20,919,513	£141,794,088	£114,346,723	£71,061,953	£40,430,547	-£439,070,179	-£576,853,965	-£680,159,248	-£471,443,785	-£584,594,971	-£495,554,310
40% affordable housing (70:30)	£196,607,624	£123,565,018	£89,240,543	£46,293,501	£14,074,009	£136,216,764	£104,161,462	£63,226,131	£40,130,487	-£443,262,811	-£593,198,505	-£692,874,448	-£474,672,262	-£587,468,066	-£498,112,200
50% affordable housing (70:30)	£184,227,164	£120,303,374	£84,933,440	£43,340,522	£14,635,687	£134,653,440	£100,620,500	£58,494,403	£41,336,271	-£447,155,043	-£603,050,045	-£696,590,550	-£477,900,819	-£580,341,149	-£500,708,091
60% affordable housing (70:30)	£171,947,440	£116,621,735	£80,617,136	£39,490,544	£4,232,729	£131,126,875	£96,392,535	£53,628,806	£41,626,648	-£451,047,478	-£606,090,586	-£698,319,652	-£481,129,345	-£593,214,238	-£503,284,981
70% affordable housing (70:30)	£160,734,788	£112,967,858	£76,318,450	£34,690,817	£4,627,887,013	£127,630,298	£91,784,521	£59,163,120	£42,347,457	-£454,839,087	-£608,156,126	-£691,039,756	-£484,357,872	-£596,687,326	-£506,981,871
80% affordable housing (70:30)	£149,602,136	£108,349,126	£72,073,057	£30,894,942	£3,653,298	£124,133,721	£87,653,913	£40,452,064	£38,832,330	-£462,217,967	-£608,832,330	-£692,440,414	-£480,380,414	-£506,438,161	-£519,552,542
90% affordable housing (70:30)	£138,509,485	£103,740,401	£67,827,665	£24,167,363	£4,371,595,883	£120,698,252	£83,599,086	£40,973,659	£34,128,089	-£462,742,771	-£605,317,207	-£696,479,960	-£480,810,425	-£501,833,503	-£511,015,652
100% affordable housing (70:30)	£127,194,903	£102,137,672	£63,849,590	£14,461,783	£41,195,869	£117,987,612	£84,549,433	£43,778,829	£46,617,203	-£498,392,747	-£609,200,062	-£694,043,451	-£494,705,991	-£513,592,541	-£524,592,541

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£152,592,446	£91,811,084	£64,304,266	£37,892,948	£19,324,584	£109,459,052	£77,831,324	£49,617,183	£29,339,372	£334,542,985	£374,487,247	£388,849,141	£368,808,288	£362,825,808	£394,675,742
10% affordable housing (70:30)	£140,652,458	£82,660,301	£59,124,052	£27,818,490	£9,892,819	£107,814,460	£76,369,270	£49,169,439	£33,938,418	£377,562,667	£391,569,244	£371,836,815	£365,898,897	£351,750,532	£379,250,532
20% affordable housing (70:30)	£127,918,644	£72,812,912	£54,743,859	£24,850,421	£3,117,875,585	£102,205,176	£74,931,967	£49,567,557	£30,590,510	£342,327,849	£380,638,527	£394,289,348	£375,065,341	£368,571,076	£399,827,522
30% affordable housing (70:30)	£115,836,184	£62,354,524	£49,261,433	£18,368,256	£2,228,634,170	£95,186,256	£68,182,055	£31,280,855	£24,220,282	£383,714,067	£397,009,449	£378,293,868	£391,445,073	£402,404,413	£402,404,413
40% affordable housing (70:30)	£103,357,726	£52,855,115	£44,099,646	£15,090,603	£330,954,111	£85,069,887	£61,001,884	£30,075,233	£15,970,789	£380,112,713	£386,789,608	£380,729,551	£381,522,394	£394,318,162	£404,981,303
50% affordable housing (70:30)	£91,077,267	£47,153,477	£41,763,642	£10,190,625	£365,485,799	£71,833,562	£46,870,852	£25,344,535	£20,716,313	£384,005,146	£390,865,148	£380,449,653	£384,700,801	£397,191,251	£407,558,183
60% affordable housing (70:30)	£78,797,542	£43,431,838	£37,467,430	£6,330,647	£330,104,811	£62,742,638	£30,678,908	£15,478,750	£3,567,897,578	£392,040,689	£405,166,765	£387,979,498	£400,064,340	£410,135,083	£410,135,083
70% affordable housing (70:30)	£66,584,990	£39,807,960	£33,168,553	£3,010,530,920	£334,737,115	£54,480,401	£27,814,623	£13,001,223	£30,297,659	£361,790,009	£386,016,228	£407,889,858	£391,207,974	£402,937,429	£412,711,974
80% affordable housing (70:30)	£54,972,238	£36,189,232	£29,933,160	£1,818,745,044	£339,373,401	£60,993,624	£31,419,187	£13,302,905	£8,669,442	£380,891,789	£410,809,890	£434,380,360	£405,810,511	£416,288,864	£416,288,864
90% affordable housing (70:30)	£43,156,587	£27,590,563	£24,077,567	£1,017,465	£344,099,686	£56,748,354	£29,448,198	£16,825,781	£39,978,192	£369,574,873	£402,167,390	£413,330,062	£397,685,027	£408,865,616	£417,865,754
100% affordable housing (70:30)	£32,005,025	£27,981,775	£20,490,453	£326,311,656	£348,645,970	£274,127,715	£126,396,006	£32,309,541	£34,418,450	£393,467,306	£405,242,850	£416,050,164	£400,893,554	£411,556,694	£420,442,844

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£24,308,463	£16,131,357	£11,611,357	£7,402,038	£3,215,512,142	£119,963,063	£81,798,274	£41,119,363,063	£15,710,076	£197,114,638	£211,476,232	£191,235,379	£205,452,899	£217,300,833	£217,300,833
10% affordable housing (70:30)	£17,120,451	£14,687,292	£11,751,793	£10,445,500	£1,910,010,097	£38,459,204	£16,214,199	£96,996,960	£124,386,524	£181,062,509	£200,190,077	£214,196,234	£194,483,906	£208,325,888	£219,877,723
20% affordable housing (70:30)	£13,454,265	£10,940,093	£7,730,950	£4,075,811	£1,144,502,676	£44,832,267	£12,090,667	£102,194,448	£129,217,601	£164,054,940	£203,265,618	£216,316,436	£197,692,432	£211,189,076	£222,454,613
30% affordable housing (70:30)	£11,734,725	£9,192,615	£6,802,830	£3,112,589,524	£1,398,305,347	£51,261,261	£77,823,916	£107,439,148	£133,907,7						

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based onCIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£144,049,115	£90,830,477	£53,137,295	£21,938,613	£8,285,023	£97,182,509	£58,810,237	£27,470,378	£8,844,411	£37,901,425	£77,848,886	£92,207,581	£71,989,727	£96,184,347	£39,032,181
10% affordable housing (70:30)	£136,389,103	£74,581,269	£47,617,498	£16,923,152	£10,741,365	£80,809,447	£53,054,853	£22,772,291	£5,317,873	£41,793,857	£89,921,426	£94,927,693	£76,186,254	£90,867,336	£10,688,671
20% affordable housing (70:30)	£129,722,917	£68,036,648	£41,937,192	£11,751,140	£15,234,026	£74,436,385	£47,249,534	£17,074,203	£9,948,949	£35,886,489	£83,996,949	£97,647,785	£76,423,781	£91,930,423	£105,186,862
30% affordable housing (70:30)	£121,003,376	£62,076,036	£36,226,812	£6,679,127	£19,726,695	£68,007,390	£41,444,736	£11,820,506	£14,639,089	£49,678,721	£87,027,507	£100,367,888	£81,652,307	£94,803,513	£105,762,852
40% affordable housing (70:30)	£113,283,835	£55,896,446	£30,541,015	£1,590,857	£24,282,851	£61,472,694	£36,639,876	£6,666,327	£19,329,229	£53,471,152	£99,148,047	£103,087,990	£84,890,834	£97,676,802	£108,339,742
50% affordable housing (70:30)	£105,564,294	£49,488,038	£24,653,018	£3,649,064	£28,844,226	£55,137,098	£29,770,893	£1,296,866	£22,412	£57,363,585	£93,223,587	£105,800,059	£88,109,380	£100,616,533	£110,616,533
60% affordable housing (70:30)	£97,844,018	£43,189,723	£19,174,122	£8,689,086	£33,499,270	£48,984,584	£23,898,923	£4,037,348	£28,837,100	£61,256,017	£96,299,128	£108,528,194	£91,337,887	£103,422,777	£113,483,523
70% affordable housing (70:30)	£90,086,670	£36,833,600	£13,473,008	£13,899,359	£38,006,555	£42,161,160	£18,026,938	£9,371,662	£33,656,008	£65,148,449	£99,374,688	£111,249,297	£94,566,414	£106,295,867	£118,070,413
80% affordable housing (70:30)	£82,289,222	£30,442,229	£7,716,401	£19,103,484	£42,710,484	£36,857,337	£13,138,145	£14,770,606	£38,496,385	£69,400,881	£102,450,209	£113,988,400	£97,784,940	£109,168,956	£118,847,303
90% affordable housing (70:30)	£74,481,874	£24,051,668	£1,963,763	£24,375,934	£47,988,125	£29,093,265	£8,192,372	£20,182,201	£48,631	£92,833,813	£106,525,748	£116,888,552	£101,023,467	£112,422,045	£121,224,184
100% affordable housing (70:30)	£66,636,535	£17,659,786	£3,857,892	£52,000,325	£52,000,410	£22,513,846	£24,554	£25,667,981	£48,176,899	£76,825,745	£108,601,289	£119,408,604	£104,251,993	£114,915,133	£123,801,083

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based onCIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£153,870,909	£90,652,271	£62,959,089	£31,860,407	£15,538,771	£97,004,303	£68,632,031	£37,292,172	£9,127,383	£28,079,631	£68,024,092	£82,385,787	£62,144,934	£76,362,453	£98,210,387
10% affordable housing (70:30)	£146,210,897	£84,403,053	£57,339,292	£26,844,946	£9,919,561	£80,831,241	£52,876,246	£22,094,085	£4,503,921	£31,072,063	£71,098,892	£85,105,899	£65,373,460	£79,235,542	£99,767,278
20% affordable housing (70:30)	£138,544,711	£78,150,442	£51,719,496	£21,572,934	£8,412,231	£84,258,179	£57,071,388	£26,995,997	£127,156	£35,864,495	£74,176,173	£87,625,991	£68,601,987	£82,108,631	£93,864,168
30% affordable housing (70:30)	£130,825,170	£71,897,830	£46,047,606	£16,500,921	£9,904,901	£77,829,184	£51,266,530	£21,651,300	£4,817,295	£39,756,927	£77,250,717	£100,546,094	£71,830,513	£84,981,719	£95,941,058
40% affordable housing (70:30)	£123,105,629	£65,628,239	£40,363,709	£11,412,757	£14,480,757	£71,394,488	£46,461,670	£16,988,121	£9,507,435	£43,649,359	£89,326,253	£93,286,196	£75,059,040	£87,854,808	£98,917,948
50% affordable housing (70:30)	£115,388,088	£59,389,878	£34,679,812	£5,772,737	£19,022,434	£64,859,792	£39,582,703	£11,118,759	£14,283,018	£47,541,791	£83,401,785	£95,888,298	£78,287,586	£90,727,887	£101,904,839
60% affordable housing (70:30)	£107,665,512	£52,991,517	£28,995,916	£1,132,708	£23,637,476	£58,486,977	£33,720,717	£5,784,446	£19,015,396	£51,434,223	£86,477,334	£98,706,400	£81,516,053	£93,600,988	£103,671,729
70% affordable housing (70:30)	£99,878,464	£46,665,394	£23,294,802	£4,067,565	£28,273,761	£51,982,954	£27,846,711	£4,600,132	£23,834,304	£55,326,655	£89,552,674	£101,428,503	£84,744,620	£96,474,073	£108,248,619
80% affordable housing (70:30)	£92,081,116	£40,264,123	£17,540,195	£9,281,890	£32,910,046	£46,479,531	£22,969,589	£4,949,819	£28,674,591	£59,219,087	£92,628,415	£104,146,606	£87,073,146	£98,347,162	£108,825,568
90% affordable housing (70:30)	£84,283,768	£33,852,768	£11,785,887	£17,845,116	£44,554,111	£37,546,355	£16,019,168	£10,360,407	£35,144,827	£63,111,519	£86,703,684	£98,606,708	£81,201,621	£91,462,400	£101,462,400
100% affordable housing (70:30)	£76,458,325	£27,481,580	£5,963,902	£19,848,531	£42,182,616	£32,336,640	£10,067,348	£15,846,187	£38,355,105	£67,003,951	£88,779,495	£109,586,810	£94,430,199	£105,093,339	£113,979,289

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based onCIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£120,294,242	£57,175,804	£29,482,422	£11,816,260	£24,937,896	£63,527,638	£38,135,364	£13,815,936	£24,349,284	£61,956,297	£101,900,799	£115,862,453	£95,621,890	£109,899,120	£127,687,094
10% affordable housing (70:30)	£112,734,230	£50,026,387	£25,962,626	£6,851,721	£34,968,228	£57,154,575	£29,389,680	£11,982,892	£28,927,745	£65,448,720	£104,576,299	£118,825,456	£88,650,127	£112,712,006	£124,263,944
20% affordable housing (70:30)	£105,068,044	£44,673,776	£18,242,829	£1,903,733	£38,888,897	£50,781,512	£25,594,721	£8,580,669	£33,603,822	£69,341,161	£107,651,839	£121,302,658	£82,078,623	£115,585,298	£126,840,634
30% affordable housing (70:30)	£97,348,504	£38,421,164	£12,570,940	£16,975,746	£43,381,568	£44,352,618	£17,789,863	£11,825,367	£38,293,962	£73,233,694	£110,727,379	£124,022,761	£105,307,180	£118,458,389	£129,417,725
40% affordable housing (70:30)	£89,628,962	£32,151,673	£6,887,042	£22,063,915	£47,937,423	£27,917,621	£11,985,054	£17,088,545	£49,984,101	£77,128,025	£113,862,820	£126,742,863	£108,535,707	£121,381,474	£131,994,615
50% affordable housing (70:30)	£81,909,421	£25,633,211	£1,203,146	£27,023,837	£52,469,101	£31,483,125	£5,118,036	£22,387,907	£47,723,665	£61,018,468	£116,878,460	£130,466,865	£111,764,226	£124,004,663	£134,571,536
60% affordable housing (70:30)	£74,189,146	£19,514,850	£4,480,751	£32,343,959	£57,114,143	£25,009,711	£2,444,050	£27,692,221	£52,492,062	£84,810,890	£118,954,001	£132,183,667	£114,992,760	£127,077,652	£137,148,395
70% affordable housing (70:30)	£66,401,798	£13,178,728	£10,181,965	£37,544,232	£61,750,427	£18,506,287	£5,627,935	£33,026,535	£57,310,971	£88,803,322	£123,029,540	£134,903,170	£118,221,286	£129,950,740	£139,725,296
80% affordable housing (70:30)	£58,614,449	£8,787,456	£15,936,172	£42,769,356	£68,388,713	£12,002,064	£11,618,727	£38,428,479	£62,151,237	£92,695,754	£128,108,081	£137,629,272	£121,440,813	£132,923,829	£142,301,176
90% affordable housing (70:30)	£50,827,101	£3,961,185	£21,691,079	£48,030,777	£71,022,988	£5,438,334	£17,462,500	£43,837,073	£66,991,504	£96,588,168	£129,180,621	£140,343,574	£124,678,339	£135,696,916	£144,870,066
100% affordable housing (70:30)	£42,981,663	£3,995,087	£27,512,765	£53,325,198	£78,659,282	£1,141,027	£23,409,318	£27,832,853	£71,831,771	£100,480,818	£132,256,162	£143,063,476	£127,506,868	£138,570,005	£147,455,958

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based onCIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£183,863,966	£103,631,428	£67,458,246	£41,839,568	£13,817,838	£108,983,486	£74,811,188	£47,271,328	£14,100,340	£58,404,935	£127,867,398	£152,166,776	£127,166,776	£138,383,298	£161,231,241
10% affordable housing (70:30)	£176,190,054	£94,382,210	£67,318,440	£36,624,103	£19,059,596	£100,610,396	£72,856,404	£42,073,242	£14,483,078	£21,992,906	£61,120,475	£75,126,732	£55,394,930	£69,256,385	£80,808,120
20% affordable housing (70:30)	£168,523,868	£88,129,599	£61,698,663	£31,552,091	£16,566,908	£94,237,336	£67,050,545	£38,852,002	£25,885,338	£64,196,016	£87,846,834	£98,622,830	£72,129,474	£83,385,011	£94,801,011
30% affordable housing (70:30)	£160,804,327	£81,876,987	£56,026,763	£26,480,178	£14,294,929	£87,808,341	£61,245,687	£31,630,457	£5,161,862	£29,777,770	£87,271,556	£90,996,937	£61,851,356	£75,002,662	£86,861,901
40% affordable housing (70:30)	£153,084,786	£75,667,507	£50,342,866	£21,391,936	£44,811,600	£81,373,845	£55,440,827	£26,387,278	£4,717,722	£33,670,201	£80,340,988	£83,287,038	£55,073,863	£77,676,651	£88,538,791
50% affordable housing (70:30)	£145,365,245	£69,289,035	£44,658,969	£16,251,887	£49,043,277	£74,938,949	£49,571,889	£21,097,917	£4,273,861	£37,562,634	£73,422,636				

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	35
Site Area	0.47 Ha

VBC as % of floorspace	0%
------------------------	----

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£16,361,968	£12,270,585	£10,517,135	£8,568,658	£6,854,374	£11,829,353	£9,894,481	£7,797,415	£5,934,143	£3,660,679	£1,334,229	£371,821	£1,616,100	£646,479	£82,463
10% affordable housing (70:30)	£14,348,193	£10,666,949	£9,088,444	£7,308,905	£5,765,869	£10,183,959	£8,424,432	£6,495,706	£4,803,885	£2,738,625	£564,080	£316,102	£716,048	£70,917	£736,478
20% affordable housing (70:30)	£12,336,419	£9,063,312	£7,660,452	£5,488,952	£4,677,265	£8,538,656	£6,954,383	£5,193,066	£3,737,621	£1,826,571	£209,440	£1,010,106	£38,850	£738,881	£1,390,485
30% affordable housing (70:30)	£10,323,644	£7,459,675	£6,232,261	£4,789,000	£3,588,861	£6,893,173	£5,484,334	£3,892,287	£2,543,360	£867,724	£992,185	£1,704,109	£905,660	£1,526,851	£2,044,511
40% affordable housing (70:30)	£8,310,868	£5,856,038	£4,803,968	£3,529,047	£2,457,011	£5,247,779	£4,014,286	£2,590,577	£1,389,758	£107,201	£1,774,931	£1,222,369	£1,722,369	£2,254,819	£2,698,528
50% affordable housing (70:30)	£6,298,093	£4,292,402	£3,376,677	£2,210,244	£1,295,530	£3,602,365	£2,544,237	£1,247,222	£183,721	£1,086,319	£2,657,676	£3,092,117	£2,539,078	£4,962,786	£3,562,543
60% affordable housing (70:30)	£4,285,319	£2,615,369	£1,866,967	£965,800	£134,048	£1,936,912	£1,008,176	£344,076	£1,039,036	£2,985,437	£3,940,421	£3,796,121	£3,365,747	£5,717,654	£4,068,560
70% affordable housing (70:30)	£2,213,924	£904,219	£342,917	£486,431	£1,044,236	£181,206	£669,595	£1,555,773	£2,264,799	£3,074,555	£4,123,167	£4,480,125	£4,172,497	£4,438,722	£4,660,576
80% affordable housing (70:30)	£66,207	£820,127	£1,200,449	£1,852,843	£2,224,713	£1,600,251	£2,163,855	£2,967,471	£3,490,561	£4,063,673	£4,905,912	£5,174,128	£4,989,206	£5,166,889	£5,314,592
90% affordable housing (70:30)	£2,115,555	£2,559,262	£2,749,424	£3,219,255	£3,405,191	£3,394,671	£3,759,115	£4,379,168	£4,716,324	£5,082,790	£5,688,658	£5,988,133	£5,805,815	£5,894,656	£5,968,608
100% affordable housing (70:30)	£4,238,399	£4,238,399	£4,238,399	£4,585,667	£4,585,667	£5,169,092	£5,352,375	£5,790,885	£5,942,085	£6,041,308	£6,471,403	£6,622,625	£6,622,625	£6,622,625	£6,622,625

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£25,480,240	£20,381,820	£18,265,970	£15,263,050	£12,260,390	£21,292,862	£17,290,384	£13,054,820	£9,011,010	£5,011,010	£1,511,280	£338,110	£1,616,100	£646,479	£82,463
10% affordable housing (70:30)	£24,503,021	£20,185,266	£19,763,370	£17,543,310	£15,036,345	£20,686,265	£17,478,763	£13,256,590	£9,448,332	£5,115,990	£1,334,229	£371,821	£1,616,100	£646,479	£82,463
20% affordable housing (70:30)	£22,978,002	£19,191,663	£18,303,262	£14,774,850	£13,187,631	£19,831,621	£16,518,519	£12,025,844	£8,386,655	£3,062,321	£94,165	£39,841,165	£39,651,098	£40,242,710	
30% affordable housing (70:30)	£20,528,571	£17,392,540	£15,819,954	£14,063,215	£12,263,333	£17,999,092	£14,959,927	£10,308,885	£6,984,490	£3,884,400	£40,566,324	£39,757,874	£40,379,086	£40,696,725	
40% affordable housing (70:30)	£14,541,346	£10,988,176	£9,408,266	£6,923,167	£4,936,204	£13,034,436	£10,637,926	£6,801,638	£4,462,446	£3,885,416	£40,627,146	£41,250,327	£40,874,638	£41,107,633	
50% affordable housing (70:30)	£12,554,121	£8,509,812	£7,476,537	£5,641,970	£3,756,684	£10,404,820	£8,307,977	£5,004,992	£3,668,494	£3,948,534	£41,409,891	£41,944,332	£41,301,292	£41,835,000	
60% affordable housing (70:30)	£14,568,896	£10,236,845	£8,985,248	£7,988,395	£6,718,106	£10,915,933	£8,844,039	£6,996,230	£3,891,251	£4,037,851	£42,192,636	£42,638,335	£42,209,001	£42,582,969	
70% affordable housing (70:30)	£16,636,240	£12,487,995	£10,929,297	£9,338,646	£7,868,460	£10,671,008	£8,407,887	£4,117,013	£4,126,769	£42,976,382	£43,333,339	£43,004,711	£43,280,938	£43,512,780	
80% affordable housing (70:30)	£18,786,007	£14,612,342	£12,952,865	£10,705,057	£8,956,575	£11,910,689	£9,542,715	£4,915,987	£4,915,987	£44,026,343	£44,981,425	£44,981,425	£44,981,425	£44,981,425	
90% affordable housing (70:30)	£14,967,769	£11,411,477	£10,601,638	£9,427,401	£8,242,505	£14,236,886	£12,610,330	£10,331,282	£8,456,538	£10,905,005	£44,540,872	£44,720,347	£44,658,129	£44,766,871	
100% affordable housing (70:30)	£43,150,613	£43,150,613	£43,150,613	£43,437,981	£43,437,981	£44,021,306	£44,204,589	£44,643,079	£44,794,300	£44,894,123	£45,323,617	£45,414,280	£45,478,839	£45,478,839	

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,872,047	£11,983,430	£10,716,880	£9,218,657	£7,379,941	£10,404,663	£8,339,535	£6,226,600	£4,299,872	£2,583,336	£889,786	£282,794	£1,217,915	£297,537	£30,316,478
10% affordable housing (70:30)	£12,887,667	£10,587,667	£9,216,711	£7,622,925	£6,048,165	£9,858,165	£7,738,210	£5,625,312	£3,745,392	£2,058,392	£69,835	£30,550,117	£29,512,966	£30,304,924	
20% affordable housing (70:30)	£11,897,597	£10,170,703	£8,723,463	£7,185,053	£5,556,651	£9,285,445	£7,178,632	£5,060,010	£3,260,600	£1,448,445	£30,443,456	£31,244,121	£30,322,965	£31,032,889	
30% affordable housing (70:30)	£10,910,371	£9,274,340	£8,001,755	£6,445,015	£4,848,154	£8,240,842	£6,131,728	£4,017,695	£2,366,291	£1,226,201	£31,226,201	£31,338,125	£31,139,675	£31,786,866	
40% affordable housing (70:30)	£12,823,147	£10,377,977	£8,930,407	£7,204,969	£5,777,005	£9,988,237	£7,818,728	£5,703,438	£3,844,247	£3,041,217	£32,008,947	£32,632,128	£31,956,384	£32,488,834	
50% affordable housing (70:30)	£12,935,922	£9,981,613	£8,668,308	£6,923,771	£5,293,485	£8,631,630	£6,789,778	£4,888,793	£3,050,285	£2,130,334	£32,791,691	£33,308,132	£32,773,093	£33,216,801	
60% affordable housing (70:30)	£12,948,697	£10,367,049	£8,969,049	£7,288,195	£5,699,967	£8,297,103	£6,228,840	£4,307,891	£3,123,052	£2,319,452	£33,574,436	£34,020,136	£33,589,802	£34,240,759	
70% affordable housing (70:30)	£12,020,091	£10,329,796	£9,891,098	£8,200,446	£6,778,221	£10,052,800	£8,033,610	£6,178,789	£3,928,814	£3,308,570	£34,357,182	£34,714,140	£34,406,512	£34,672,737	
80% affordable housing (70:30)	£13,167,808	£11,084,143	£10,344,844	£8,928,958	£7,488,726	£11,244,296	£9,301,468	£7,123,576	£4,297,898	£3,589,844	£35,192,927	£35,888,144	£35,232,221	£35,800,704	
90% affordable housing (70:30)	£12,349,570	£10,383,278	£9,983,439	£8,453,271	£7,038,006	£10,618,687	£8,992,130	£6,813,183	£4,596,899	£3,856,896	£35,922,674	£36,102,148	£36,059,890	£36,102,148	
100% affordable housing (70:30)	£14,532,414	£14,532,414	£14,532,414	£14,819,682	£14,819,682	£15,403,107	£15,586,390	£16,024,880	£16,176,100	£16,275,924	£16,705,418	£16,796,141	£16,856,640	£16,856,640	

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£2,638,439	£1,552,944	£1,306,394	£1,254,671	£6,969,158	£1,994,177	£3,929,049	£6,026,115	£7,889,386	£10,172,851	£12,489,300	£13,451,709	£12,307,430	£13,177,051	
10% affordable housing (70:30)	£2,156,864	£1,156,581	£1,124,695	£9,914,625	£9,097,680	£3,639,570	£7,327,924	£9,019,647	£11,084,905	£13,269,450	£14,139,631	£13,107,482	£13,894,448		
20% affordable housing (70:30)	£1,487,111	£4,760,217	£6,162,978	£7,774,677	£9,146,165	£5,284,863	£6,888,146	£8,629,633	£10,140,308	£11,988,959	£14,032,970	£14,833,636	£13,912,480		
30% affordable housing (70:30)	£1,489,886	£6,363,855	£7,691,269	£9,034,530	£10,234,669	£6,309,367	£8,339,156	£9,931,242	£11,280,170	£12,955,806	£14,815,716	£15,527,639	£14,729,130		
40% affordable housing (70:30)	£5,512,662	£7,967,491	£9,019,661	£10,294,482	£11,368,019	£8,575,351	£9,809,243	£11,232,953	£12,433,772	£13,930,731	£15,588,461	£16,221,642	£15,645,899		
50% affordable housing (70:30)	£7,525,936	£9,571,128	£10,447,852	£11,613,285	£13,258,950	£10,221,144	£11,274,292	£12,576,307	£13,639,809	£14,919,649	£16,381,206	£16,915,647	£16,362,808		
60% affordable housing (70:30)	£1,538,211	£1,208,160	£1,195,663	£1,926,710	£1,689,461	£1,986,618	£1,815,354	£1,97,626	£1,862,566	£1,908,967	£1,763,951	£1,769,316	£1,754,094		
70% affordable housing (70:30)	£11,609,606	£12,919,310	£13,480,612	£14,309,981	£14,867,785	£13,642,323	£14,393,124	£15,379,302	£16,088,329	£16,888,084	£17,946,697	£18,303,654	£17,996,026		

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,573,137	£9,481,754	£7,728,304	£5,780,027	£4,065,543	£9,040,521	£7,109,649	£5,008,583	£3,148,312	£861,848	£1,454,602	£2,477,011	£1,272,732	£2,142,353	£2,871,294
10% affordable housing (70:30)	£11,560,382	£7,870,117	£6,300,013	£4,520,073	£2,877,038	£7,385,728	£5,635,600	£3,706,874	£2,016,056	£550,077	£2,224,752	£3,104,938	£2,072,704	£2,859,748	£3,525,310
20% affordable housing (70:30)	£9,274,481	£4,871,720	£3,480,121	£3,480,121	£1,888,531	£5,749,735	£4,165,352	£2,485,165	£894,780	£392,201	£2,658,272	£2,877,752	£2,877,752	£3,587,716	£4,179,327
30% affordable housing (70:30)	£7,634,812	£4,670,843	£3,443,429	£2,000,168	£800,025	£4,104,344	£2,695,504	£1,103,456	£245,472	£1,921,108	£3,781,017	£4,492,941	£3,694,422	£4,316,683	£4,833,342
40% affordable housing (70:30)	£5,522,036	£4,067,207	£2,016,137	£740,216	£331,821	£2,458,947	£1,222,454	£198,295	£1,399,073	£2,896,033	£4,563,763	£5,186,944	£4,511,202	£5,043,650	£5,487,359
50% affordable housing (70:30)	£3,509,262	£1,463,571	£356,845	£257,587	£1,493,302	£1,813,564	£2,244,594	£1,541,609	£2,111,111	£3,385,151	£5,348,506	£5,893,949	£5,327,809	£5,771,617	£6,141,375
60% affordable housing (70:30)	£1,496,487	£173,462	£921,985	£1,023,012	£2,654,783	£851,120	£1,780,656	£2,932,008	£3,827,868	£4,874,268	£6,129,253	£6,574,862	£6,144,618	£6,499,586	£6,795,381
70% affordable housing (70:30)	£71,884,617	£1,884,612	£2,445,914	£3,275,263	£3,853,067	£2,607,625	£3,358,426	£4,344,604	£5,053,631	£5,863,366	£6,811,999	£7,288,956	£6,961,328	£7,227,553	£7,449,407
80% affordable housing (70:30)	£2,722,624	£3,608,959	£3,989,280	£4,641,674	£5,013,545	£4,389,082	£4,852,686	£5,736,302	£6,270,392	£6,892,804	£7,694,744	£7,962,860	£7,778,037	£7,985,520	£8,103,424
90% affordable housing (70:30)	£4,804,386	£5,348,094	£5,538,285	£5,008,087	£5,194,022	£5,173,003	£5,246,947	£7,167,889	£7,808,156	£7,841,622	£8,477,498	£8,668,864	£8,894,746	£9,063,468	£9,257,438
100% affordable housing (70:30)	£7,087,230	£7,087,230	£7,087,230	£7,374,498	£7,374,498	£7,857,982	£8,141,206	£8,579,696	£9,261,234	£9,830,740	£10,260,234	£10,590,967	£10,411,456	£10,411,456	£10,411,456

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,481,846	£10,390,463	£8,637,013	£6,688,736	£4,974,252	£9,949,230	£8,014,358	£5,917,293	£4,054,021	£1,770,557	£545,893	£1,508,301	£364,022	£1,233,644	£1,962,585
10% affordable housing (70:30)	£12,469,071	£8,798,827	£7,208,722	£5,282,762	£3,889,747	£8,303,837	£6,546,308	£4,615,583	£2,923,761	£858,503	£1,316,042	£2,196,224	£1,164,076	£1,981,039	£2,816,601
20% affordable housing (70:30)	£10,456,296	£7,183,190	£5,780,430	£4,188,630	£2,797,242	£6,858,444	£5,074,261	£3,313,874	£1,793,499	£553,552	£2,089,563	£2,890,228	£1,969,072	£2,679,006	£3,270,671
30% affordable housing (70:30)	£8,443,232	£5,579,553	£4,352,138	£2,908,878	£1,708,739	£5,012,051	£3,604,212	£2,012,165	£663,238	£1,012,388	£2,872,308	£3,584,232	£2,785,762	£3,406,973	£3,924,633
40% affordable housing (70:30)	£6,430,746	£4,975,916	£2,923,846	£1,648,925	£176,888	£3,367,656	£2,134,164	£710,485	£490,364	£1,987,324	£3,655,053	£4,278,235	£3,602,491	£4,134,941	£4,578,650
50% affordable housing (70:30)	£4,417,971	£2,372,280	£1,496,555	£330,122	£894,592	£1,722,863	£2,644,115	£2,032,900	£1,696,402	£2,976,441	£4,437,708	£4,419,230	£4,962,808	£4,919,200	£5,232,665
60% affordable housing (70:30)	£2,405,196	£735,247	£13,156	£1,014,302	£1,748,074	£56,790	£871,941	£2,024,198	£2,919,159	£3,965,559	£5,220,543	£5,666,243	£5,235,909	£5,590,876	£5,886,682
70% affordable housing (70:30)	£333,802	£875,903	£1,537,205	£2,366,553	£2,924,368	£3,488,916	£2,448,717	£3,438,895	£4,144,921	£4,944,677	£6,003,289	£6,360,247	£6,052,619	£6,318,844	£6,540,698
80% affordable housing (70:30)	£1,813,915	£2,700,250	£3,080,571	£3,732,965	£4,104,835	£3,480,373	£4,043,977	£4,847,593	£5,370,683	£5,943,795	£6,786,034	£7,054,250	£6,869,326	£7,046,811	£7,184,714
90% affordable housing (70:30)	£3,956,677	£4,433,385	£4,623,846	£4,009,378	£4,265,313	£4,264,794	£4,339,231	£4,839,242	£5,266,446	£5,802,813	£6,648,256	£7,048,426	£7,048,426	£7,048,426	£7,048,426
100% affordable housing (70:30)	£6,178,521	£6,178,521	£6,178,521	£6,465,789	£6,465,789	£7,049,214	£7,232,497	£7,670,982	£7,922,051	£8,351,526	£8,642,258	£8,502,747	£8,502,747	£8,502,747	£8,502,747

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,384,595	£7,293,212	£5,539,783	£3,591,485	£1,877,001	£6,851,980	£4,917,108	£2,820,042	£1,656,771	£1,326,894	£3,643,143	£4,605,352	£3,461,273	£4,330,894	£5,069,836
10% affordable housing (70:30)	£9,371,821	£5,699,576	£4,111,471	£2,831,532	£1,789,496	£5,706,687	£4,047,050	£2,151,833	£1,273,490	£2,238,748	£4,413,293	£5,293,475	£4,261,326	£5,048,289	£5,713,851
20% affordable housing (70:30)	£7,359,048	£4,085,939	£2,683,179	£1,071,970	£300,008	£3,561,514	£2,126,624	£1,303,752	£510,802	£5,186,813	£5,987,479	£5,066,323	£5,776,257	£6,367,868	
30% affordable housing (70:30)	£5,346,271	£2,482,302	£1,254,888	£188,373	£1,388,512	£1,915,800	£906,961	£1,085,086	£2,434,013	£4,109,649	£5,969,558	£6,681,482	£5,883,033	£6,504,224	£7,021,884
40% affordable housing (70:30)	£3,333,495	£1,749,404	£1,074,404	£1,448,325	£2,520,362	£2,028,886	£963,087	£2,386,796	£3,587,615	£5,084,574	£6,752,804	£7,325,486	£6,699,742	£7,230,181	£7,676,800
50% affordable housing (70:30)	£1,320,720	£724,971	£1,601,696	£2,767,129	£3,681,843	£1,974,988	£2,453,136	£3,130,150	£4,793,652	£6,073,692	£7,635,049	£8,008,490	£7,616,451	£7,980,169	£8,303,916
60% affordable housing (70:30)	£692,055	£2,362,004	£3,110,406	£4,111,553	£4,843,324	£3,040,441	£3,969,197	£5,121,449	£6,016,409	£7,082,810	£8,317,794	£8,783,493	£8,333,160	£8,688,127	£8,983,933
70% affordable housing (70:30)	£2,763,449	£4,073,153	£4,634,455	£5,463,804	£6,021,609	£4,796,167	£5,546,968	£6,533,146	£7,242,172	£8,051,928	£9,100,540	£9,457,488	£9,149,870	£9,416,094	£9,637,848
80% affordable housing (70:30)	£4,911,166	£5,797,500	£5,177,622	£6,808,216	£7,202,088	£6,877,624	£7,144,228	£7,944,841	£8,467,034	£9,041,045	£9,893,285	£10,161,601	£9,966,579	£10,144,982	£10,291,865
90% affordable housing (70:30)	£7,092,027	£7,536,395	£7,726,796	£8,196,628	£8,382,563	£8,362,044	£8,735,488	£9,556,541	£9,693,666	£10,030,163	£10,666,031	£10,845,505	£10,793,288	£10,872,029	£10,945,981
100% affordable housing (70:30)	£9,275,771	£9,275,771	£9,275,771	£9,563,040	£9,563,040	£10,146,465	£10,329,747	£10,768,237	£10,919,458	£11,019,281	£11,448,778	£11,539,509	£11,569,997	£11,569,997	£11,569,997

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£18,408,115	£11,313,241	£8,961,282	£7,812,612	£5,897,532	£10,872,499	£8,937,627	£6,840,881	£4,977,280	£2,853,825	£4,337,766	£5,896,033	£3,816,316	£5,310,375	£6,359,318
10% affordable housing (70:30)	£13,352,340	£9,710,955	£8,131,990	£6,352,051	£4,809,016	£9,227,106	£7,467,576	£5,538,852	£3,847,929	£1,781,771	£3,922,774	£1,272,956	£2,400,806	£1,027,770	£1,693,332
20% affordable housing (70:30)	£11,379,566	£8,106,459	£6,703,698	£5,092,099	£3,720,511	£7,581,112	£5,997,530	£4,237,143	£2,716,768	£869,717	£1,166,294	£1,966,960	£1,045,804	£1,755,738	£2,347,349
30% affordable housing (70:30)	£9,366,790	£6,502,821	£5,275,407	£3,832,146	£2,632,007	£5,936,319	£4,527,481	£2,935,433	£1,586,506	£890,130	£1,940,039	£2,690,363	£1,862,514	£2,483,705	£3,001,365
40% affordable housing (70:30)	£7,354,014	£4,899,185	£3,847,115	£2,612,914	£1,591,157	£4,280,826	£3,057,432	£1,633,723	£839,804	£1,084,055	£2,731,785	£3,354,667	£2,678,223	£3,211,672	£3,655,381
50% affordable housing (70:30)	£5,341,239	£3,295,648	£2,418,823	£1,253,391	£338,676	£2,645,531	£290,369	£773,133	£2,053,173	£3,514,530	£4,048,971	£3,495,932	£3,939,640	£4,309,397	
60% affordable housing (70:30)	£3,328,468	£1,858,516	£910,113	£91,034	£822,805	£960,038	£51,322	£1,100,390	£1,995,890	£3,042,291	£4,297,275	£4,742,974	£4,312,641	£4,667,608	£4,963,414
70% affordable housing (70:30)	£1,257,070	£52,634	£813,936	£1,443,285	£2,001,089	£7,758,847	£1,526,448	£2,512,627	£3,221,653	£4,031,409	£5,080,021	£5,436,979	£5,129,351	£5,386,575	£5,617,428
80% affordable housing (70:30)	£4,890,647	£5,778,981	£2,157,302	£2,809,897	£5,181,567	£2,567,105	£3,129,709	£3							

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,673,137	£3,481,754	£7,728,304	£5,780,027	£4,065,543	£9,040,521	£7,105,449	£5,006,583	£3,145,312	£861,848	-£1,454,602	-£2,417,011	-£1,272,732	-£2,142,353	-£2,871,294
10% affordable housing (70:30)	£9,277,446	£6,355,506	£4,833,884	£3,247,586	£7,804,888	£5,001,534	£4,030,723	£2,286,038	£178,276	-£2,033,899	-£2,833,144	-£1,873,576	-£2,881,227	-£2,881,227	-£3,363,918
20% affordable housing (70:30)	£10,550,818	£7,075,141	£5,582,705	£3,886,580	£2,420,629	£5,563,774	£4,897,419	£3,052,862	£1,486,764	-£509,591	-£2,513,195	-£3,455,359	-£2,477,036	-£2,427,155	-£3,856,742
30% affordable housing (70:30)	£9,039,658	£5,868,836	£4,509,912	£2,940,397	£1,811,672	£5,333,651	£2,075,001	£2,075,001	£597,488	-£1,196,259	-£3,199,054	-£3,077,574	-£3,087,095	-£3,774,843	-£4,347,966
40% affordable housing (70:30)	£4,664,497	£4,664,529	£3,437,114	£4,993,854	£793,715	£4,098,026	£2,689,179	£1,097,141	£251,786	-£1,927,845	-£3,789,788	-£4,499,788	-£3,701,330	-£4,322,530	-£4,840,191
50% affordable housing (70:30)	£6,317,336	£3,460,234	£2,217,317	£1,947,311	-£49,873	£2,862,463	£1,585,074	£119,261	£1,05,886	-£2,659,430	-£4,376,636	-£5,022,004	-£4,315,983	-£5,332,415	-£6,158,833
60% affordable housing (70:30)	£4,506,178	£2,255,917	£1,291,520	£83,515	-£922,668	£1,626,719	£480,950	-£858,581	-£2,012,198	-£3,400,863	-£4,965,407	-£5,544,219	-£4,929,827	-£5,417,906	-£5,824,638
70% affordable housing (70:30)	£2,995,018	£1,051,612	£209,381	-£826,844	-£1,795,463	£391,156	-£823,156	-£1,300,645	-£2,920,530	-£4,144,414	-£5,554,178	-£6,066,433	-£5,544,071	-£5,865,593	-£6,136,862
80% affordable housing (70:30)	£1,463,669	-£1,86,938	-£355,341	-£1,938,487	-£2,688,258	-£869,395	-£1,794,131	-£2,946,603	-£3,841,864	-£4,887,964	-£6,142,949	-£6,888,648	-£6,158,314	-£6,813,281	-£6,899,086
90% affordable housing (70:30)	-£53,198	-£1,471,884	-£2,080,061	-£2,949,067	-£3,653,365	-£2,183,859	-£2,975,269	-£4,007,086	-£5,631,515	-£6,831,720	-£7,110,863	-£6,792,668	-£7,060,866	-£7,301,311	
100% affordable housing (70:30)	-£1,665,610	-£2,757,031	-£3,231,912	-£3,975,588	-£4,440,425	-£3,513,991	-£4,172,676	-£5,067,572	-£5,683,631	-£6,375,065	-£7,320,491	-£7,633,077	-£7,386,802	-£7,608,656	-£7,793,535

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,481,848	£10,390,463	£8,637,013	£6,686,736	£4,974,252	£9,949,230	£8,014,358	£5,917,293	£4,054,021	£1,770,557	-£545,893	-£1,608,301	-£364,022	-£1,233,644	-£1,962,585
10% affordable housing (70:30)	£12,912,686	£9,186,157	£7,564,215	£5,742,183	£4,156,295	£8,713,697	£6,810,243	£4,939,432	£3,204,747	£1,064,937	-£1,125,169	-£2,024,435	-£964,867	-£1,172,518	-£2,454,809
20% affordable housing (70:30)	£11,459,527	£7,981,851	£6,491,415	£4,795,649	£3,336,338	£7,477,953	£5,506,128	£3,961,571	£2,355,473	£199,918	-£1,704,486	-£2,546,650	-£1,569,226	-£2,518,446	-£2,947,033
30% affordable housing (70:30)	£9,948,367	£6,777,545	£5,418,621	£3,840,106	£2,220,381	£6,242,360	£4,702,014	£2,983,711	£1,606,198	-£287,550	-£2,290,385	-£3,068,865	-£2,178,366	-£2,866,133	-£3,439,257
40% affordable housing (70:30)	£5,437,207	£5,573,238	£4,345,823	£2,902,564	£1,702,425	£5,006,736	£3,597,898	£2,005,850	£856,324	-£1,019,136	-£2,879,155	-£3,591,079	-£2,792,630	-£3,413,821	-£3,931,481
50% affordable housing (70:30)	£4,926,041	£4,969,933	£3,723,027	£1,958,000	£868,836	£3,771,112	£2,493,783	£1,027,989	£107,277	-£1,750,720	-£3,467,926	-£4,113,294	-£3,406,873	-£3,961,509	-£4,423,705
60% affordable housing (70:30)	£5,414,887	£3,164,626	£2,200,225	£992,227	-£133,959	£2,535,449	£1,389,568	£50,128	-£1,103,489	-£2,492,154	-£4,056,698	-£4,635,509	-£4,021,118	-£4,509,197	-£4,915,528
70% affordable housing (70:30)	£3,903,728	£1,960,321	£1,118,090	£177,775	-£886,754	£1,259,865	£395,563	-£991,936	-£2,011,821	-£3,235,705	-£4,845,469	-£5,157,724	-£4,635,361	-£5,056,884	-£5,408,153
80% affordable housing (70:30)	£2,592,565	£727,771	£265,631	-£1,027,771	-£1,759,546	£1,759,546	-£885,422	-£2,037,894	-£2,832,854	-£3,979,265	-£5,234,239	-£5,679,939	-£5,249,605	-£5,606,571	-£5,900,377
90% affordable housing (70:30)	£366,572	-£563,275	-£1,171,352	-£2,040,368	-£2,844,646	-£1,275,149	-£2,066,560	-£3,098,319	-£4,725,896	-£5,823,011	-£6,202,154	-£5,863,940	-£6,152,260	-£6,362,602	
100% affordable housing (70:30)	-£756,901	-£1,848,321	-£2,323,203	-£3,066,879	-£3,531,716	-£2,605,282	-£3,263,967	-£4,174,922	-£4,158,863	-£5,466,356	-£6,411,782	-£6,724,368	-£6,478,083	-£6,699,947	-£6,884,826

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,384,595	£7,293,212	£5,539,763	£3,591,495	£1,977,001	£8,851,980	£4,917,108	£3,820,082	£966,711	-£1,326,694	-£3,643,143	-£4,605,552	-£3,461,273	-£4,330,894	-£5,059,636
10% affordable housing (70:30)	£13,073,435	£9,089,907	£4,466,965	£2,644,942	£1,039,044	£8,616,395	£3,812,932	£1,842,181	£107,496	-£2,012,313	-£4,222,440	-£5,121,685	-£4,062,117	-£4,869,769	-£5,562,069
20% affordable housing (70:30)	£8,362,276	£4,884,600	£3,394,168	£1,698,399	£241,088	£4,380,733	£2,798,878	£864,321	-£471,778	-£2,697,933	-£4,801,736	-£5,643,901	-£4,666,477	-£5,415,697	-£6,044,283
30% affordable housing (70:30)	£6,851,117	£3,680,295	£2,321,370	£751,856	-£576,870	£3,145,109	£1,604,763	£113,540	-£1,591,053	-£3,384,801	-£5,387,635	-£6,166,116	-£5,275,637	-£5,963,384	-£6,536,807
40% affordable housing (70:30)	£5,539,956	£2,476,886	£1,248,573	£194,687	-£1,394,826	£1,309,485	£593,647	-£1,091,401	-£2,440,327	-£4,116,386	-£5,076,405	-£6,685,330	-£5,889,880	-£6,511,072	-£7,068,732
50% affordable housing (70:30)	£3,826,795	£1,271,682	£176,776	-£1,141,231	-£973,461	£973,461	-£693,467	-£2,063,261	-£3,294,528	-£4,841,071	-£6,466,177	-£7,210,456	-£6,494,124	-£7,059,766	-£7,620,966
60% affordable housing (70:30)	£2,317,637	£67,376	-£897,022	-£2,105,024	-£3,111,209	-£561,762	-£1,707,583	-£3,047,122	-£4,200,740	-£5,589,405	-£7,153,948	-£7,732,760	-£7,118,368	-£7,606,447	-£8,013,180
70% affordable housing (70:30)	£906,477	-£1,136,930	-£1,979,160	-£3,115,026	-£3,994,004	-£1,797,386	-£2,811,697	-£4,088,187	-£5,109,071	-£6,332,955	-£7,742,720	-£9,254,974	-£7,732,612	-£8,154,135	-£8,595,404
80% affordable housing (70:30)	-£704,863	-£2,375,479	-£3,123,852	-£4,125,028	-£4,958,795	-£3,053,396	-£3,982,872	-£5,135,145	-£6,030,105	-£7,076,598	-£8,331,493	-£9,177,189	-£8,346,865	-£8,701,622	-£9,067,638
90% affordable housing (70:30)	-£2,241,679	-£3,660,526	-£4,268,603	-£5,137,608	-£5,741,697	-£4,372,400	-£5,163,811	-£6,195,630	-£6,951,139	-£7,820,656	-£9,020,261	-£9,299,404	-£9,961,099	-£9,249,510	-£9,499,652
100% affordable housing (70:30)	-£3,854,151	-£4,945,572	-£5,420,454	-£6,164,129	-£6,828,956	-£5,702,533	-£6,361,217	-£7,526,114	-£7,872,172	-£9,563,607	-£10,909,033	-£12,821,619	-£10,575,344	-£10,797,198	-£10,982,076

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£18,405,115	£11,313,313	£9,380,289	£7,411,804	£5,397,266	£10,872,849	£8,397,322	£6,041,981	£4,817,280	£2,693,335	-£311,515	-£855,033	-£110,378	-£1,639,378	-£2,169,518
10% affordable housing (70:30)	£13,893,955	£10,109,426	£8,487,484	£6,665,462	£5,079,563	£9,636,875	£7,533,511	£5,862,700	£4,128,016	£2,005,206	-£201,921	-£1,101,166	-£41,598	-£849,250	-£1,531,540
20% affordable housing (70:30)	£12,382,795	£8,905,119	£7,414,687	£5,716,918	£4,281,607	£8,401,292	£6,729,397	£4,884,840	£3,278,741	£1,322,586	-£781,217	-£1,623,381	-£645,958	-£1,395,178	-£2,023,764
30% affordable housing (70:30)	£10,671,636	£7,700,814	£6,341,890	£4,772,375	£3,443,649	£7,165,628	£5,625,282	£3,906,978	£2,429,468	£635,715	-£1,367,116	-£2,145,597	-£1,255,118	-£1,942,865	-£2,519,988
40% affordable housing (70:30)	£9,360,475	£6,496,507	£5,369,092	£3,826,832	£2,625,895	£5,930,084	£4,621,167	£3,200,118	£1,880,192	£95,867	-£1,955,887	-£2,667,811	-£1,869,361	-£2,490,552	-£3,008,213
50% affordable housing (70:30)	£7,949,515	£5,292,201	£4,196,295	£2,879,288	£1,782,105	£4,694,381	£3,417,052	£2,251,258	£725,991	-£827,452	-£2,544,658	-£3,190,026	-£2,483,605	-£3,038,241	-£3,500,437
60% affordable housing (70:30)	£6,338,156	£4,087,896	£3,123,497	£1,915,496	£909,310	£3,458,767	£2,312,936	£973,397	-£180,221	-£1,568,886	-£3,133,429	-£3,712,241	-£3,097,849	-£3,586,928	-£3,992,661
70% affordable housing (70:30)	£4,628,996	£2,863,589	£2,341,359	£995,493	£36,815	£2,223,134	£1,208,622	£68,867	-£1,088,552	-£2,312,436	-£3,722,601	-£4,234,455	-£3,712,083	-£4,136,615	-£4,464,885
80% affordable housing (70:30)	£3,516,836	£1,645,040	£986,637	£104,509	-£836,280	£986,635	£37,847	-£1,114,606	-£2,009,586	-£3,055,987	-£4,310,971	-£4,756,670	-£4,481,303		

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	35
Site Area	0.47 Ha

VBC as % of floorspace	50%
------------------------	-----

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£16,361,968	£12,270,586	£10,517,135	£8,568,868	£6,854,374	£11,829,353	£9,894,481	£7,797,415	£5,934,143	£3,650,679	£1,334,229	£371,821	£1,516,100	£664,479	£82,463
10% affordable housing (70:30)	£15,352,424	£11,465,609	£9,739,824	£7,835,725	£6,306,964	£11,003,499	£9,156,299	£7,143,404	£5,355,856	£2,971,494	£945,786	£277,033	£1,114,462	£284,983	£412,895
20% affordable housing (70:30)	£14,343,879	£10,660,635	£9,082,529	£7,302,551	£5,759,555	£10,177,645	£8,416,117	£6,480,352	£4,707,568	£2,732,311	£557,242	£322,950	£700,310	£177,764	£243,327
30% affordable housing (70:30)	£13,333,335	£9,855,665	£8,365,227	£6,669,457	£5,212,145	£9,351,792	£7,679,936	£5,835,379	£4,229,280	£2,273,126	£1,689,899	£873,376	£304,158	£445,171	£1,073,758
40% affordable housing (70:30)	£12,323,789	£9,050,683	£7,647,924	£6,036,324	£4,664,736	£8,525,937	£6,941,754	£5,181,367	£3,660,993	£1,813,943	£1,023,135	£512,801	£102,646	£812,580	£1,404,190
50% affordable housing (70:30)	£11,314,245	£8,245,707	£6,930,621	£5,403,190	£4,117,328	£7,700,083	£6,203,673	£4,527,356	£3,082,705	£1,337,481	£617,932	£1,374,227	£514,424	£1,179,987	£1,734,622
60% affordable housing (70:30)	£10,304,701	£7,440,733	£6,213,317	£4,770,557	£3,669,918	£6,874,230	£5,465,392	£3,973,344	£2,524,418	£947,512	£1,012,729	£1,724,653	£326,203	£1,547,395	£2,055,654
70% affordable housing (70:30)	£9,295,156	£6,635,757	£5,496,014	£4,136,923	£3,014,169	£6,048,376	£4,727,210	£3,219,332	£1,956,130	£857,542	£1,407,625	£2,078,079	£1,337,982	£1,914,802	£2,395,486
80% affordable housing (70:30)	£8,285,612	£5,830,781	£4,778,711	£3,503,790	£2,400,060	£5,222,521	£3,989,029	£2,565,320	£1,362,807	£134,593	£1,802,322	£2,425,505	£1,749,760	£2,282,210	£2,725,918
90% affordable housing (70:30)	£7,276,066	£5,025,805	£4,061,409	£2,852,137	£1,845,951	£4,396,668	£3,250,948	£1,911,308	£736,420	£632,576	£2,197,119	£2,775,931	£2,161,539	£2,649,618	£3,056,350
100% affordable housing (70:30)	£6,266,522	£4,220,831	£3,344,106	£2,176,556	£1,261,842	£3,570,814	£2,512,666	£1,213,534	£1,302,802	£1,130,558	£2,591,915	£3,126,356	£2,573,317	£3,017,025	£3,386,782

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£22,490,254	£22,831,624	£22,831,624	£22,831,624	£22,831,624	£22,831,624	£22,831,624	£22,831,624	£22,831,624	£22,831,624	£22,831,624	£22,831,624	£22,831,624	£22,831,624	£22,831,624
10% affordable housing (70:30)	£21,499,791	£22,386,606	£22,052,382	£20,916,490	£18,645,250	£22,548,715	£20,695,916	£18,708,811	£13,488,359	£8,660,720	£3,905,428	£3,826,181	£3,737,752	£3,657,232	£3,605,109
20% affordable housing (70:30)	£20,509,335	£22,197,580	£22,769,685	£21,549,624	£19,022,659	£22,624,097	£22,362,223	£20,534,647	£13,119,304	£8,294,872	£3,175,165	£3,124,904	£3,029,778	£2,955,541	£2,909,554
30% affordable housing (70:30)	£19,518,879	£22,006,556	£23,486,988	£22,182,767	£19,640,669	£22,500,423	£21,172,278	£19,016,835	£14,622,934	£9,570,088	£3,883,615	£3,825,591	£3,754,095	£3,692,386	£3,645,972
40% affordable housing (70:30)	£18,528,425	£22,001,531	£23,208,291	£22,015,690	£19,417,476	£22,328,277	£21,010,466	£18,610,847	£15,191,221	£10,088,722	£3,970,359	£3,924,860	£3,864,860	£3,806,784	£3,766,404
50% affordable housing (70:30)	£17,537,969	£20,606,507	£21,921,594	£23,449,025	£24,734,887	£21,152,131	£22,648,581	£24,324,858	£26,759,509	£27,514,734	£20,246,446	£20,226,441	£19,966,630	£20,032,202	£20,086,837
60% affordable housing (70:30)	£16,547,514	£21,411,482	£22,638,897	£24,082,158	£25,292,297	£21,977,985	£23,386,822	£24,978,870	£26,327,797	£28,004,703	£29,968,943	£30,576,867	£30,778,617	£30,939,609	£31,077,269
70% affordable housing (70:30)	£15,557,058	£22,216,458	£23,356,200	£24,715,291	£26,838,046	£22,863,988	£24,125,004	£26,532,883	£28,988,085	£30,484,672	£30,259,740	£29,927,250	£30,100,716	£30,247,016	£30,366,810
80% affordable housing (70:30)	£14,566,603	£23,021,433	£24,073,503	£25,348,424	£26,824,155	£23,826,277	£25,063,159	£26,963,159	£29,469,407	£30,858,036	£30,654,036	£30,301,974	£30,134,453	£30,176,133	£30,209,513
90% affordable housing (70:30)	£13,576,148	£23,826,409	£24,790,805	£26,000,077	£27,006,202	£24,455,547	£25,601,367	£26,940,006	£28,095,795	£28,484,741	£31,040,333	£31,628,145	£31,013,753	£31,501,832	£31,908,565
100% affordable housing (70:30)	£12,585,693	£24,631,384	£25,508,109	£26,675,658	£27,590,373	£25,281,401	£26,399,549	£27,638,680	£28,702,162	£29,982,779	£31,444,130	£31,426,532	£31,869,240	£32,238,997	£32,546,810

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,372,047	£11,963,430	£10,716,880	£9,215,157	£7,379,641	£16,404,683	£20,339,535	£22,438,600	£24,299,872	£26,583,336	£28,899,786	£29,862,134	£28,717,915	£29,587,537	£30,316,478
10% affordable housing (70:30)	£14,381,596	£12,765,406	£20,434,183	£22,266,290	£23,027,051	£19,200,516	£21,077,717	£23,000,612	£24,868,160	£27,042,821	£29,288,229	£29,206,882	£29,119,553	£29,940,362	£30,646,010
20% affordable housing (70:30)	£15,391,136	£14,573,381	£21,151,486	£22,921,425	£24,474,450	£20,056,370	£22,815,898	£24,744,624	£26,436,447	£27,501,704	£29,676,673	£30,556,965	£29,524,705	£30,311,779	£30,977,342
30% affordable housing (70:30)	£16,400,680	£20,378,356	£21,868,788	£23,564,358	£25,021,870	£20,882,224	£24,398,638	£26,004,735	£27,960,889	£29,085,116	£30,907,391	£31,929,857	£30,678,187	£31,307,773	£31,973,300
40% affordable housing (70:30)	£17,410,226	£21,183,324	£22,586,092	£24,187,691	£25,669,278	£21,708,078	£23,202,261	£24,652,448	£26,573,022	£28,420,973	£30,457,151	£31,257,816	£30,336,661	£31,046,595	£31,638,205
50% affordable housing (70:30)	£18,419,770	£21,988,306	£23,303,385	£24,800,825	£26,116,656	£22,533,902	£24,039,442	£25,706,669	£27,141,310	£28,868,534	£30,851,947	£31,628,242	£30,748,438	£31,414,002	£31,969,637
60% affordable housing (70:30)	£19,429,315	£22,793,283	£24,020,698	£25,483,959	£26,664,098	£24,768,623	£26,360,671	£27,709,598	£29,386,504	£31,246,744	£31,858,668	£31,160,219	£31,781,410	£32,299,069	£32,746,610
70% affordable housing (70:30)	£20,438,859	£23,598,258	£24,739,001	£26,097,092	£27,219,846	£24,185,639	£25,608,805	£27,014,883	£28,277,885	£29,876,473	£31,641,541	£32,309,094	£31,571,997	£32,148,817	£32,629,501
80% affordable housing (70:30)	£21,448,404	£24,403,234	£25,455,304	£26,700,225	£27,803,955	£25,014,484	£26,244,998	£27,603,896	£29,211,208	£30,388,968	£32,008,328	£32,658,530	£31,933,775	£32,516,216	£32,969,894
90% affordable housing (70:30)	£22,457,949	£25,208,210	£26,172,606	£27,361,676	£28,388,064	£26,837,348	£28,083,167	£29,477,695	£30,866,591	£32,431,134	£33,009,946	£32,585,554	£33,000,946	£33,290,366	£33,546,810
100% affordable housing (70:30)	£23,467,493	£26,013,185	£26,889,809	£28,057,450	£28,972,174	£28,683,201	£29,711,349	£30,820,481	£30,983,965	£31,984,574	£32,829,931	£33,360,372	£32,807,332	£33,251,040	£33,620,788

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£2,638,433	£1,552,944	£1,306,394	£5,254,671	£6,969,156	£1,994,177	£3,929,049	£6,026,115	£7,889,386	£10,172,851	£12,489,300	£13,451,709	£12,307,430	£13,177,051	£13,905,992
10% affordable housing (70:30)	£1,638,894	£2,367,920	£4,023,697	£5,887,805	£7,416,565	£2,820,331	£4,667,231	£6,680,128	£9,457,674	£10,832,035	£12,877,744	£13,736,496	£12,709,067	£13,538,547	£14,236,424
20% affordable housing (70:30)	£319,595	£3,162,895	£4,741,000	£6,580,888	£8,063,074	£3,645,884	£5,405,412	£7,234,138	£9,025,962	£11,091,219	£13,268,187	£14,146,480	£13,114,219	£13,901,294	£14,566,858
30% affordable housing (70:30)	£490,195	£3,967,871	£5,458,303	£7,154,072	£8,611,384	£4,471,738	£6,143,933	£7,888,150	£9,594,250	£11,550,403	£13,654,631	£14,486,500	£13,510,371	£14,268,701	£14,897,288
40% affordable housing (70:30)	£1,499,740	£4,772,846	£6,175,606	£7,787,205	£9,158,793	£5,297,593	£6,842,162	£9,162,536	£12,009,587	£14,046,665	£14,847,331	£13,926,176	£14,636,109	£15,227,720	£15,773,200
50% affordable housing (70:30)	£2,508,285	£5,577,822	£6,892,909	£8,420,340	£9,706,202	£6,123,44									

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£16,361,958	£12,270,585	£10,517,135	£8,566,858	£6,454,374	£11,829,353	£9,894,481	£7,797,415	£5,934,143	£3,650,679	£1,334,229	£371,821	£1,516,100	£646,479	£82,463
10% affordable housing (70:30)	£13,352,421	£11,465,409	£9,789,832	£7,935,725	£6,306,964	£11,003,699	£9,156,209	£7,143,454	£5,365,956	£3,191,494	£945,736	£27,033	£1,114,642	£294,983	£412,895
20% affordable housing (70:30)	£14,942,879	£10,660,838	£9,062,529	£7,205,951	£5,705,555	£10,177,545	£8,416,117	£6,489,392	£4,797,588	£2,732,311	£557,242	£(22,950)	£709,319	£(77,764)	£(43,327)
30% affordable housing (70:30)	£13,333,335	£9,855,659	£8,365,227	£6,669,457	£5,212,145	£9,351,792	£7,679,936	£5,835,739	£4,229,280	£2,273,126	£168,899	£(673,376)	£304,158	£(445,171)	£(1,073,758)
40% affordable housing (70:30)	£12,323,789	£9,050,683	£7,647,524	£6,036,324	£4,664,736	£9,525,937	£7,941,754	£6,181,367	£4,660,993	£1,819,943	£(223,135)	£(1,023,801)	£(102,646)	£(812,580)	£(1,404,190)
50% affordable housing (70:30)	£11,214,245	£8,245,707	£6,950,621	£5,403,180	£4,117,328	£7,700,083	£6,203,573	£4,527,256	£3,179,725	£1,337,461	£(817,932)	£(1,144,227)	£(1,179,987)	£(1,734,622)	£(2,344,622)
60% affordable housing (70:30)	£10,304,701	£7,440,733	£6,213,317	£4,770,057	£3,569,918	£6,874,230	£5,485,392	£3,873,344	£2,524,418	£947,512	£(1,012,729)	£(1,724,635)	£(926,203)	£(1,547,395)	£(2,065,054)
70% affordable housing (70:30)	£9,295,156	£6,635,757	£5,496,014	£4,136,923	£3,014,169	£6,048,376	£4,727,210	£3,219,332	£1,956,130	£897,542	£(1,407,525)	£(2,075,079)	£(1,337,982)	£(1,814,802)	£(2,385,486)
80% affordable housing (70:30)	£9,285,612	£5,830,781	£4,778,711	£3,503,790	£2,430,060	£5,222,521	£3,989,029	£2,565,320	£1,262,807	£(134,933)	£(1,802,322)	£(2,425,505)	£(1,749,780)	£(2,282,210)	£(2,729,918)
90% affordable housing (70:30)	£7,276,066	£5,029,805	£4,061,408	£2,852,137	£1,845,951	£4,398,668	£3,250,948	£1,911,306	£782,420	£(932,576)	£(2,937,119)	£(2,773,931)	£(2,161,339)	£(2,849,618)	£(3,066,300)
100% affordable housing (70:30)	£6,866,522	£4,220,831	£3,344,106	£2,176,596	£1,261,842	£3,570,814	£2,412,666	£1,213,534	£150,032	£(1,330,558)	£(2,891,915)	£(3,126,356)	£(2,573,317)	£(3,017,025)	£(3,386,782)

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,481,846	£10,390,453	£8,637,013	£6,686,736	£4,974,252	£9,949,230	£8,014,358	£5,917,293	£4,054,021	£1,770,557	£(545,893)	£(1,508,301)	£(94,022)	£(1,233,644)	£(1,962,585)
10% affordable housing (70:30)	£13,472,302	£9,585,497	£7,919,710	£6,053,693	£4,326,842	£9,123,377	£7,276,176	£5,263,282	£3,485,753	£1,311,373	£(934,336)	£(1,853,089)	£(765,880)	£(1,598,140)	£(2,293,017)
20% affordable housing (70:30)	£12,462,757	£8,780,512	£7,202,407	£5,422,468	£3,879,433	£8,297,525	£6,537,995	£4,809,269	£2,917,446	£892,189	£(1,322,780)	£(2,203,072)	£(1,170,812)	£(1,957,886)	£(2,623,448)
30% affordable housing (70:30)	£11,453,213	£7,975,537	£6,485,105	£4,789,335	£3,332,023	£7,471,669	£5,799,814	£3,955,257	£2,349,158	£93,004	£(1,711,223)	£(2,553,498)	£(1,575,064)	£(2,325,294)	£(2,963,880)
40% affordable housing (70:30)	£10,443,667	£7,170,561	£5,767,802	£4,156,202	£2,784,614	£6,645,815	£5,061,632	£3,301,246	£1,780,871	£(66,180)	£(2,103,257)	£(2,903,923)	£(1,982,768)	£(2,692,702)	£(3,284,312)
50% affordable housing (70:30)	£9,434,123	£6,365,498	£5,050,498	£3,523,068	£2,237,205	£5,819,961	£4,333,451	£2,641,234	£1,212,863	£(42,641)	£(2,408,054)	£(3,254,349)	£(2,394,604)	£(3,060,100)	£(3,614,744)
60% affordable housing (70:30)	£8,424,578	£5,560,610	£4,333,195	£2,889,334	£1,689,796	£4,994,107	£3,586,720	£2,044,295	£1,032,611	£(2,892,851)	£(3,604,775)	£(2,806,326)	£(3,427,517)	£(3,945,176)	
70% affordable housing (70:30)	£7,415,034	£4,755,635	£3,615,892	£2,256,801	£1,134,047	£4,168,254	£2,847,088	£1,339,210	£78,008	£(1,522,580)	£(3,287,648)	£(3,955,201)	£(3,218,104)	£(3,794,924)	£(4,275,608)
80% affordable housing (70:30)	£6,405,495	£3,950,659	£2,888,589	£1,623,058	£699,628	£3,342,395	£2,100,807	£868,197	£(57,915)	£(2,014,715)	£(3,882,444)	£(4,305,627)	£(3,629,862)	£(4,162,333)	£(4,605,440)
90% affordable housing (70:30)	£5,395,944	£3,146,985	£2,181,287	£1,072,015	£(34,171)	£2,515,545	£1,372,619	£31,186	£(1,123,702)	£(2,516,698)	£(4,017,241)	£(4,856,053)	£(4,041,661)	£(4,529,740)	£(4,938,473)
100% affordable housing (70:30)	£4,386,400	£2,340,708	£1,463,984	£396,434	£(618,281)	£1,690,692	£932,544	£(666,588)	£(1,730,090)	£(3,010,681)	£(4,472,038)	£(5,006,479)	£(4,453,439)	£(4,897,147)	£(5,266,905)

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,394,595	£7,293,212	£5,539,753	£3,591,495	£1,977,001	£8,851,980	£4,917,108	£2,920,042	£956,711	£(1,326,694)	£(3,643,743)	£(4,605,552)	£(3,461,273)	£(4,330,894)	£(5,050,536)
10% affordable housing (70:30)	£10,375,051	£6,489,237	£4,822,455	£2,958,362	£1,329,591	£8,026,125	£4,178,926	£2,166,031	£368,483	£(1,789,678)	£(4,031,987)	£(4,950,340)	£(3,862,911)	£(4,692,390)	£(5,390,266)
20% affordable housing (70:30)	£9,365,507	£5,683,262	£4,105,156	£2,325,218	£782,182	£5,200,272	£3,440,745	£1,512,019	£(179,805)	£(2,245,062)	£(4,020,030)	£(5,300,323)	£(4,268,063)	£(5,055,137)	£(5,720,700)
30% affordable housing (70:30)	£8,355,962	£4,878,268	£3,387,854	£1,692,085	£234,773	£4,374,419	£2,702,564	£958,007	£(748,093)	£(2,704,247)	£(4,808,474)	£(5,650,749)	£(4,673,215)	£(5,422,544)	£(6,051,131)
40% affordable housing (70:30)	£7,346,417	£4,073,210	£2,670,551	£1,068,951	£(312,636)	£3,545,564	£1,964,381	£203,994	£(1,316,380)	£(3,163,430)	£(5,200,508)	£(6,001,174)	£(5,080,019)	£(5,789,953)	£(6,381,563)
50% affordable housing (70:30)	£6,336,872	£3,268,335	£1,953,246	£429,817	£(860,045)	£5,725,710	£1,626,301	£(450,017)	£(884,667)	£(3,639,892)	£(5,568,305)	£(6,351,600)	£(5,191,797)	£(5,157,360)	£(5,711,696)
60% affordable housing (70:30)	£5,327,326	£2,463,360	£1,235,845	£(207,316)	£(1,407,455)	£1,896,867	£488,019	£(1,104,029)	£(2,452,955)	£(4,129,861)	£(5,990,102)	£(6,702,026)	£(5,903,676)	£(6,524,767)	£(7,042,427)
70% affordable housing (70:30)	£4,317,783	£1,658,384	£519,641	£(840,449)	£(1,071,003)	£2,950,163	£(1,071,003)	£(3,021,243)	£(4,619,830)	£(6,384,898)	£(7,092,452)	£(6,315,354)	£(6,892,175)	£(7,372,859)	
80% affordable housing (70:30)	£3,308,238	£863,408	£(189,862)	£(1,473,593)	£(2,547,313)	£248,146	£(988,344)	£(2,412,053)	£(3,814,566)	£(5,111,966)	£(6,779,605)	£(1,492,877)	£(6,129,133)	£(1,259,582)	£(1,703,801)
90% affordable housing (70:30)	£2,298,693	£48,433	£(915,964)	£(2,125,236)	£(3,131,422)	£(580,705)	£(1,726,525)	£(3,066,064)	£(4,220,953)	£(5,609,949)	£(7,174,492)	£(7,753,303)	£(7,138,012)	£(7,626,991)	£(8,033,723)
100% affordable housing (70:30)	£1,289,145	£(756,542)	£(1,633,267)	£(3,800,817)	£(5,715,531)	£(1,406,559)	£(2,464,707)	£(3,763,839)	£(4,827,341)	£(6,107,931)	£(7,589,289)	£(8,103,729)	£(7,580,680)	£(7,994,398)	£(8,364,155)

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£15,405,115	£11,313,731	£9,380,285	£7,412,804	£5,897,589	£10,812,849	£8,837,827	£6,840,361	£4,817,280	£2,693,335	£(311,315)	£(895,033)	£(310,378)	£(1,639,319)	
10% affordable housing (70:30)	£14,395,570	£10,508,756	£8,842,975	£6,978,971	£5,350,110	£10,046,645	£8,190,445	£6,186,550	£4,409,002	£(2,234,641)	£(1,106,898)	£(929,820)	£(157,608)	£(671,871)	£(1,369,749)
20% affordable housing (70:30)	£13,386,026	£9,703,781	£8,125,678	£6,345,737	£4,802,702	£9,220,792	£7,461,264	£5,532,538	£3,840,714	£(1,775,457)	£(399,511)	£(1,279,804)	£(247,544)	£(1,034,618)	£(1,700,181)
30% affordable housing (70:30)	£12,376,481	£9,088,805	£7,408,373	£5,712,694	£4,255,292	£8,394,938	£6,723,083	£4,878,526	£3,272,426	£(1,316,272)	£(787,955)	£(1,630,230)	£(662,695)	£(1,402,025)	£(2,030,612)
40% affordable housing (70:30)	£11,366,936	£8,093,829	£6,891,070	£5,070,470	£3,707,885	£7,569,063	£5,984,901	£4,224,514	£2,704,139	£(857,088)	£(1,170,869)	£(1,980,655)	£(1,060,600)	£(1,769,433)	£(2,361,044)
50% affordable housing (70:30)	£10,357,391	£7,288,854	£5,973,767	£4,446,336	£3,160,474	£6,743,290	£5,166,470	£3,570,502	£2,135,852	£(880,627)	£(1,574,786)	£(2,331,081)	£(1,471,278)	£(2,136,841)	£(2,691,476)
60% affordable housing (70:30)	£9,347,847	£6,483,879	£5,256,464	£3,813,203	£2,613,064	£5,917,376	£4,508,538	£2,916,490	£1,667,564	£(109,342)	£(1,969,582)	£(2,681,507)	£(1,883,057)	£(2,504,248)	£(3,021,908)
70% affordable housing (70:30)	£8,338,302	£5,678,903	£4,539,161	£3,160,070	£2,057,316	£5,091,522	£3,770,596	£2,262,478	£999,276	£(699,311)	£(2,364,375)	£(3,031,932)	£(2,284,835)	£(2,871,656)	

LB SOUTHWARK
VACANT BUILDING TESTING

Site typology 2

No Units	35
Site Area	0.47 Ha

VBC as % of floorspace 75%

Sales value inflation	25.80%
Build cost inflation	26.74%

Residual land values:

	Zone 1					Zone 2					Zone 3				
	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£16,361,968	£12,270,585	£10,517,135	£8,668,858	£6,854,374	£11,829,353	£9,894,481	£7,797,415	£5,934,143	£3,650,679	£1,334,229	£371,821	£1,516,100	£646,479	£82,463
10% affordable housing (70:30)	£11,864,039	£11,864,940	£10,155,327	£8,249,134	£6,577,512	£10,413,269	£9,522,232	£7,467,252	£5,646,843	£3,417,929	£1,136,639	£196,058	£1,313,670	£462,362	£251,102
20% affordable housing (70:30)	£16,346,110	£11,459,295	£9,783,618	£7,923,331	£6,300,650	£10,997,185	£9,149,884	£7,137,089	£5,359,542	£3,185,180	£330,048	£1,107,725	£279,245	£419,742	
30% affordable housing (70:30)	£14,838,181	£11,053,650	£9,431,710	£7,509,686	£6,023,789	£10,581,101	£8,777,377	£6,806,926	£5,072,240	£2,952,431	£741,458	£158,008	£901,779	£94,128	£588,383
40% affordable housing (70:30)	£14,330,250	£10,648,006	£9,069,901	£7,289,962	£5,746,926	£10,165,016	£8,405,489	£6,476,762	£4,784,940	£2,719,682	£543,867	£136,645	£695,835	£91,460	£757,022
50% affordable housing (70:30)	£13,822,321	£10,242,361	£8,708,092	£6,970,239	£5,470,065	£9,748,832	£8,033,241	£6,146,600	£4,497,638	£2,486,833	£446,276	£515,282	£489,890	£278,587	£325,862
60% affordable housing (70:30)	£13,314,392	£9,836,716	£8,346,294	£6,660,514	£5,193,293	£9,332,948	£7,660,993	£5,816,436	£4,210,338	£2,254,183	£148,886	£393,919	£293,945	£465,715	£1,094,300
70% affordable housing (70:30)	£12,806,462	£9,431,071	£7,984,475	£6,330,791	£4,916,341	£8,916,765	£7,288,246	£5,486,274	£3,923,036	£2,021,434	£49,705	£872,556	£78,000	£652,843	£1,262,942
80% affordable housing (70:30)	£12,298,533	£9,025,426	£7,622,666	£6,011,067	£4,639,479	£8,500,881	£6,916,497	£5,156,110	£3,635,736	£1,788,685	£250,527	£1,051,193	£130,037	£839,971	£1,431,582
90% affordable housing (70:30)	£11,790,603	£8,619,781	£7,260,858	£5,691,943	£4,362,618	£8,084,596	£6,544,249	£4,825,947	£3,349,434	£1,552,146	£451,349	£1,229,829	£339,351	£1,027,098	£1,800,222
100% affordable housing (70:30)	£11,282,674	£8,214,136	£6,899,049	£5,371,819	£4,088,755	£7,668,512	£6,172,002	£4,495,785	£3,061,134	£1,303,792	£852,171	£1,408,466	£548,653	£1,214,226	£1,758,861

Residual Land values compared to benchmark land values

Benchmark Z1 - Upper quartile (Based on CIL Study)

£82,664,286

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£22,490,246	£15,581,623	£13,356,073	£10,283,296	£7,819,390	£17,022,646	£14,397,723	£11,054,008	£8,210,971	£4,931,831	£2,311,356	£1,286,293	£2,598,110	£1,286,293	£1,385,617
10% affordable housing (70:30)	£22,998,176	£26,987,274	£28,696,688	£30,603,080	£32,274,703	£27,458,946	£29,329,982	£31,384,962	£33,206,371	£35,434,285	£37,715,576	£38,656,167	£37,638,545	£38,389,853	£38,103,316
20% affordable housing (70:30)	£23,058,105	£27,392,919	£29,058,696	£30,922,805	£32,651,039	£27,855,040	£29,720,230	£31,715,126	£33,492,673	£35,687,034	£37,913,168	£38,831,919	£37,744,940	£38,573,969	£39,271,957
30% affordable housing (70:30)	£24,014,034	£27,798,564	£29,420,955	£31,242,528	£33,058,426	£28,271,113	£30,074,478	£32,045,285	£33,779,974	£35,899,783	£38,110,758	£39,010,223	£37,950,435	£38,758,096	£39,440,597
40% affordable housing (70:30)	£24,521,964	£28,204,203	£29,842,913	£31,662,252	£33,480,158	£29,687,198	£31,448,725	£33,374,452	£34,967,276	£37,132,533	£39,308,340	£39,189,860	£38,156,399	£39,043,974	£39,698,236
50% affordable housing (70:30)	£25,029,893	£28,609,854	£30,144,122	£31,881,976	£33,382,150	£29,103,282	£30,818,974	£32,705,615	£34,354,576	£36,365,282	£38,505,038	£39,367,496	£38,362,324	£39,130,802	£39,777,876
60% affordable housing (70:30)	£25,537,823	£29,015,499	£30,595,931	£32,201,700	£33,659,011	£29,519,368	£31,191,221	£33,033,778	£34,641,977	£36,998,031	£38,703,529	£39,546,134	£38,588,269	£39,317,929	£39,948,517
70% affordable housing (70:30)	£26,045,752	£29,421,144	£30,987,739	£32,511,424	£33,985,974	£29,835,459	£31,563,493	£33,365,841	£34,920,798	£37,369,780	£39,031,819	£39,724,771	£38,774,215	£39,505,958	£40,115,158
80% affordable housing (70:30)	£26,553,681	£29,826,189	£31,229,688	£32,841,148	£34,312,726	£30,151,534	£31,935,104	£33,816,479	£35,407,623	£37,983,629	£39,102,741	£39,803,407	£38,852,165	£39,592,165	£40,263,796
90% affordable housing (70:30)	£27,061,611	£30,232,433	£31,591,357	£33,160,871	£34,649,597	£30,467,619	£32,307,965	£34,026,267	£35,503,780	£37,300,668	£39,303,564	£40,082,044	£39,191,555	£39,879,312	£40,452,438
100% affordable housing (70:30)	£27,569,541	£30,638,076	£31,953,185	£33,480,596	£34,978,459	£31,183,702	£32,689,213	£34,365,430	£35,791,080	£37,549,422	£39,504,388	£40,280,681	£39,400,878	£40,086,441	£40,621,076

Residual Land values compared to benchmark land values

Benchmark Z1 - Median (Based on CIL Study)

£64,327,692

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,872,047	£11,783,430	£10,716,880	£9,169,157	£7,379,641	£18,404,693	£16,339,535	£12,436,600	£9,294,972	£5,983,338	£2,898,798	£29,862,194	£28,717,915	£29,587,537	£30,316,478
10% affordable housing (70:30)	£14,379,976	£13,369,076	£12,018,688	£10,084,981	£8,048,881	£18,800,746	£16,711,763	£12,768,763	£9,587,172	£6,818,098	£3,097,376	£30,037,957	£29,030,345	£29,771,653	£30,488,377
20% affordable housing (70:30)	£14,887,905	£18,774,720	£20,440,497	£22,304,605	£23,933,365	£10,236,830	£11,084,031	£23,096,927	£24,874,474	£27,048,855	£29,294,967	£30,213,719	£29,126,291	£29,865,770	£30,653,758
30% affordable housing (70:30)	£15,395,835	£19,180,365	£20,802,306	£22,624,329	£24,210,227	£10,652,914	£11,452,027	£23,427,089	£25,181,775	£27,281,584	£29,492,557	£30,392,024	£29,332,236	£30,139,887	£30,822,398
40% affordable housing (70:30)	£15,903,765	£19,586,010	£21,164,114	£22,944,053	£24,487,089	£10,089,999	£11,028,252	£23,757,253	£25,440,076	£27,514,334	£29,680,148	£30,570,680	£29,538,180	£30,325,475	£30,991,037
50% affordable housing (70:30)	£16,411,694	£19,991,655	£21,555,923	£23,263,776	£24,763,861	£10,488,053	£11,200,775	£24,087,415	£25,736,317	£27,747,082	£29,987,728	£30,749,297	£29,744,125	£30,512,802	£31,159,617
60% affordable housing (70:30)	£16,919,624	£20,397,300	£21,887,732	£23,583,501	£25,040,812	£10,901,167	£11,625,022	£24,417,579	£26,023,677	£28,079,632	£30,385,330	£30,927,935	£29,950,070	£30,699,730	£31,328,318
70% affordable housing (70:30)	£17,427,553	£20,802,944	£22,249,540	£23,903,225	£25,317,675	£11,317,251	£12,245,720	£24,747,742	£26,310,979	£28,212,681	£30,283,720	£31,106,571	£30,158,015	£30,886,858	£31,498,957
80% affordable housing (70:30)	£17,935,482	£21,208,589	£22,611,949	£24,222,948	£25,849,598	£11,733,336	£12,317,818	£25,077,805	£26,588,299	£28,445,330	£30,484,542	£31,265,208	£30,384,052	£31,073,998	£31,688,597
90% affordable housing (70:30)	£18,443,412	£21,614,234	£22,973,157	£24,545,672	£26,379,149	£12,149,419	£12,659,766	£25,408,068	£26,885,581	£28,691,689	£30,638,364	£31,483,845	£30,673,566	£31,261,113	£31,854,237
100% affordable housing (70:30)	£18,951,342	£22,019,879	£23,334,966	£24,862,397	£26,148,260	£12,565,503	£13,062,013	£25,739,230	£27,172,881	£29,300,223	£30,886,196	£31,642,481	£30,792,679	£31,448,242	£32,002,877

Residual Land values compared to benchmark land values

Benchmark Z1 - Lower quartile (Based on CIL Study)

£29,411,765

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£2,438,439	£1,552,944	£1,306,394	£5,254,671	£6,969,156	£1,994,177	£3,929,409	£6,026,115	£7,899,386	£10,172,851	£12,489,300	£13,451,709	£12,307,430	£13,177,051	£13,905,992
10% affordable housing (70:30)	£3,040,509	£1,958,589	£1,668,203	£5,574,395	£7,246,018	£2,410,261	£4,301,298	£6,356,277	£8,176,687	£10,405,600	£12,686,991	£13,627,472	£12,509,890	£13,361,169	£14,074,632
20% affordable housing (70:30)	£1,522,580	£2,364,234	£4,030,011	£5,894,120	£7,522,860	£2,826,345	£4,673,645	£6,686,441	£8,463,989	£10,638,249	£12,894,481	£13,803,234	£12,715,605	£13,545,284	£14,243,272
30% affordable housing (70:30)	£1,014,651	£2,769,879	£4,391,520	£6,213,843	£7,798,741	£3,242,423	£5,045,793	£7,016,603	£8,751,289	£10,871,088	£13,082,072	£13,981,538	£12,921,750	£13,720,401	£14,411,612
40% affordable housing (70:30)	£506,721	£3,175,524	£4,793,629	£6,530,567	£8,076,003	£3,658,513	£5,406,100	£7,346,767	£9,038,590	£11,103,848	£13,279,663	£14,160,175	£13,127,694	£13,914,889	£14,580,551
50% affordable housing (70:30)	£1,208	£3,581,169	£5,115,437	£6,853,291	£8,365,465	£4,074,597	£5,780,289	£7,676,930	£9,325,881						

Residual Land values compared to benchmark land values
Benchmark Z2 - Median (Based on CIL Study)

£5,933,684

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£13,573,137	£9,481,754	£7,728,304	£5,780,027	£4,063,543	£9,040,521	£7,105,649	£5,008,583	£3,145,312	£961,848	£1,454,602	£2,417,011	£1,272,732	£2,142,363	£2,871,294
10% affordable housing (70:30)	£13,065,298	£9,076,189	£7,386,485	£5,460,303	£3,788,830	£8,624,437	£6,738,461	£4,678,421	£2,858,911	£828,998	£1,652,193	£2,582,774	£1,475,162	£2,326,470	£3,038,933
20% affordable housing (70:30)	£12,547,478	£8,670,464	£7,054,687	£5,140,578	£3,511,819	£8,208,353	£6,361,153	£4,348,257	£2,570,110	£396,349	£1,809,783	£2,768,536	£1,681,107	£2,510,586	£3,208,574
30% affordable housing (70:30)	£12,049,349	£8,264,819	£6,742,848	£4,820,855	£3,234,967	£7,792,270	£5,988,906	£4,018,095	£2,304,000	£163,600	£2,047,373	£2,946,840	£1,887,052	£2,694,703	£3,377,214
40% affordable housing (70:30)	£11,541,419	£7,859,174	£6,431,069	£4,501,131	£2,958,095	£7,376,185	£5,616,658	£3,687,931	£1,996,108	£69,150	£2,244,965	£3,125,477	£2,092,996	£2,880,291	£3,645,853
50% affordable housing (70:30)	£11,033,490	£7,453,529	£6,119,261	£4,181,407	£2,691,277	£6,961,007	£5,244,400	£3,357,768	£1,601,997	£301,999	£2,442,565	£3,304,113	£2,298,941	£2,687,419	£3,714,494
60% affordable housing (70:30)	£10,525,560	£7,047,884	£5,807,452	£3,861,683	£2,434,372	£6,544,012	£4,872,162	£3,027,905	£1,241,506	£534,649	£2,640,146	£3,482,751	£2,504,887	£3,254,546	£3,883,134
70% affordable housing (70:30)	£10,017,631	£6,642,239	£5,495,644	£3,541,959	£2,177,500	£6,127,509	£4,499,914	£2,697,442	£1,134,206	£787,397	£2,838,536	£3,661,388	£2,710,832	£3,441,675	£4,051,773
80% affordable housing (70:30)	£9,509,702	£6,236,594	£5,183,835	£3,222,235	£1,890,648	£5,711,849	£4,127,696	£2,367,279	£848,904	£1,000,145	£3,039,359	£3,840,024	£2,818,868	£3,628,802	£4,220,413
90% affordable housing (70:30)	£9,001,771	£5,830,860	£4,872,006	£2,902,812	£1,573,786	£5,295,764	£3,755,419	£2,037,116	£1,238,685	£5,240,181	£4,018,681	£3,128,182	£3,815,929	£4,389,054	
100% affordable housing (70:30)	£8,493,842	£5,425,305	£4,110,218	£2,582,787	£1,259,924	£4,879,980	£3,383,170	£1,706,983	£272,303	£1,485,039	£3,441,003	£4,197,298	£3,337,495	£4,003,068	£4,557,693

Residual Land values compared to benchmark land values
Benchmark Z2 - Lower quartile (Based on CIL Study)

£4,000,260

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£14,481,846	£10,390,463	£8,637,013	£6,688,736	£4,974,252	£9,949,230	£8,014,358	£5,917,293	£4,054,021	£1,770,557	£3,454,893	£1,808,301	£3,964,022	£1,233,644	£1,962,585
10% affordable housing (70:30)	£13,973,817	£9,984,818	£8,275,205	£6,369,012	£4,697,389	£9,533,147	£7,642,110	£5,587,130	£3,786,721	£1,537,807	£3,743,483	£1,684,064	£3,966,452	£1,417,760	£2,131,224
20% affordable housing (70:30)	£13,465,988	£9,578,173	£7,915,336	£6,049,288	£4,420,528	£9,117,063	£7,269,862	£5,256,986	£3,479,419	£1,305,058	£3,941,074	£1,859,626	£3,772,398	£1,601,877	£2,299,864
30% affordable housing (70:30)	£12,968,068	£9,173,528	£7,561,588	£5,729,564	£4,143,666	£8,700,979	£6,897,615	£4,926,804	£3,192,118	£1,072,309	£4,138,664	£2,038,131	£3,978,343	£1,785,984	£2,468,505
40% affordable housing (70:30)	£12,460,128	£8,767,883	£7,168,779	£5,409,840	£3,866,804	£8,294,884	£6,525,367	£4,596,640	£2,904,817	£838,559	£4,339,258	£2,216,767	£4,184,287	£1,971,582	£2,637,144
50% affordable housing (70:30)	£11,952,190	£8,362,238	£6,827,070	£5,090,117	£3,589,942	£7,889,810	£6,153,119	£4,268,478	£2,617,516	£608,811	£4,533,846	£2,505,404	£4,390,232	£2,168,709	£2,805,784
60% affordable housing (70:30)	£11,434,270	£7,956,594	£6,486,161	£4,770,392	£3,310,081	£7,482,726	£5,780,871	£3,936,314	£2,330,216	£374,061	£4,731,437	£2,874,042	£4,596,177	£2,345,837	£2,974,424
70% affordable housing (70:30)	£10,928,340	£7,550,949	£6,104,353	£4,450,668	£3,036,218	£7,036,642	£5,408,623	£3,606,151	£2,042,914	£141,312	£4,929,827	£2,752,678	£4,802,122	£2,532,965	£3,143,064
80% affordable housing (70:30)	£10,418,411	£7,145,304	£5,725,544	£4,130,945	£2,759,357	£6,620,559	£5,036,375	£3,275,988	£1,756,614	£97,497	£5,130,649	£2,931,315	£2,010,159	£2,620,093	£3,311,704
90% affordable housing (70:30)	£9,910,481	£6,738,631	£5,307,786	£3,811,221	£2,486,127	£6,209,663	£4,645,383	£2,961,632	£1,468,311	£377,976	£5,331,471	£3,107,862	£2,107,473	£2,489,344	£3,489,344
100% affordable housing (70:30)	£9,402,561	£6,334,014	£4,918,927	£3,491,496	£2,205,633	£5,788,390	£4,201,880	£2,615,663	£1,181,012	£576,330	£5,532,293	£3,288,588	£2,428,786	£3,004,349	£3,648,983

Residual Land values compared to benchmark land values
Benchmark Z3 - Upper quartile (Based on CIL Study)

£10,590,155

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£11,384,295	£7,292,212	£5,539,763	£3,591,485	£1,877,001	£6,851,980	£4,917,108	£2,820,042	£996,771	£1,326,894	£3,643,143	£4,805,352	£3,467,273	£4,330,884	£5,059,836
10% affordable housing (70:30)	£10,876,666	£6,881,667	£5,177,864	£3,271,762	£1,600,139	£6,435,989	£4,544,859	£2,489,979	£869,470	£1,550,444	£3,840,734	£4,781,315	£3,663,703	£4,515,011	£5,226,476
20% affordable housing (70:30)	£10,368,737	£6,481,922	£4,816,145	£2,952,037	£1,323,277	£6,019,812	£4,172,612	£2,159,716	£382,169	£1,792,193	£4,038,324	£4,957,077	£3,869,648	£4,699,128	£5,397,115
30% affordable housing (70:30)	£9,860,808	£6,076,278	£4,454,337	£2,632,313	£1,046,416	£5,603,728	£3,800,364	£1,829,553	£94,867	£2,024,941	£4,235,915	£5,135,381	£4,075,593	£4,883,245	£5,565,755
40% affordable housing (70:30)	£9,352,877	£5,670,633	£4,082,528	£2,312,590	£769,553	£5,187,563	£3,428,116	£1,489,390	£192,433	£2,267,691	£4,433,506	£5,314,018	£4,281,638	£5,068,833	£5,734,386
50% affordable housing (70:30)	£8,844,948	£5,264,988	£3,707,019	£1,992,866	£492,852	£4,771,658	£3,055,868	£1,189,227	£479,735	£2,490,440	£4,631,097	£5,492,655	£4,487,483	£5,265,980	£5,903,035
60% affordable housing (70:30)	£8,337,019	£4,859,343	£3,288,911	£1,673,141	£215,830	£4,355,476	£2,683,620	£839,063	£767,035	£2,723,190	£4,828,687	£5,671,292	£4,693,428	£5,443,088	£6,071,675
70% affordable housing (70:30)	£7,829,090	£4,453,698	£2,870,102	£1,353,418	£61,032	£3,939,392	£2,311,373	£508,901	£1,054,336	£2,955,939	£5,007,078	£5,849,929	£4,899,373	£5,630,216	£6,240,314
80% affordable housing (70:30)	£7,321,160	£4,048,953	£2,454,294	£1,033,994	£333,894	£3,523,308	£1,939,124	£178,737	£1,341,637	£3,188,988	£5,227,900	£6,028,566	£5,107,410	£5,817,943	£6,408,955
90% affordable housing (70:30)	£6,813,230	£3,642,408	£2,053,485	£713,970	£61,755	£3,107,223	£1,568,767	£1,151,425	£1,628,938	£3,425,227	£5,428,722	£6,207,202	£5,316,723	£6,004,471	£6,577,595
100% affordable housing (70:30)	£6,305,301	£3,236,763	£1,651,676	£394,246	£281,618	£2,691,139	£1,194,629	£481,588	£1,916,239	£3,673,580	£5,629,544	£6,385,839	£5,526,036	£6,191,599	£6,746,234

Residual Land values compared to benchmark land values
Benchmark Z3 - Median (Based on CIL Study)

£2,035,859

	£13,445 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£11,195 psm	£10,226 psm	£9,149 psm	£8,202 psm	£6,997 psm	£5,726 psm	£5,274 psm	£5,726 psm	£5,274 psm	£4,898 psm
0% affordable housing	£16,685,115	£11,333,231	£9,566,282	£7,612,008	£5,891,580	£10,412,098	£8,937,497	£6,840,361	£4,877,240	£2,893,925	£7,177,378	£5,858,083	£6,599,286	£4,139,315	£5,129,315
10% affordable housing (70:30)	£14,897,185	£10,508,087	£8,198,473	£7,292,281	£5,620,658	£10,456,415	£8,565,376	£6,510,399	£4,899,989	£2,461,075	£7,979,785	£7,690,796	£5,961,816	£4,944,492	£1,207,956
20% affordable housing (70:30)	£14,389,256	£10,502,442	£8,836,664	£6,972,556	£6,149,796	£10,040,331	£8,193,131	£6,402,688	£2,228,327	£1,710,805	£8,936,558	£10,570,871	£6,878,609	£1,376,598	£2,376,598
30% affordable housing (70:30)	£13,891,327	£10,096,797	£8,474,856	£6,652,832	£5,066,935	£9,624,247	£7,820,883	£5,850,072	£4,115,386	£1,995,578	£2,195,395	£1,114,862	£1,550,074	£882,725	£1,545,236
40% affordable housing (70:30)	£13,373,307	£9,691,152	£8,110,047	£6,333,108	£4,790,072	£9,208,162	£7,448,636	£5,619,809	£3,829,086	£1,762,828	£4,112,987	£1,293,499	£281,018	£1,048,314	£1,175,875
50% affordable housing (70:30)	£12,865,467	£9,285,507	£7,751,239	£6,013,385	£4,513,211	£8,792,077	£6,198,747	£5,180,746	£3,540,784	£1,530,079	£4,610,578	£1,472,136	£1,466,964	£1,235,441	£1,582,516
60% affordable housing (70:30)	£12,357,538	£8,879,862	£7,389,430	£5,693,660	£4,236,349	£8,375,995	£6,704,139	£4,859,582	£3,253,484	£1,297,329	£4,808,168	£1,650,773	£872,909	£1,422,568	£2,051,156
70% affordable housing (70:30)	£11,849,609	£8,474,217	£7,027,621	£5,373,937	£3,989,487	£7,959,911	£6,331,892	£4,529,420	£2,966,183	£1,064,380	£4,606,559	£1,829,410	£1,976,854	£1,609,697	£2,219,795
80% affordable housing (70:30)	£11,341,679	£8,068,572	£6,665,913	£5,054,213	£3,680,625										

Appendix 5 - Results of appraisals
from the CIL Viability study based on
actual schemes (excluding any discount
to CIL for existing floorspace)

LB Southwark VBC Site Testing - assuming CIL discount for existing floorspace
24-Jun-15

Site details						Proposed use					Existing use				
Old site ref	Site ref	Postcode	Ward	Opportunity area / action area	Site Area (ha)	Use Appraised	Gross Floorspace (Sq m)	Total Gross Floorspace	% split of floorspace	Gross Affordable housing floorspace (NO VBC)	Existing floorspace (Sq m)	% split of floorspace	Apportioned floorspace (Sq m)	Benchmark value	Basis of EUV
5a	5	SE1 6	Cathedrals	E&C	0.51	residential	4,986	19,944	25.00%	1,745	12,472	25%	3,118	£20,712,000	CUV of office at £18 per sq ft and open storage space at £2.50 per sq ft capitalised at yield of 8%. [+15%]
5b						office	13,550		67.94%	8,474		68%	8,474		
5c						retail	1,408		7.06%	880		7%	880		
6	6	SE1 8	Cathedrals	BBLB	0.12	residential	4,740	4,740	100.00%	1,659	518	100%	518	£11,202,140	Previously garages. Benchmark based on RLV of policy compliant redevelopment of site adjusted for emerging CIL (in line with RICS Guidance)
11a	11	SE17	East Walworth	E&C	9.9	residential	256,000	291,000	87.97%	89,600	105,640	88%	92,934	N/A	In line with E&C study assumption
11b						hotel	5,000		1.72%	1,815		2%	1,815		
11c						office	3,000		1.03%	1,089		1%	1,089		
11d						retail	15,000		5.15%	5,445		5%	5,445		
11e						community	2,750		0.95%	998		1%	998		
11f						leisure & entertainment	2,750		0.95%	998		1%	998		
11g						Student accommodation	6,500		2.23%	2,360		2%	2,360		
12a	12	SE1 6	East Walworth	E&C	0.22	residential	3,771	6,856	55.00%	1,320	733	55%	403	£966,000	CUV of Industrial and office use at £8 per sq ft and £10 per sq ft respectively capitalised at a yield of 8% [+15%]
12b						office	2,480		36.17%	265		36%	265		
12c						retail	605		8.82%	65		9%	65		
13a	13	SE17 1	Faraday	A		residential	83,659	83,909	99.70%	36,908	44,661	100%	44,528	£0	Nil Land value based on land ownership by Council and Council will seek to get highest amount of Affordable Housing provision.
13b						retail	250		0.30%	133		0%	133		
14a	14	SE1 3	Grange		1.23	residential	15,506	16,302	95.12%	5,279	3,150	95%	2,996	£14,859,451	Based on RLV of policy compliant redevelopment of site adjusted for emerging CIL (in line with RICS Guidance)
14b						retail	796		4.88%	154		5%	154		
18	18	SE16 2	Livesey		0.9	residential	11,305	11,305	100.00%	4,070	5,188	100%	5,188	£2,021,580	Based on RLV of policy compliant redevelopment of site adjusted for emerging CIL (in line with RICS Guidance)
21a	21	SE17 3	Newington	E&C		residential	18,785	20,665	90.90%	6,630	3,786	91%	3,442	£4,218,000	CUV of 3,786 sq m industrial space at rent of £8 per sq ft capitalised at 8% [+15%]
21b						office	1,880		9.10%	344		9%	344		
22a	22	SE15 6	Peckham	P&N	1.35	residential	9,945	23,399	42.50%	3,400	3,225	43%	1,371	£2,620,000	CUV of training centre at rent of £7 per sq ft capitalised at 8% [+15%]
22b						office	13,185		56.35%	1,817		56%	1,817		
22c						retail	269		1.15%	37		1%	37		
28a	28	SE16 2	Rotherhithe	CW	2.9	residential	39,984	51,583	78%	13,963	6,190	78%	4,798	£18,952,000	CUV of 6,190 sqm of retail warehouse floorspace at £20 per sq ft capitalised at 6.75% [+20%]
28b						retail	10,723		21%	1,287		21%	1,287		
28c						office	876		2%	105		2%	105		
34a	34	SE15 4	The Lane	P&N	1.39	residential	36,267	44,767	81.01%	14,960	7,000	81%	5,671	£19,375,000	CUV of 7,000 sq m of retail floorspace at £20 psf capitalised at 7% [+20%]
34b						retail	8,500		18.99%	1,329		19%	1,329		
36	36	SE15 3	The Lane	P&N	0.26	residential	1,445	1,445	100.00%	510	445	100%	445	£260,000	Based on nominal land value of £1,000,000 per Ha
37	37	SE24 9	Village		0.76	residential	6,375	6,375	100.00%	2,210	3,521	100%	3,521	£3,575,000	CUV of 3,521 sq m of community/education use at rent of £10 per sq ft capitalised at 8% [+15%]
42a	42	SE16 7	Surrey Docks	CW	3.4	residential	49,265	69,815	70.57%	17,225	12,645	71%	8,923	£21,061,000	CUV of 1,540 sq m of retail and 11,105 sq m of assembly and leisure at £25 per sq ft and £12.50 per sq ft respectively capitalised at 6.75% [+20%]
42b						student accommodation	4,250		6.09%	770		6%	770		
42c						office	2,500		3.58%	453		4%	453		
42d						retail	2,695		3.86%	488		4%	488		
42e						cinema	5,800		8.31%	1,051		8%	1,051		
42f						bingo/bowling alley	5,305		7.60%	961		8%	961		
N/A	58	SE1 9	Riverside	BBLB	0.31	residential	22,444	24,244	92.58%	7,856	4,050	93%	3,749	£11,104,000	CUV of existing office and retail space @£23.50 per sq ft capitalised at yield of 7.75% [+20%]
						retail	1,800		7.42%	301		7%	301		

LB Southwark VBC Site Testing - assuming CIL discount for existing floorspace
24-Jun-15

Site details						Proposed use					Existing use				
Old site ref	Site ref	Postcode	Ward	Opportunity area / action area	Site Area (ha)	Use Appraised	Gross Floorspace (Sq m)	Total Gross Floorspace	% split of floorspace	Gross Affordable housing floorspace (NO VBC)	Existing floorspace (Sq m)	% split of floorspace	Apportioned floorspace (Sq m)	Benchmark value	Basis of EUV
N/A	59	SE1 9	Riverside	BBLB	2.136	residential	51,145	98,694	51.82%	17,901	82,835	52%	42,927	£143,783,000	CUV of 23,023 sq m of office and 55,060 sq m of B8 Storage/Distribution at £30 per sq ft and £8 per sq ft capitalised at yield of 8% [+20%]
						office	42,163		42.72%			43%	35,388		
						retail	2,407		2.44%			2%	2,020		
						assembly and leisure	2,979		3.02%			3%	2,500		
N/A	60	SE1 9	Riverside	BBLB	1.1	residential	26,772	68,928	38.84%	9,370	40,366	39%	15,678	£63,078,000	CUV of 2,534 sq m of retail and 37,832 sq m of office at £25 per sq ft capitalised at yield of 7.75% [+20%]
						office	34,879		50.60%			51%	20,426		
						retail	6,756		9.80%			10%	3,956		
						assembly and leisure	521		0.76%			1%	305		
N/A	61	SE1 3	Grange	BBLB	1.76	residential	2,986	3,925	76.08%	1,046	2,034	76%	1,547	£1,760,000	Based on nominal land value of £1,000,000 per Ha for D1 community and church use.
						office	299		7.62%			8%	155		
						community centre	640		16.31%			16%	332		
N/A	62	SE1 3	Grange	BBLB	0.29	residential	2,319	3,192	72.65%	811	1,315	73%	955	£1,628,000	CUV of office space at £10 per sq ft capitalised at yield of 8% [+15%]
						retail	873		27.35%			27%	360		
N/A	63	SE16 4	Riverside		0.43	residential	70,539	78,375	90.00%	24,689	563	90%	507	£2,023,000	CUV of light industrial use (B1 (c)) rent of £25 per sq ft capitalised at yield of 7.75% [+15%]
						office	6,419		8.19%			8%	46		
						retail	1,417		1.81%			2%	10		
N/A	64	SE1 0	Cathedrals	BBLB	0.07	residential	8,044	10,886	73.89%	2,816	6,061	74%	4,479	£13,553,000	CUV of office space at £20 per sq ft capitalised at yield of 7.75% [+15%]
						office	2,674		24.56%			25%	1,489		
						retail	168		1.54%			2%	94		
N/A	65	Notional (E&C study)	East Walworth	E&C	0.21	residential	4,283	5,354	80.00%	1,071	1,543	80%	1,234	£2,174,000	CUV of Office and B8 Storage/Distribution space at £15 per sq ft and £7.50 per sq ft respectively capitalised at yield of 8% [+15%]
						office	782		14.61%			15%	225		
						retail	289		5.40%			5%	83		
N/A	67	SE16 7	Surrey Docks	CW		residential	5,572	6,197	89.91%	1,946	2,329	90%	2,094	£4,048,000	CUV of office at £10 per sq ft capitalised at yield of 8% [+15%]
						office	625		10.09%			10%	235		
N/A	68	Notional Harmsworth Quays printworks (scheme modelled by Hawkins Brown/Montagu Evans (Canada Water EIP refs CDED1/CDEV1/CDEV2) as evidence to unpin the draft Revised Canada Water AAP, 2013)	Surrey Docks	CW		residential	50,471	126,811	39.80%	33,728	39,500	40%	15,721	£25,670,000	CUV based on 39,500 sq m of B2 general industrial space at rent of £6 per sq ft capitalised at 8% [+15%]
						retail	1,425		1.12%			1%	444		
						office	5,705		4.50%			4%	1,777		
						student accommodation	45,885		36.18%			36%	14,293		
						colleges	21,955		17.31%			17%	6,839		
						other non-residential institution	1,370		1.08%			1%	427		
N/A	69	Notional Surrey Quays Leisure Park (scheme modelled by Hawkins Brown/Montagu Evans (Canada Water EIP refs CDED1/CDEV1/CDEV2) as evidence to unpin the draft Revised Canada Water AAP, 2013)	Surrey Docks	CW		residential	49,485	68,420	72.33%	17,320	12,645	72%	9,146	£21,061,000	CUV of 1,540 sq m of retail and 11,105 sq m of assembly and leisure at £25 per sq ft and £12.50 per sq ft respectively capitalised at 6.75% [+20%]
						retail	2,630		3.84%			4%	486		
						hotel	5,200		7.60%			8%	961		
						assembly and leisure	11,105		16.23%			16%	2,052		
N/A	70	Notional Site E (scheme modelled by Hawkins Brown/Montagu Evans (Canada Water EIP refs CDED1/CDEV1/CDEV2) as evidence to unpin the draft Revised Canada Water AAP, 2013)	Surrey Docks	CW		residential	22,230	26,385	84.25%	7,780	1,045	84%	880	£2,596,000	CUV of 1,045 sq m retail warehouse at rent of £12.50 per sq ft capitalised at 6.5% [+20%]
						office	2,800		10.61%			11%	111		
						retail	677		2.57%			3%	27		
						other non-residential institution	678		2.57%			3%	27		

Appendix 6 - Appraisals incorporating VBC from the CIL Viability study based on actual schemes (excluding any discount to CIL for existing floorspace)

**Southwark CIL Study
Site 5 - SE11**

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Market residential	1	3,249.00	8,414.00	27,337,086	27,337,086
Affordable residential	1	490.50	1,675.00	821,588	821,588
Office	1	10,162.50	4,600.00	46,747,500	46,747,500
Retail	<u>1</u>	<u>1,056.00</u>	3,312.00	3,497,472	<u>3,497,472</u>
Totals	4	14,958.00			78,403,646

Purchaser's Costs		5.80%	(2,774,460)	(2,774,460)	
-------------------	--	-------	-------------	-------------	--

NET DEVELOPMENT VALUE **75,629,186**

Additional Revenue

Ground rent			365,000	365,000	
-------------	--	--	---------	---------	--

NET REALISATION **75,994,186**

OUTLAY

ACQUISITION COSTS

Residualised Price			(7,383,297)		
Stamp Duty		4.00%	68,308		
Agent Fee		1.00%	17,077		
Legal Fee		0.80%	13,662		
				(7,284,250)	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost		
Market residential	4,332.00 m ²	2,380.00 pm ²	10,310,160		
Affordable residential	654.00 m ²	2,380.00 pm ²	1,556,520		
Office	13,550.00 m ²	2,647.00 pm ²	35,866,850		
Retail	<u>1,408.00 m²</u>	1,554.00 pm ²	<u>2,188,032</u>		
Totals	19,944.00 m²		49,921,562	49,921,562	
Contingency		5.00%	2,541,788		
Demolition			914,198		

**Southwark CIL Study
Site 5 - SE11**

Residual S106 Resi			280,861	
Mayoral CIL & Crossrail S106			2,023,720	
Borough CIL			1,042,440	
Residual S106 Commercial	14,958.00 m ²	30.00 pm ²	448,740	7,251,747

PROFESSIONAL FEES

Architect		10.00%	5,246,335	5,246,335
-----------	--	--------	-----------	-----------

MARKETING & LETTING

Marketing Resi		3.00%	820,113	
Marketing Commercial		1.00%	502,450	1,322,562

DISPOSAL FEES

Sales Agent Fee		1.50%	1,139,913	
Sales Legal Fee		0.25%	189,985	1,329,898

Additional Costs

Profit on Pvt Resi		20.00%	5,540,417	
Profit in Aff Resi		6.00%	49,295	5,589,712

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				4,396,368

TOTAL COSTS

67,773,935

PROFIT

8,220,250

Performance Measures

Profit on Cost%		12.13%	
Profit on GDV%		10.48%	
Profit on NDV%		10.87%	
IRR		21.01%	
Profit Erosion (finance rate 7.000%)		1 yr 8 mths	

**LB Southwark CIL Site Testing - Site Appraisal
Site 6 - SE1 8**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Market Resi	1	2,446.50	9,800.00	23,975,700	23,975,700
Aff Resi - Social Rent	1	776.25	1,695.00	1,315,744	1,315,744
Aff Resi - Shared Ownership	1	332.25	1,996.00	663,171	663,171
Totals	3	3,555.00			25,954,615

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	38	250	9,500	9,500

Investment Valuation

Ground rents					
Current Rent	9,500	YP @	5.0000%	20.0000	190,000

GROSS DEVELOPMENT VALUE

				26,144,615
Purchaser's Costs		5.80%	(10,416)	(10,416)

NET DEVELOPMENT VALUE

				26,134,199
--	--	--	--	-------------------

NET REALISATION

				26,134,199
--	--	--	--	-------------------

OUTLAY

ACQUISITION COSTS

Residualised Price			11,874,289	
Stamp Duty		4.00%	474,972	
Agent Fee		1.00%	118,743	
Legal Fee		0.80%	94,994	
				12,562,997

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
Market Resi	3,262.00 m ²	1,760.00 pm ²	5,741,120
Aff Resi - Social Rent	1,035.00 m ²	1,760.00 pm ²	1,821,600
Aff Resi - Shared Ownership	<u>443.00 m²</u>	1,760.00 pm ²	<u>779,680</u>

**LB Southwark CIL Site Testing - Site Appraisal
Site 6 - SE1 8**

Totals	4,740.00 m²		8,342,400	8,342,400
Contingency		5.00%	418,792	
Demolition			33,446	
Statutory/LA			75,000	
Mayoral CIL & Crossrail			114,170	
Borough CIL			652,400	1,293,808
PROFESSIONAL FEES				
Professional Fees		10.00%	879,464	879,464
MARKETING & LETTING				
Marketing		3.00%	719,271	
Letting Agent Fee		10.00%	950	
Letting Legal Fee		5.00%	475	
				720,696
DISPOSAL FEES				
Sales Agent Fee		1.50%	362,486	
Sales Legal Fee		0.25%	65,362	
				427,847
MISCELLANEOUS FEES				
Private Profit		20.00%	38,000	
Affordable Profit		6.00%	118,735	
				156,735
FINANCE				
Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			1,564,309	
Construction			185,943	
Total Finance Cost				1,750,252
TOTAL COSTS				26,134,199
PROFIT				0
Performance Measures				
Profit on Cost%		0.00%		
Profit on GDV%		0.00%		
Profit on NDV%		0.00%		
Development Yield% (on Rent)		0.04%		

LB Southwark CIL Site Testing - Site Appraisal**Site 6 - SE1 8**

Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	6.63%
Rent Cover	0 yrs 0 mths
Profit Erosion (finance rate 7.000%)	N/A

**Southwark CIL Study
Site 11 - SE17**

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Market residential	1	149,195.25	7,850.00	1,171,182,713	1,171,182,713
Affordable residential	1	42,804.75	1,675.00	71,697,956	71,697,956
Ground rent	1	0.00	0.00	7,332,000	7,332,000
Office	1	2,250.00	3,850.00	8,662,500	8,662,500
Retail	1	11,250.00	4,140.00	46,575,000	46,575,000
Community	1	2,062.50	2,768.00	5,709,000	5,709,000
Leisure & Entertainment	1	2,062.50	3,312.00	6,831,000	6,831,000
Hotel	167	0.00	0.00	125,000	20,875,000
Student	1	4,875.00	5,010.00	24,423,750	24,423,750
Totals	175	214,500.00			1,363,288,919

Purchaser's Costs	5.80%	(6,600,830)	(6,600,830)
-------------------	-------	-------------	-------------

NET DEVELOPMENT VALUE **1,356,688,088**

NET REALISATION **1,356,688,088**

OUTLAY

ACQUISITION COSTS

Residualised Price	(93,201,336)		
Fixed Price	50,000,000		
Total Acquisition		(43,201,336)	
Stamp Duty	4.00%	2,000,000	
Agent Fee	1.00%	500,000	
Legal Fee	0.80%	400,000	
			(40,301,336)

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
Market residential	198,927.00 m ²	2,975.00 pm ²	591,807,825
Affordable residential	57,073.00 m ²	2,975.00 pm ²	169,792,175
Office	3,000.00 m ²	2,099.00 pm ²	6,297,000
Retail	15,000.00 m ²	2,843.00 pm ²	42,645,000
Underground parking	1,808.00 m ²	1,203.00 pm ²	2,175,024

**Southwark CIL Study
Site 11 - SE17**

Undercroft parking with landscaping	1,808.00 m ²	1,203.00 pm ²	2,175,024	
Community	2,750.00 m ²	3,041.00 pm ²	8,362,750	
Leisure & Entertainment	2,750.00 m ²	2,843.00 pm ²	7,818,250	
Hotel	5,000.00 m ²	2,362.00 pm ²	11,810,000	
Student	6,500.00 m ²	2,149.00 pm ²	13,968,500	
Totals	294,616.00 m²		856,851,548	856,851,548

Contingency		5.00%	44,092,668	
Demolition			7,743,412	
Residual S106			3,384,000	
Mayoral CIL & S106 Crossrail			8,187,443	
Borough CIL			42,935,391	
Residual S106	35,000.00 m ²	30.00 pm ²	1,050,000	
				107,392,914

PROFESSIONAL FEES

Professional Fees		12.00%	107,625,315	107,625,315
-------------------	--	--------	-------------	-------------

MARKETING & LETTING

Marketing		3.00%	35,355,441	
Marketing		1.00%	1,130,763	
				36,486,204

DISPOSAL FEES

Sales Agent Fee		1.50%	19,274,852	
Sales Legal Fee		0.25%	3,124,527	
Sales Legal Fee		0.50%	534,387	
				22,933,766

Additional Costs

Private Profit		20.00%	235,702,943	
Aff profit		6.00%	4,301,877	
				240,004,820

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				3,050,391

TOTAL COSTS

1,334,043,622

PROFIT

22,644,467

Performance Measures

Southwark CIL Study**Site 11 - SE17**

Profit on Cost%	1.70%
Profit on GDV%	1.66%
Profit on NDV%	1.67%
IRR	(4.14)%
Profit Erosion (finance rate 7.000%)	0 yrs 3 mths

**Southwark CIL Site Testing
Site 12 - SE1 6**

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Market residential	1	2,073.60	7,991.00	16,570,138	16,570,138
Affordable residential	1	943.20	1,675.00	1,579,860	1,579,860
Office	1	1,984.00	3,550.00	7,043,200	7,043,200
Retail	<u>1</u>	<u>484.00</u>	3,312.00	1,603,008	<u>1,603,008</u>
Totals	4	5,484.80			26,796,206

Purchaser's Costs		5.80%	(489,064)	(489,064)	
-------------------	--	-------	-----------	-----------	--

NET DEVELOPMENT VALUE **26,307,141**

Additional Revenue

Ground rent			275,000	275,000	
-------------	--	--	---------	---------	--

NET REALISATION **26,582,141**

OUTLAY

ACQUISITION COSTS

Residualised Price (0.44 Ha 5,429,720.47 pHect)			2,389,077		
Stamp Duty		4.00%	137,681		
Agent Fee		1.00%	34,420		
Legal Fee		0.80%	27,536		
				2,588,714	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost		
Market residential	2,592.00 m ²	1,867.00 pm ²	4,839,264		
Affordable residential	1,179.00 m ²	1,867.00 pm ²	2,201,193		
Office	2,480.00 m ²	2,099.00 pm ²	5,205,520		
Retail	<u>605.00 m²</u>	1,554.00 pm ²	<u>940,170</u>		
Totals	6,856.00 m²		13,186,147	13,186,147	

Contingency		5.00%	659,307		
Demolition			53,729		

**Southwark CIL Site Testing
Site 12 - SE1 6**

Residual S106 Resi			459,652	
Borough CIL			594,077	
Mayoral CIL & Crossrail			198,074	
Residual S106 Commercial	3,085.00 m ²	30.00 pm ²	92,550	
				2,057,389

PROFESSIONAL FEES

Architect		10.00%	1,389,918	
				1,389,918

MARKETING & LETTING

Marketing Resi		3.00%	497,104	
Marketing Commercial		1.00%	86,462	
				583,566

DISPOSAL FEES

Sales Agent Fee		1.50%	398,732	
Sales Legal Fee		0.25%	66,455	
				465,187

Additional Costs

Profit Pvt		20.00%	3,369,028	
Profit Aff		6.00%	94,792	
				3,463,819

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				1,405,425

TOTAL COSTS

25,140,167

PROFIT

1,441,975

Performance Measures

Profit on Cost%		5.74%
Profit on GDV%		5.38%
Profit on NDV%		5.48%

IRR 13.03%

Profit Erosion (finance rate 7.000%) 0 yrs 10 mths

**LB Southwark CIL Site Testing
Site 13 - SE17 1**

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Market Resi	1	54,479.90	5,726.00	311,951,907	311,951,907
Aff Resi - Social Rent	1	11,641.60	1,143.00	13,306,349	13,306,349
Aff Resi - Shared Ownership	<u>1</u>	<u>4,988.65</u>	1,767.00	8,814,945	<u>8,814,945</u>
Totals	3	71,110.15			334,073,201

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	440			250	110,000	110,000
Retail	<u>1</u>	<u>212.50</u>	194.00	41,225	<u>41,225</u>	<u>41,225</u>
Totals	441	212.50			151,225	151,225

Investment Valuation

Ground rents					
Current Rent	110,000	YP @	5.0000%	20.0000	2,200,000
Retail					
Market Rent	41,225	YP @	7.0000%	14.2857	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	7.0000%	0.9667	569,339
					2,769,339

GROSS DEVELOPMENT VALUE

336,842,539

Purchaser's Costs	5.80%	(151,816)	(151,816)
-------------------	-------	-----------	-----------

NET DEVELOPMENT VALUE

336,690,723

Income from Tenants	110,000
---------------------	---------

NET REALISATION

336,800,723

OUTLAY

ACQUISITION COSTS

Residualised Price	(34,368)
Stamp Duty	4.00% 1,720

**LB Southwark CIL Site Testing
Site 13 - SE17 1**

Agent Fee		1.00%	430	
Legal Fee		0.80%	344	
				(31,874)

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Retail	250.00 m ²	1,554.00 pm ²	388,500	
Market Resi	64,094.00 m ²	2,380.00 pm ²	152,543,720	
Aff Resi - Social Rent	13,696.00 m ²	2,380.00 pm ²	32,596,480	
Aff Resi - Shared Ownership	5,869.00 m ²	2,380.00 pm ²	13,968,220	
Totals	83,909.00 m²		199,496,920	199,496,920

Contingency		5.00%	9,974,846	
Demolition			3,273,651	
Statutory/LA			1,320,000	
Mayoral CIL & Crossrail			2,252,016	
Borough CIL			3,235,915	
Statutory/LA	250.00 m ²	30.00 pm ²	7,500	
				20,063,928

PROFESSIONAL FEES

Professional Fees		10.00%	20,947,177	
				20,947,177

MARKETING & LETTING

Marketing		3.00%	9,358,557	
Marketing		1.00%	5,693	
Letting Agent Fee		10.00%	4,123	
Letting Legal Fee		5.00%	2,061	
				9,370,434

DISPOSAL FEES

Sales Agent Fee		1.50%	4,720,819	
Sales Legal Fee		0.25%	841,805	
				5,562,624

Developer's Profit

Profit on Private		20.00%	62,830,381	
Profit on Affordable		6.00%	1,327,278	
				64,157,659

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				17,117,417

TOTAL COSTS

336,684,285

LB Southwark CIL Site Testing
Site 13 - SE17 1
PROFIT

116,438

Performance Measures

Profit on Cost%	0.03%
Profit on GDV%	0.03%
Profit on NDV%	0.03%
Development Yield% (on Rent)	0.04%
Equivalent Yield% (Nominal)	5.42%
Equivalent Yield% (True)	5.61%
IRR	8.81%
Rent Cover	0 yrs 9 mths
Profit Erosion (finance rate 7.000%)	0 yrs 0 mths

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 14 - SE1 3**

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Market Resi	1	8,902.07	8,064.00	71,786,322	71,786,322
Aff Resi - Social Rent	1	2,452.00	1,491.00	3,655,932	3,655,932
Aff Resi - Shared Ownership	<u>1</u>	<u>1,050.40</u>	2,127.00	2,234,201	<u>2,234,201</u>
Totals	3	12,404.47			77,676,454

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	133			250	33,250	33,250
Retail	<u>1</u>	<u>636.80</u>	269.00	171,299	<u>171,299</u>	<u>171,299</u>
Totals	134	636.80			204,549	204,549

Investment Valuation

Ground rents					
Market Rent	33,250	YP @	5.0000%	20.0000	
(2yrs 2mths Rent Free)		PV 2yrs 2mths @	5.0000%	0.8997	598,290
Retail					
Market Rent	171,299	YP @	6.5000%	15.3846	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.5000%	0.9690	2,553,684
					3,151,974

GROSS DEVELOPMENT VALUE

80,828,428

Purchaser's Costs	5.80%	(172,793)	(172,793)
-------------------	-------	-----------	-----------

NET DEVELOPMENT VALUE

80,655,636

NET REALISATION

80,655,636

OUTLAY

ACQUISITION COSTS

Residualised Price		16,799,513
Stamp Duty	4.00%	671,981
Agent Fee	1.00%	167,995

LB Southwark CIL Site Testing - Whole Site Appraisal

Site 14 - SE1 3

Legal Fee		0.80%	134,396	
				17,773,885

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Retail	796.00 m ²	1,554.00 pm ²	1,236,984	
Market Resi	11,128.00 m ²	1,867.00 pm ²	20,775,976	
Aff Resi - Social Rent	3,065.00 m ²	1,867.00 pm ²	5,722,355	
Aff Resi - Shared Ownership	<u>1,313.00 m²</u>	1,867.00 pm ²	<u>2,451,371</u>	
Totals	16,302.00 m²		30,186,686	30,186,686

Contingency		5.00%	1,520,879	
Demolition			230,895	
Statutory/LA			307,500	
Mayoral CIL & Crossrail			417,325	
Borough CIL			2,325,013	
Statutory/LA	796.00 m ²	30.00 pm ²	23,880	
				4,825,492

PROFESSIONAL FEES

Professional Fees		10.00%	3,193,846	
				3,193,846

MARKETING & LETTING

Marketing		3.00%	2,153,590	
Marketing		1.00%	25,537	
Letting Agent Fee		10.00%	17,130	
Letting Legal Fee		5.00%	8,565	
				2,204,821

DISPOSAL FEES

Sales Agent Fee		1.50%	1,124,074	
Sales Legal Fee		0.25%	202,071	
				1,326,145

Developer's Profit

Profit on Private		20.00%	14,476,922	
Profit on Affordable		6.00%	353,408	
				14,830,330

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				5,903,061

TOTAL COSTS

80,244,267

PROFIT

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 14 - SE1 3****411,368****Performance Measures**

Profit on Cost%	0.51%
Profit on GDV%	0.51%
Profit on NDV%	0.51%
Development Yield% (on Rent)	0.25%
Equivalent Yield% (Nominal)	6.20%
Equivalent Yield% (True)	6.45%
IRR	7.33%
Rent Cover	2 yrs
Profit Erosion (finance rate 7.000%)	0 yrs 1 mths

**LB Southwark CIL Site Testing
Site 18 - SE16**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Market Resi	1	7,331.20	5,425.00	39,771,760	39,771,760
Aff Resi - Social Rent	1	1,199.20	1,043.00	1,250,766	1,250,766
Aff Resi - Shared Ownership	1	513.60	2,147.00	1,102,699	1,102,699
Car Parking	<u>48</u>	<u>0.00</u>	0.00	15,000	<u>720,000</u>
Totals	51	9,044.00			42,845,225

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	87	250	21,750	21,750

Investment Valuation

Ground rents					
Current Rent	21,750	YP @	5.0000%	20.0000	435,000

GROSS DEVELOPMENT VALUE

43,280,225

Purchaser's Costs	5.80%	(23,847)	(23,847)
-------------------	-------	----------	----------

NET DEVELOPMENT VALUE

43,256,378

NET REALISATION

43,256,378

OUTLAY

ACQUISITION COSTS

Residualised Price (0.90 Ha 5,241,854.80 pHect)		4,717,669
Stamp Duty	4.00%	188,707
Agent Fee	1.00%	47,177
Legal Fee	0.80%	37,741
		4,991,294

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
Market Resi	9,164.00 m ²	1,867.00 pm ²	17,109,188
Aff Resi - Social Rent	1,499.00 m ²	1,867.00 pm ²	2,798,633

**LB Southwark CIL Site Testing
Site 18 - SE16**

Aff Resi - Shared Ownership	<u>642.00 m²</u>	1,867.00 pm ²	<u>1,198,614</u>	
Totals	11,305.00 m²		21,106,435	21,106,435
Contingency		5.00%	1,055,322	
Demolition			380,280	
Statutory/LA			192,000	
Mayoral CIL & Crossrail			320,745	
Borough CIL			458,207	
				2,406,554
PROFESSIONAL FEES				
Professional Fees		10.00%	2,216,176	
				2,216,176
MARKETING & LETTING				
Marketing		3.00%	1,193,153	
Letting Agent Fee		10.00%	2,175	
Letting Legal Fee		5.00%	1,088	
				1,196,415
DISPOSAL FEES				
Sales Agent Fee		1.50%	613,544	
Sales Legal Fee		0.25%	108,141	
				721,685
MISCELLANEOUS FEES				
Private Profit		20.00%	8,185,352	
Affordable Profit		6.00%	141,208	
				8,326,560
FINANCE				
Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			906,887	
Construction			1,259,950	
Other			124,423	
Total Finance Cost				2,291,260
TOTAL COSTS				43,256,378
PROFIT				
				0
Performance Measures				
Profit on Cost%		0.00%		
Profit on GDV%		0.00%		

**LB Southwark CIL Site Testing
Site 18 - SE16**

Profit on NDV%	0.00%
Development Yield% (on Rent)	0.05%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	6.71%
Rent Cover	0 yrs 0 mths
Profit Erosion (finance rate 7.000%)	N/A

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 21 - SE17 3**

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Market Resi	1	10,732.00	7,000.00	75,124,000	75,124,000
Aff Resi - Social Rent	1	3,007.20	1,374.00	4,131,893	4,131,893
Aff Resi - Shared Ownership	<u>1</u>	<u>1,288.80</u>	2,070.00	2,667,816	<u>2,667,816</u>
Totals	3	15,028.00			81,923,709

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	143			250	35,750	35,750
Office	<u>1</u>	<u>1,504.00</u>	182.99	275,217	<u>275,217</u>	<u>275,217</u>
Totals	144	1,504.00			310,967	310,967

Investment Valuation

Ground rents					
Current Rent	35,750	YP @	5.0000%	20.0000	715,000
Office					
Market Rent	275,217	YP @	7.0000%	14.2857	
(2yrs Rent Free)		PV 2yrs @	7.0000%	0.8734	3,434,074
					4,149,074

GROSS DEVELOPMENT VALUE

86,072,782

Purchaser's Costs	5.80%	(227,454)	(227,454)
-------------------	-------	-----------	-----------

NET DEVELOPMENT VALUE

85,845,328

NET REALISATION

85,845,328

OUTLAY

ACQUISITION COSTS

Residualised Price		10,581,372
Stamp Duty	4.00%	508,865
Agent Fee	1.00%	127,216
Legal Fee	0.80%	101,773

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 21 - SE17 3**

11,319,227

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Office	1,880.00 m ²	2,009.00 pm ²	3,776,920	
Market Resi	13,415.00 m ²	1,867.00 pm ²	25,045,805	
Aff Resi - Social Rent	3,759.00 m ²	1,867.00 pm ²	7,018,053	
Aff Resi - Shared Ownership	<u>1,611.00 m²</u>	1,867.00 pm ²	<u>3,007,737</u>	
Totals	20,665.00 m²		38,848,515	38,848,515

Contingency		5.00%	1,956,301	
Demolition			277,513	
Statutory/LA			331,500	
Mayoral CIL & Crossrail			414,863	
Borough CIL			1,994,646	
Statutory/LA	1,880.00 m ²	30.00 pm ²	56,400	
				5,031,223

PROFESSIONAL FEES

Professional Fees		12.00%	4,929,880	
				4,929,880

MARKETING & LETTING

Marketing		3.00%	2,253,720	
Marketing		1.00%	34,341	
Letting Agent Fee		10.00%	27,522	
Letting Legal Fee		5.00%	13,761	
				2,329,343

DISPOSAL FEES

Sales Agent Fee		1.50%	1,189,096	
Sales Legal Fee		0.25%	215,182	
				1,404,278

Developer's Profit

Profit on Private		20.00%	15,167,800	
Profit on Affordable		6.00%	407,983	
				15,575,783

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				5,687,586

TOTAL COSTS

85,125,835

PROFIT

719,493

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 21 - SE17 3****Performance Measures**

Profit on Cost%	0.85%
Profit on GDV%	0.84%
Profit on NDV%	0.84%
Development Yield% (on Rent)	0.37%
Equivalent Yield% (Nominal)	6.69%
Equivalent Yield% (True)	6.98%
IRR	7.66%
Rent Cover	2 yrs 4 mths
Profit Erosion (finance rate 7.000%)	0 yrs 1 mths

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 22 - SE15 6**

Summary Appraisal for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Market Resi	1	5,555.20	4,900.00	27,220,480	27,220,480
Aff Resi - Social Rent	1	1,680.80	1,186.00	1,993,429	1,993,429
Aff Resi - Shared Ownership	<u>1</u>	<u>720.00</u>	2,177.00	1,567,440	<u>1,567,440</u>
Totals	3	7,956.00			30,781,349

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	77			250	19,250	19,250
Office	1	10,548.00	161.46	1,703,080	1,703,080	1,703,080
Retail	<u>1</u>	<u>215.00</u>	344.45	74,057	<u>74,057</u>	<u>74,057</u>
Totals	79	10,763.00			1,796,387	1,796,387

Investment Valuation

Ground rents					
Current Rent	19,250	YP @	5.0000%	20.0000	385,000
Office					
Market Rent	1,703,080	YP @	7.0000%	14.2857	
(2yrs Rent Free)		PV 2yrs @	7.0000%	0.8734	21,250,516
Retail					
Market Rent	74,057	YP @	7.0000%	14.2857	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	7.0000%	0.9667	1,022,762
					22,658,278

GROSS DEVELOPMENT VALUE

53,439,627

Purchaser's Costs	5.80%	(1,242,136)	(1,242,136)
-------------------	-------	-------------	-------------

NET DEVELOPMENT VALUE

52,197,491

NET REALISATION

52,197,491

OUTLAY

ACQUISITION COSTS

LB Southwark CIL Site Testing - Whole Site Appraisal

Site 22 - SE15 6

Residualised Price			(16,072,952)	
Stamp Duty		4.00%	18,114	
Agent Fee		1.00%	4,528	
Legal Fee		0.80%	3,623	
				(16,046,687)

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Office	13,185.00 m ²	2,009.00 pm ²	26,488,665	
Retail	269.00 m ²	1,554.00 pm ²	418,026	
Market Resi	6,944.00 m ²	1,867.00 pm ²	12,964,448	
Aff Resi - Social Rent	2,101.00 m ²	1,867.00 pm ²	3,922,567	
Aff Resi - Shared Ownership	<u>900.00 m²</u>	1,867.00 pm ²	<u>1,680,300</u>	
Totals	23,399.00 m²		45,474,006	45,474,006

Contingency		5.00%	2,285,047	
Demolition			226,937	
Statutory/LA			175,500	
Mayoral CIL & Crossrail			665,956	
Borough CIL			312,290	
Statutory/LA	13,454.00 m ²	30.00 pm ²	403,620	
				4,069,350

PROFESSIONAL FEES

Professional Fees		10.00%	4,798,599	
				4,798,599

MARKETING & LETTING

Marketing		3.00%	816,614	
Marketing		1.00%	222,733	
Letting Agent Fee		10.00%	177,714	
Letting Legal Fee		5.00%	88,857	
				1,305,918

DISPOSAL FEES

Sales Agent Fee		1.50%	748,181	
Sales Legal Fee		0.25%	133,599	
				881,780

Developer's Profit

Profit on Private		20.00%	5,521,096	
Profit on Affordable		6.00%	213,652	
				5,734,748

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				2,337,190

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 22 - SE15 6****TOTAL COSTS** **48,554,905****PROFIT** **3,642,586****Performance Measures**

Profit on Cost%	7.50%
Profit on GDV%	6.82%
Profit on NDV%	6.98%
Development Yield% (on Rent)	3.70%
Equivalent Yield% (Nominal)	6.97%
Equivalent Yield% (True)	7.28%
IRR	36.97%
Rent Cover	2 yrs
Profit Erosion (finance rate 7.000%)	1 yr 1 mth

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 28 - SE16 2**

Summary Appraisal for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Market Resi	1	20,751.75	7,776.00	161,365,608	161,365,608
Aff Resi - Social Rent	1	6,465.75	1,462.00	9,452,927	9,452,927
Aff Resi - Shared Ownership	<u>1</u>	<u>2,770.50</u>	2,079.00	5,759,870	<u>5,759,870</u>
Totals	3	29,988.00			176,578,404

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	287			250	71,750	71,750
A1 Space	1	8,578.40	215.28	1,846,758	1,846,758	1,846,758
Office	<u>1</u>	<u>656.99</u>	258.33	169,719	<u>169,719</u>	<u>169,719</u>
Totals	289	9,235.39			2,088,227	2,088,227

Investment Valuation

Ground rents					
Current Rent	71,750	YP @	5.0000%	20.0000	1,435,000
A1 Space					
Market Rent	1,846,758	YP @	5.5000%	18.1818	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	5.5000%	0.9736	32,690,462
Office					
Market Rent	169,719	YP @	7.0000%	14.2857	
(2yrs Rent Free)		PV 2yrs @	7.0000%	0.8734	2,117,701
					36,243,163

GROSS DEVELOPMENT VALUE

212,821,567

Purchaser's Costs

5.80% (1,986,865)

(1,986,865)

NET DEVELOPMENT VALUE

210,834,702

NET REALISATION

210,834,702

OUTLAY

ACQUISITION COSTS

LB Southwark CIL Site Testing - Whole Site Appraisal

Site 28 - SE16 2

Residualised Price			8,178,684	
Stamp Duty		4.00%	356,796	
Agent Fee		1.00%	89,199	
Legal Fee		0.80%	71,359	
				8,696,038

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
A1 Space	10,723.00 m ²	1,103.00 pm ²	11,827,469	
Office	875.98 m ²	2,099.00 pm ²	1,838,682	
Market Resi	27,669.00 m ²	2,380.00 pm ²	65,852,220	
Aff Resi - Social Rent	8,621.00 m ²	2,380.00 pm ²	20,517,980	
Aff Resi - Shared Ownership	<u>3,694.00 m²</u>	2,380.00 pm ²	<u>8,791,720</u>	
Totals	51,582.98 m²		108,828,071	108,828,071

Contingency		5.00%	5,464,090	
Demolition			453,727	
Statutory/LA			661,500	
Mayoral CIL & Crossrail			1,206,444	
Borough CIL			5,914,541	
Statutory/LA	10,723.00 m ²	30.00 pm ²	321,690	
Satutory/LA	875.98 m ²	30.00 pm ²	26,279	
				14,048,271

PROFESSIONAL FEES

Professional Fees		12.00%	13,769,507	
				13,769,507

MARKETING & LETTING

Marketing		3.00%	4,840,968	
Marketing		1.00%	348,082	
Letting Agent Fee		10.00%	201,648	
Letting Legal Fee		5.00%	100,824	
				5,491,521

DISPOSAL FEES

Sales Agent Fee		1.50%	2,964,132	
Sales Legal Fee		0.25%	532,054	
				3,496,185

Developer's Profit

Profit on Private		20.00%	32,560,122	
Profit on Affordable		6.00%	912,768	
				33,472,889

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 28 - SE16 2**

Total Finance Cost	16,179,981
TOTAL COSTS	203,982,464
PROFIT	6,852,238

Performance Measures

Profit on Cost%	3.36%
Profit on GDV%	3.22%
Profit on NDV%	3.25%
Development Yield% (on Rent)	1.02%
Equivalent Yield% (Nominal)	5.58%
Equivalent Yield% (True)	5.78%
IRR	9.43%
Rent Cover	3 yrs 3 mths
Profit Erosion (finance rate 7.000%)	0 yrs 6 mths

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 34 - SE15**

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Market Resi	1	22,564.14	5,124.00	115,618,643	115,618,643
Aff Resi - Social Rent	1	5,784.25	1,184.00	6,848,552	6,848,552
Aff Resi - Shared Ownership	1	2,478.56	2,177.00	5,395,827	5,395,827
Car parking	<u>360</u>	<u>0.00</u>	0.00	48,495	<u>17,458,031</u>
Totals	363	30,826.95			145,321,053

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	350			250	87,500	87,500
Retail	<u>1</u>	<u>4,420.00</u>	269.10	1,189,422	<u>1,189,422</u>	<u>1,189,422</u>
Totals	351	4,420.00			1,276,922	1,276,922

Investment Valuation

Ground rents					
Current Rent	87,500	YP @	5.0000%	20.0000	1,750,000
Retail					
Market Rent	1,189,422	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	15,880,134
					17,630,134

GROSS DEVELOPMENT VALUE

162,951,186

Purchaser's Costs	5.80%	(1,923,548)	(1,923,548)
-------------------	-------	-------------	-------------

NET DEVELOPMENT VALUE

161,027,639

NET REALISATION

161,027,639

OUTLAY

ACQUISITION COSTS

Residualised Price	(21,359,869)	(21,359,869)
--------------------	--------------	--------------

CONSTRUCTION COSTS

LB Southwark CIL Site Testing - Whole Site Appraisal

Site 34 - SE15

Construction	m²	Rate m²	Cost	
Retail	5,200.00 m ²	2,843.00 pm ²	14,783,600	
Market Resi	26,546.00 m ²	2,380.00 pm ²	63,179,480	
Aff Resi - Social Rent	6,805.00 m ²	2,380.00 pm ²	16,195,900	
Aff Resi - Shared Ownership	2,916.00 m ²	2,380.00 pm ²	6,940,080	
Car parking	<u>10,800.00 m²</u>	1,203.00 pm ²	<u>12,992,400</u>	
Totals	52,267.00 m²		114,091,460	114,091,460

Contingency		5.00%	5,080,608	
Demolition			513,100	
Statutory/LA			600,000	
Mayoral CIL & Crossrail			993,561	
Borough CIL			2,056,873	
Statutory/LA	5,200.00 m ²	30.00 pm ²	156,000	
				9,400,142

PROFESSIONAL FEES

Professional Fees		12.00%	14,362,220	
				14,362,220

MARKETING & LETTING

Marketing		3.00%	3,521,059	
Marketing		1.00%	333,382	
Letting Agent Fee		10.00%	118,942	
Letting Legal Fee		5.00%	59,471	
				4,032,854

DISPOSAL FEES

Sales Agent Fee		1.50%	2,231,749	
Sales Legal Fee		0.25%	402,569	
				2,634,318

Developer's Profit

Profit on Private		20.00%	23,473,729	
Profit on Affordable		6.00%	734,663	
				24,208,391

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				10,589,635

TOTAL COSTS

157,959,152

PROFIT

3,068,487

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 34 - SE15****Performance Measures**

Profit on Cost%	1.94%
Profit on GDV%	1.88%
Profit on NDV%	1.91%
Development Yield% (on Rent)	0.81%
Equivalent Yield% (Nominal)	6.81%
Equivalent Yield% (True)	7.11%
IRR	10.08%
Rent Cover	2 yrs 5 mths
Profit Erosion (finance rate 7.000%)	0 yrs 3 mths

**LB Southwark Cil Site Testing - Whole Site Appraisal
Site 36 - SE15 3**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Residential Units	1	876.00	5,600.00	4,905,600	4,905,600
Social Rented Units	1	196.00	1,217.00	238,532	238,532
Shared Ownership Units	<u>1</u>	<u>84.00</u>	2,106.00	176,904	<u>176,904</u>
Totals	3	1,156.00			5,321,036

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	11	250	2,750	2,750

Investment Valuation

Ground Rents					
Current Rent	2,750	YP @	5.0000%	20.0000	55,000

GROSS DEVELOPMENT VALUE

				5,376,036
Purchaser's Costs		5.80%	(3,015)	(3,015)

NET DEVELOPMENT VALUE

				5,373,021
--	--	--	--	------------------

NET REALISATION

				5,373,021
--	--	--	--	------------------

OUTLAY

ACQUISITION COSTS

Residualised Price			584,925	
Stamp Duty		4.00%	23,397	
Agent Fee		1.00%	5,849	
Legal Fee		0.80%	4,679	
				618,851

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
Private Residential Units	1,095.00 m ²	1,867.00 pm ²	2,044,365
Social Rented Units	245.00 m ²	1,867.00 pm ²	457,415
Shared Ownership Units	<u>105.00 m²</u>	1,867.00 pm ²	<u>196,035</u>

**LB Southwark Cil Site Testing - Whole Site Appraisal
Site 36 - SE15 3**

Totals	1,445.00 m²		2,697,815	2,697,815
Contingency		5.00%	136,522	
Demolition			32,619	
Section 106			25,500	
Mayoral CIL & Crossrail			22,750	
Borough CIL			130,000	
				347,391
PROFESSIONAL FEES				
Professional Fees		10.00%	286,696	
				286,696
MARKETING & LETTING				
Marketing		3.00%	147,168	
				147,168
DISPOSAL FEES				
Sales Agent Fee		1.50%	80,641	
Sales Legal Fee		0.25%	13,440	
				94,081
MISCELLANEOUS FEES				
Profit on Private		20.00%	992,120	
Profit on Affordable		6.00%	24,926	
				1,017,046
FINANCE				
Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			63,314	
Construction			93,244	
Other			7,416	
Total Finance Cost				163,974
TOTAL COSTS				5,373,021
PROFIT				0
Performance Measures				
Profit on Cost%		0.00%		
Profit on GDV%		0.00%		
Profit on NDV%		0.00%		
Development Yield% (on Rent)		0.05%		
Equivalent Yield% (Nominal)		5.00%		

**LB Southwark Cil Site Testing - Whole Site Appraisal
Site 36 - SE15 3**

Equivalent Yield% (True)	5.16%
IRR	6.25%
Profit Erosion (finance rate 7.000%)	N/A

**LB Southwark Cil Site Testing
Site 37 - SE24**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Residential Units	1	4,300.80	6,405.00	27,546,624	27,546,624
Social Rented Units	1	559.20	1,312.00	733,670	733,670
Shared Ownership Units	<u>1</u>	<u>240.00</u>	2,066.00	495,840	<u>495,840</u>
Totals	3	5,100.00			28,776,134

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	49	250	12,250	12,250

Investment Valuation

Ground Rents					
Current Rent	12,250	YP @	5.0000%	20.0000	245,000

GROSS DEVELOPMENT VALUE

				29,021,134
Purchaser's Costs		5.80%	(13,431)	(13,431)

NET DEVELOPMENT VALUE

				29,007,703
--	--	--	--	-------------------

NET REALISATION

				29,007,703
--	--	--	--	-------------------

OUTLAY

ACQUISITION COSTS

Residualised Price			5,795,188	
Stamp Duty		4.00%	231,808	
Agent Fee		1.00%	57,952	
Legal Fee		0.80%	46,362	
				6,131,309

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
Private Residential Units	5,376.00 m ²	1,867.00 pm ²	10,036,992
Social Rented Units	699.00 m ²	1,867.00 pm ²	1,305,033
Shared Ownership Units	<u>300.00 m²</u>	1,867.00 pm ²	<u>560,100</u>

**LB Southwark Cil Site Testing
Site 37 - SE24**

Totals	6,375.00 m²		11,902,125	11,902,125
Contingency		5.00%	595,106	
Demolition			258,090	
Section 106			112,500	
Mayoral CIL & Crossrail			64,929	
Borough CIL			371,020	
				1,401,645
PROFESSIONAL FEES				
Professional Fees		10.00%	1,249,723	
				1,249,723
MARKETING & LETTING				
Marketing		3.00%	848,409	
Letting Agent Fee		10.00%	1,225	
Letting Legal Fee		5.00%	613	
				850,246
DISPOSAL FEES				
Sales Agent Fee		1.50%	435,116	
Sales Legal Fee		0.25%	72,519	
				507,635
Additional Costs				
Profit on Affordable		6.00%	73,771	
Profit on Private		20.00%	5,558,325	
				5,632,095
FINANCE				
Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			861,351	
Construction			460,108	
Other			11,466	
Total Finance Cost				1,332,924
TOTAL COSTS				29,007,703
PROFIT				0
Performance Measures				
Profit on Cost%		0.00%		
Profit on GDV%		0.00%		
Profit on NDV%		0.00%		

**LB Southwark Cil Site Testing
Site 37 - SE24**

Development Yield% (on Rent)	0.04%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	28.16%
Rent Cover	0 yrs 0 mths
Profit Erosion (finance rate 7.000%)	N/A

**LB Southwark CIL Site Testing
Site 42 - SE16**

Summary Appraisal for Merged Phases 1 2 3 4 5 6

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Market Resi	1	26,358.75	7,776.00	204,965,640	204,965,640
Aff Resi - Social Rent	1	7,413.00	1,462.00	10,837,806	10,837,806
Aff Resi - Shared Ownership	1	3,177.00	2,079.00	6,604,983	6,604,983
Aff Resi (b) - Social Rent	1	781.50	1,462.00	1,142,553	1,142,553
Aff Resi (b) - Shared Ownership	<u>1</u>	<u>334.50</u>	2,079.00	695,426	<u>695,426</u>
Totals	5	38,064.75			224,246,408

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	458			250	114,500	114,500
Student Accommodation	1	2,072.25	593.85	1,230,606	1,230,606	1,230,606
Office	1	1,875.00	258.33	484,369	484,369	484,369
Retail	1	2,021.25	376.74	761,486	761,486	761,486
Cinema	1	4,350.00	215.28	936,468	936,468	936,468
Bowling	<u>1</u>	<u>4,244.00</u>	215.28	913,648	<u>913,648</u>	<u>913,648</u>
Totals	463	14,562.50			4,441,077	4,441,077

Investment Valuation

Ground rents						
Current Rent	114,500	YP @	5.0000%	20.0000	2,290,000	
Student Accommodation						
Current Rent	1,230,606	YP @	5.7500%	17.3913	21,401,843	
Office						
Market Rent	484,369	YP @	7.0000%	14.2857		
(2yrs Rent Free)		PV 2yrs @	7.0000%	0.8734	6,043,806	
Retail						
Market Rent	761,486	YP @	6.0000%	16.6667		
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.0000%	0.9713	12,327,005	
Cinema						
Market Rent	936,468	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	13,527,887	
Bowling						
Market Rent	913,648	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	13,198,242	
					68,788,784	

**LB Southwark CIL Site Testing
Site 42 - SE16**

GROSS DEVELOPMENT VALUE **293,035,192**

Purchaser's Costs	5.80%	(3,771,030)	
			(3,771,030)

NET DEVELOPMENT VALUE **289,264,162**

NET REALISATION **289,264,162**

OUTLAY

ACQUISITION COSTS

Residualised Price		(7,474,638)	
Stamp Duty	4.00%	357,155	
Agent Fee	1.00%	89,289	
Legal Fee	0.80%	71,431	
			(6,956,763)

CONSTRUCTION COSTS

	m ²	Rate m ²	Cost
Student Accommodation	2,763.00 m ²	2,149.00 pm ²	5,937,687
Office	2,500.00 m ²	2,099.00 pm ²	5,247,500
Retail	2,695.00 m ²	2,843.00 pm ²	7,661,885
Cinema	5,800.00 m ²	2,074.00 pm ²	12,029,200
Bowling	5,305.00 m ²	996.00 pm ²	5,283,780
Market Resi	35,145.00 m ²	2,380.00 pm ²	83,645,100
Aff Resi - Social Rent	9,884.00 m ²	2,380.00 pm ²	23,523,920
Aff Resi - Shared Ownership	4,236.00 m ²	2,380.00 pm ²	10,081,680
Aff Resi (b) - Social Rent	1,042.00 m ²	2,380.00 pm ²	2,479,960
Aff Resi (b) - Shared Ownership	<u>446.00 m²</u>	2,380.00 pm ²	<u>1,061,480</u>
Totals	69,816.00 m²		156,952,192

Contingency		5.00%	7,893,957
Demolition			926,951
Statutory/LA			1,054,500
Mayoral CIL & Crossrail			1,637,072
Borough CIL			6,006,341
Student Housing S106	2,763.00 m ²	30.00 pm ²	82,890
Affordable Housng (b) S106			28,500
Statutory/LA	16,300.00 m ²	30.00 pm ²	489,000
			18,119,211

**LB Southwark CIL Site Testing
Site 42 - SE16**

PROFESSIONAL FEES

Professional Fees	12.00%	19,892,772	
			19,892,772

MARKETING & LETTING

Marketing	3.00%	6,148,969	
Marketing	1.00%	664,988	
Letting Agent Fee	10.00%	309,597	
Letting Legal Fee	5.00%	154,799	
			7,278,353

DISPOSAL FEES

Sales Agent Fee	1.50%	4,088,717	
Sales Legal Fee	0.25%	732,588	
			4,821,305

Developer's Profit

Profit on Private	20.00%	41,451,128	
Profit on Affordable	6.00%	1,046,567	
Profit on Student Acc.	20.00%	1,906,517	
Profit on Affordable (b)	6.00%	110,279	
			44,514,491

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			33,283,581

TOTAL COSTS

277,905,142

PROFIT

11,359,020

Performance Measures

Profit on Cost%	4.09%
Profit on GDV%	3.88%
Profit on NDV%	3.93%
Development Yield% (on Rent)	1.60%
Equivalent Yield% (Nominal)	6.19%
Equivalent Yield% (True)	6.44%
IRR	8.96%
Rent Cover	2 yrs 7 mths
Profit Erosion (finance rate 7.000%)	0 yrs 7 mths

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 58 SE1 9**

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Market Resi	1	11,925.75	11,200.00	133,568,400	133,568,400
Aff Resi - Social Rent	1	3,435.00	1,721.00	5,911,635	5,911,635
Aff Resi - Shared Ownership	<u>1</u>	<u>1,472.25</u>	2,071.00	3,049,030	<u>3,049,030</u>
Totals	3	16,833.00			142,529,065

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	96			250	24,000	24,000
Retail	<u>1</u>	<u>1,350.00</u>	409.03	552,191	<u>552,191</u>	<u>552,191</u>
Totals	97	1,350.00			576,191	576,191

Investment Valuation

Ground rents					
Current Rent	24,000	YP @	5.0000%	20.0000	480,000
Retail					
Market Rent	552,191	YP @	5.5000%	18.1818	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	5.5000%	0.9736	9,774,623
					10,254,623

GROSS DEVELOPMENT VALUE

152,783,688

Purchaser's Costs	5.80%	(562,163)	(562,163)
-------------------	-------	-----------	-----------

NET DEVELOPMENT VALUE

152,221,525

NET REALISATION

152,221,525

OUTLAY

ACQUISITION COSTS

Residualised Price		19,020,704
Stamp Duty	4.00%	760,828
Agent Fee	1.00%	190,207
Legal Fee	0.80%	152,166

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 58 SE1 9**

20,123,905

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Retail	1,800.00 m ²	1,554.00 pm ²	2,797,200	
Market Resi	15,901.00 m ²	2,975.00 pm ²	47,305,475	
Aff Resi - Social Rent	4,580.00 m ²	2,975.00 pm ²	13,625,500	
Aff Resi - Shared Ownership	<u>1,963.00 m²</u>	2,975.00 pm ²	<u>5,839,925</u>	
Totals	24,244.00 m²		69,568,100	69,568,100

Contingency		5.00%	3,493,248	
Demolition			296,866	
Statutory/LA			222,000	
Mayoral CIL & Crossrail			162,000	
Borough CIL			5,085,620	
Statutory/LA	1,800.00 m ²	30.00 pm ²	54,000	
				9,313,734

PROFESSIONAL FEES

Professional Fees		12.00%	8,802,986	
				8,802,986

MARKETING & LETTING

Marketing		3.00%	4,007,052	
Marketing		1.00%	97,746	
Letting Agent Fee		10.00%	55,219	
Letting Legal Fee		5.00%	27,610	
				4,187,627

DISPOSAL FEES

Sales Agent Fee		1.50%	2,157,345	
Sales Legal Fee		0.25%	381,959	
				2,539,305

Developer's Profit

Profit on Private		20.00%	26,809,680	
Profit on Affordable		6.00%	537,640	
				27,347,320

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			3,667,759	
Construction			4,388,284	
Other			742,710	
Total Finance Cost				8,798,753

TOTAL COSTS

150,681,729

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 58 SE1 9****PROFIT****1,539,796****Performance Measures**

Profit on Cost%	1.02%
Profit on GDV%	1.01%
Profit on NDV%	1.01%
Development Yield% (on Rent)	0.38%
Equivalent Yield% (Nominal)	5.48%
Equivalent Yield% (True)	5.67%
IRR	7.87%
Rent Cover	2 yrs 8 mths
Profit Erosion (finance rate 7.000%)	0 yrs 2 mths

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 59 SE1 9**

Summary Appraisal for Merged Phases 1 2 3 4

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Market Resi	1	33,788.30	14,000.00	473,036,200	473,036,200
Aff Resi - Social Rent	1	1,409.10	1,754.00	2,471,561	2,471,561
Aff Resi - Shared Ownership	<u>1</u>	<u>604.10</u>	2,120.00	1,280,692	<u>1,280,692</u>
Totals	3	35,801.50			476,788,453

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	320			250	80,000	80,000
Office	1	29,514.10	559.73	16,519,927	16,519,927	16,519,927
Retail	1	1,684.90	409.03	689,175	689,175	689,175
Assembly and Leisure	<u>1</u>	<u>2,085.30</u>	215.28	448,923	<u>448,923</u>	<u>448,923</u>
Totals	323	33,284.30			17,738,025	17,738,025

Investment Valuation

Ground rents					
Current Rent	80,000	YP @	5.0000%	20.0000	1,600,000
Office					
Market Rent	16,519,927	YP @	5.7500%	17.3913	
(2yrs Rent Free)		PV 2yrs @	5.7500%	0.8942	256,909,126
Retail					
Market Rent	689,175	YP @	5.5000%	18.1818	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	5.5000%	0.9736	12,199,453
Assembly and Leisure					
Market Rent	448,923	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	5,993,637
					276,702,216

GROSS DEVELOPMENT VALUE

753,490,670

Purchaser's Costs

5.80% (15,168,931)

(15,168,931)

NET DEVELOPMENT VALUE

738,321,739

NET REALISATION

738,321,739

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 59 SE1 9**

OUTLAY

ACQUISITION COSTS

Residualised Price			61,373,951	
Stamp Duty		4.00%	2,599,128	
Agent Fee		1.00%	649,782	
Legal Fee		0.80%	519,826	
				65,142,687

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Office	42,163.00 m ²	2,647.00 pm ²	111,605,461	
Retail	2,407.00 m ²	1,554.00 pm ²	3,740,478	
Assembly and Leisure	2,979.00 m ²	2,111.00 pm ²	6,288,669	
Market Resi	48,269.00 m ²	3,868.00 pm ²	186,704,492	
Aff Resi - Social Rent	2,013.00 m ²	3,868.00 pm ²	7,786,284	
Aff Resi - Shared Ownership	<u>863.00 m²</u>	3,868.00 pm ²	<u>3,338,084</u>	
Totals	98,694.00 m²		319,463,468	319,463,468

Contingency		5.00%	16,276,726	
Demolition			6,071,055	
Statutory/LA			738,000	
Mayoral CIL & Crossrail			6,119,450	
Borough CIL			5,389,074	
Statutory/LA	47,549.00 m ²	30.00 pm ²	1,426,470	
				36,020,775

PROFESSIONAL FEES

Professional Fees		12.00%	41,017,350	41,017,350
-------------------	--	--------	------------	------------

MARKETING & LETTING

Marketing		3.00%	14,191,086	
Marketing		1.00%	2,751,022	
Letting Agent Fee		10.00%	1,765,803	
Letting Legal Fee		5.00%	882,901	
				19,590,812

DISPOSAL FEES

Sales Agent Fee		1.50%	11,246,076	
Sales Legal Fee		0.25%	1,883,727	
				13,129,803

Developer's Profit

Profit on Private		20.00%	94,927,240	
-------------------	--	--------	------------	--

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 59 SE1 9**

Profit on Affordable	6.00%	225,135	95,152,375
FINANCE			
Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			100,271,453
TOTAL COSTS			
			689,788,723
PROFIT			
			48,533,016

Performance Measures

Profit on Cost%	7.04%
Profit on GDV%	6.44%
Profit on NDV%	6.57%
Development Yield% (on Rent)	2.57%
Equivalent Yield% (Nominal)	5.76%
Equivalent Yield% (True)	5.98%
 IRR	 9.76%
Rent Cover	2 yrs 9 mths
Profit Erosion (finance rate 7.000%)	0 yrs 12 mths

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 60 SE1 9**

Summary Appraisal for Merged Phases 1 2 3 4

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Market Resi	1	17,166.75	13,500.00	231,751,125	231,751,125
Aff Resi - Social Rent	1	2,038.50	1,754.00	3,575,529	3,575,529
Aff Resi - Shared Ownership	<u>1</u>	<u>873.75</u>	2,120.00	1,852,350	<u>1,852,350</u>
Totals	3	20,079.00			237,179,004

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	115			250	28,750	28,750
Office	1	24,415.30	559.73	13,665,976	13,665,976	13,665,976
Retail	1	4,729.20	409.03	1,934,385	1,934,385	1,934,385
Assembly and Leisure	<u>1</u>	<u>364.70</u>	215.28	78,513	<u>78,513</u>	<u>78,513</u>
Totals	118	29,509.20			15,707,623	15,707,623

Investment Valuation

Ground rents					
Current Rent	28,750	YP @	5.0000%	20.0000	575,000
Office					
Market Rent (2yrs Rent Free)	13,665,976	YP @ PV 2yrs @	5.7500% 5.7500%	17.3913 0.8942	212,525,992
Retail					
Market Rent (0yrs 6mths Rent Free)	1,934,385	YP @ PV 0yrs 6mths @	5.5000% 5.5000%	18.1818 0.9736	34,241,590
Assembly and Leisure					
Market Rent (1yr Rent Free)	78,513	YP @ PV 1yr @	7.0000% 7.0000%	14.2857 0.9346	1,048,233
					248,390,815

GROSS DEVELOPMENT VALUE

485,569,819

Purchaser's Costs

5.80% (13,616,888)

(13,616,888)

NET DEVELOPMENT VALUE

471,952,931

NET REALISATION

471,952,931

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 60 SE1 9**

OUTLAY

ACQUISITION COSTS

Residualised Price			66,145,759	
Stamp Duty		4.00%	2,696,747	
Agent Fee		1.00%	674,187	
Legal Fee		0.80%	539,349	
				70,056,042

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Office	34,879.00 m ²	2,647.00 pm ²	92,324,713	
Retail	6,756.00 m ²	2,843.00 pm ²	19,207,308	
Assembly and Leisure	521.00 m ²	3,156.00 pm ²	1,644,276	
Market Resi	22,889.00 m ²	2,975.00 pm ²	68,094,775	
Aff Resi - Social Rent	2,718.00 m ²	2,975.00 pm ²	8,086,050	
Aff Resi - Shared Ownership	<u>1,165.00 m²</u>	2,975.00 pm ²	<u>3,465,875</u>	
Totals	68,928.00 m²		192,822,997	192,822,997

Contingency		5.00%	9,789,088	
Demolition			2,958,755	
Borough CIL			6,170,374	
Mayoral CIL & Crossrail			5,491,100	
Statutory/LA	42,156.00 m ²	30.00 pm ²	1,264,680	
				25,673,997

PROFESSIONAL FEES

Professional Fees		12.00%	24,668,501	
				24,668,501

MARKETING & LETTING

Marketing		3.00%	6,952,534	
Marketing		1.00%	2,478,158	
Letting Agent Fee		10.00%	1,567,887	
Letting Legal Fee		5.00%	783,944	
				11,782,523

DISPOSAL FEES

Sales Agent Fee		1.50%	7,202,129	
Sales Legal Fee		0.25%	1,213,925	
				8,416,054

Developer's Profit

Profit on Private		20.00%	46,465,225	
Profit on Affordable		6.00%	325,673	

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 60 SE1 9**

	46,790,898
FINANCE	
Debit Rate 7.000% Credit Rate 0.000% (Nominal)	
Total Finance Cost	51,088,356
TOTAL COSTS	431,299,367
PROFIT	40,653,564

Performance Measures

Profit on Cost%	9.43%
Profit on GDV%	8.37%
Profit on NDV%	8.61%
Development Yield% (on Rent)	3.64%
Equivalent Yield% (Nominal)	5.72%
Equivalent Yield% (True)	5.93%
IRR	11.30%
Rent Cover	2 yrs 7 mths
Profit Erosion (finance rate 7.000%)	1 yr 4 mths

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 61 - SE1 3**

Summary Appraisal for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Market Resi	1	1,985.60	8,200.00	16,281,920	16,281,920
Aff Resi - Social Rent	1	282.40	1,491.00	421,058	421,058
Aff Resi - Shared Ownership	<u>1</u>	<u>120.80</u>	2,127.00	256,942	<u>256,942</u>
Totals	3	2,388.80			16,959,920

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	18			250	4,500	4,500
Office	1	239.00	376.74	90,041	90,041	90,041
Community Centre	<u>1</u>	<u>512.00</u>	215.28	110,223	<u>110,223</u>	<u>110,223</u>
Totals	20	751.00			204,764	204,764

Investment Valuation

Ground rents					
Current Rent	4,500	YP @	5.0000%	20.0000	90,000
Office					
Market Rent	90,041	YP @	6.5000%	15.3846	
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	1,300,699
Community Centre					
Market Rent	110,223	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,471,607
					2,862,306

GROSS DEVELOPMENT VALUE

				19,822,226
Purchaser's Costs	5.80%	(156,913)		(156,913)

NET DEVELOPMENT VALUE

				19,665,313
--	--	--	--	-------------------

NET REALISATION

				19,665,313
--	--	--	--	-------------------

OUTLAY

ACQUISITION COSTS

LB Southwark CIL Site Testing - Whole Site Appraisal

Site 61 - SE1 3

Residualised Price			4,214,718	
Stamp Duty		4.00%	185,904	
Agent Fee		1.00%	46,476	
Legal Fee		0.80%	37,181	
				4,484,278

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Office	299.00 m ²	2,099.00 pm ²	627,601	
Community Centre	640.00 m ²	2,111.00 pm ²	1,351,040	
Market Resi	2,482.00 m ²	1,867.00 pm ²	4,633,894	
Aff Resi - Social Rent	353.00 m ²	1,867.00 pm ²	659,051	
Aff Resi - Shared Ownership	<u>151.00 m²</u>	1,867.00 pm ²	<u>281,917</u>	
Totals	3,925.00 m²		7,553,503	7,553,503

Contingency		5.00%	385,130	
Demolition			149,092	
Statutory/LA			42,000	
Mayoral CIL & Crossrail			64,260	
Borough CIL			394,967	
Statutory/LA	939.00 m ²	30.00 pm ²	28,170	
				1,063,619

PROFESSIONAL FEES

Professional Fees		10.00%	673,668	
				673,668

MARKETING & LETTING

Marketing		3.00%	488,458	
Marketing		1.00%	27,723	
Letting Agent Fee		10.00%	20,026	
Letting Legal Fee		5.00%	10,013	
				546,220

DISPOSAL FEES

Sales Agent Fee		1.50%	287,163	
Sales Legal Fee		0.25%	49,556	
				336,719

Developer's Profit

Profit on Private		20.00%	3,274,384	
Profit on Affordable		6.00%	40,680	
				3,315,064

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				1,220,098

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 61 - SE1 3****TOTAL COSTS** **19,193,169****PROFIT** **472,143****Performance Measures**

Profit on Cost%	2.46%
Profit on GDV%	2.38%
Profit on NDV%	2.40%
Development Yield% (on Rent)	1.07%
Equivalent Yield% (Nominal)	6.71%
Equivalent Yield% (True)	7.01%
IRR	9.08%
Rent Cover	2 yrs 4 mths
Profit Erosion (finance rate 7.000%)	0 yrs 4 mths

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 62 - SE1 3**

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Market Resi	1	1,473.60	7,500.00	11,052,000	11,052,000
Aff Resi - Social Rent	1	267.20	1,462.00	390,646	390,646
Aff Resi - Shared Ownership	1	114.40	2,079.00	237,838	237,838
Totals	3	1,855.20			11,680,484

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	13			250	3,250	3,250
Retail	1	698.00	269.00	187,762	187,762	187,762
Totals	14	698.00			191,012	191,012

Investment Valuation

Ground rents						
Current Rent	3,250	YP @	5.0000%	20.0000	65,000	
Retail						
Market Rent	187,762	YP @	6.5000%	15.3846		
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.5000%	0.9690	2,799,107	
					2,864,107	

GROSS DEVELOPMENT VALUE

14,544,591

Purchaser's Costs	5.80%	(157,012)	(157,012)
-------------------	-------	-----------	-----------

NET DEVELOPMENT VALUE

14,387,580

NET REALISATION

14,387,580

OUTLAY

ACQUISITION COSTS

Residualised Price		2,904,300
Stamp Duty	4.00%	116,172
Agent Fee	1.00%	29,043
Legal Fee	0.80%	23,234

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 62 - SE1 3**

3,072,749

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Retail	873.00 m ²	1,554.00 pm ²	1,356,642	
Market Resi	1,842.00 m ²	1,867.00 pm ²	3,439,014	
Aff Resi - Social Rent	334.00 m ²	2,079.00 pm ²	694,386	
Aff Resi - Shared Ownership	<u>143.00 m²</u>	1,867.00 pm ²	<u>266,981</u>	
Totals	3,192.00 m²		5,757,023	5,757,023

Contingency		5.00%	292,671	
Demolition			96,390	
Statutory/LA			30,000	
Mayoral CIL & Crossrail			48,990	
Borough CIL			241,443	
Statutory/LA	873.00 m ²	30.00 pm ²	26,190	
				735,684

PROFESSIONAL FEES

Professional Fees		10.00%	614,608	
				614,608

MARKETING & LETTING

Marketing		3.00%	331,560	
Marketing		1.00%	27,991	
Letting Agent Fee		10.00%	18,776	
Letting Legal Fee		5.00%	9,388	
				387,715

DISPOSAL FEES

Sales Agent Fee		1.50%	208,742	
Sales Legal Fee		0.25%	36,361	
				245,103

Developer's Profit

Profit on Private		20.00%	2,223,400	
Profit on Affordable		6.00%	37,709	
				2,261,109

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				860,511

TOTAL COSTS

13,934,502

PROFIT

453,077

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 62 - SE1 3****Performance Measures**

Profit on Cost%	3.25%
Profit on GDV%	3.12%
Profit on NDV%	3.15%
Development Yield% (on Rent)	1.37%
Equivalent Yield% (Nominal)	6.47%
Equivalent Yield% (True)	6.74%
IRR	9.88%
Rent Cover	2 yrs 4 mths
Profit Erosion (finance rate 7.000%)	0 yrs 6 mths

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 63 - SE16 4**

Summary Appraisal for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Market Resi	1	34,521.00	7,500.00	258,907,500	258,907,500
Aff Resi - Social Rent	1	12,868.50	1,462.00	18,813,747	18,813,747
Aff Resi - Shared Ownership	<u>1</u>	<u>5,514.75</u>	2,079.00	11,465,165	<u>11,465,165</u>
Totals	3	52,904.25			289,186,412

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	90			250	22,500	22,500
Office	1	4,814.00	258.34	1,243,649	1,243,649	1,243,649
Retail	<u>1</u>	<u>1,063.00</u>	258.34	274,615	<u>274,615</u>	<u>274,615</u>
Totals	92	5,877.00			1,540,764	1,540,764

Investment Valuation

Ground rents					
Current Rent	22,500	YP @	5.0000%	20.0000	450,000
Office					
Market Rent	1,243,649	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	16,604,122
Retail					
Market Rent	274,615	YP @	6.5000%	15.3846	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.5000%	0.9690	4,093,896
					21,148,018

GROSS DEVELOPMENT VALUE

310,334,430

Purchaser's Costs

5.80% (1,159,343)

(1,159,343)

NET DEVELOPMENT VALUE

309,175,087

NET REALISATION

309,175,087

OUTLAY

ACQUISITION COSTS

LB Southwark CIL Site Testing - Whole Site Appraisal

Site 63 - SE16 4

Residualised Price			(3,110,779)	
Stamp Duty		4.00%	60,508	
Agent Fee		1.00%	15,127	
Legal Fee		0.80%	12,102	
				(3,023,042)

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Office	6,419.00 m ²	2,099.00 pm ²	13,473,481	
Retail	1,417.00 m ²	1,554.00 pm ²	2,202,018	
Market Resi	46,028.00 m ²	2,380.00 pm ²	109,546,640	
Aff Resi - Social Rent	17,158.00 m ²	2,380.00 pm ²	40,836,040	
Aff Resi - Shared Ownership	<u>7,353.00 m²</u>	2,380.00 pm ²	<u>17,500,140</u>	
Totals	78,375.00 m²		183,558,319	183,558,319

Contingency		5.00%	9,179,979	
Demolition			41,267	
Statutory/LA			135,000	
Mayoral CIL & Crossrail			1,867,495	
Borough CIL			9,281,323	
Statutory/LA	7,836.00 m ²	30.00 pm ²	235,080	
				20,740,144

PROFESSIONAL FEES

Professional Fees		10.00%	19,277,957	
				19,277,957

MARKETING & LETTING

Marketing		3.00%	7,767,225	
Marketing		1.00%	206,980	
Letting Agent Fee		10.00%	151,826	
Letting Legal Fee		5.00%	75,913	
				8,201,945

DISPOSAL FEES

Sales Agent Fee		1.50%	4,200,833	
Sales Legal Fee		0.25%	775,836	
				4,976,669

Developer's Profit

Profit on Private		20.00%	51,871,500	
Profit on Affordable		6.00%	1,816,735	
				53,688,235

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				18,099,824

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 63 - SE16 4****TOTAL COSTS** **305,520,051****PROFIT** **3,655,036****Performance Measures**

Profit on Cost%	1.20%
Profit on GDV%	1.18%
Profit on NDV%	1.18%
Development Yield% (on Rent)	0.50%
Equivalent Yield% (Nominal)	6.87%
Equivalent Yield% (True)	7.17%
IRR	8.02%
Rent Cover	2 yrs 4 mths
Profit Erosion (finance rate 7.000%)	0 yrs 2 mths

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 64 - SE1 0**

Summary Appraisal for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Market Resi	1	5,097.00	9,500.00	48,421,500	48,421,500
Aff Resi - Social Rent	1	655.50	1,462.00	958,341	958,341
Aff Resi - Shared Ownership	<u>1</u>	<u>280.50</u>	2,079.00	583,160	<u>583,160</u>
Totals	3	6,033.00			49,963,001

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	33			250	8,250	8,250
Office	1	2,006.00	376.74	755,740	755,740	755,740
Retail	<u>1</u>	<u>126.00</u>	269.00	33,894	<u>33,894</u>	<u>33,894</u>
Totals	35	2,132.00			797,884	797,884

Investment Valuation

Ground rents					
Current Rent	8,250	YP @	5.0000%	20.0000	165,000
Office					
Market Rent	755,740	YP @	6.5000%	15.3846	
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	10,917,161
Retail					
Market Rent	33,894	YP @	6.5000%	15.3846	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.5000%	0.9690	505,283
					11,587,444

GROSS DEVELOPMENT VALUE

61,550,444

Purchaser's Costs	5.80%	(635,228)
		(635,228)

NET DEVELOPMENT VALUE

60,915,216

NET REALISATION

60,915,216

OUTLAY

ACQUISITION COSTS

LB Southwark CIL Site Testing - Whole Site Appraisal

Site 64 - SE1 0

Residualised Price			9,394,109	
Stamp Duty		4.00%	417,210	
Agent Fee		1.00%	104,302	
Legal Fee		0.80%	83,442	
				9,999,063

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Office	2,674.00 m ²	2,647.00 pm ²	7,078,078	
Retail	168.00 m ²	1,554.00 pm ²	261,072	
Market Resi	6,796.00 m ²	2,380.00 pm ²	16,174,480	
Aff Resi - Social Rent	874.00 m ²	2,380.00 pm ²	2,080,120	
Aff Resi - Shared Ownership	<u>374.00 m²</u>	2,380.00 pm ²	<u>890,120</u>	
Totals	10,886.00 m²		26,483,870	26,483,870

Contingency		5.00%	1,346,407	
Demolition			444,271	
Statutory/LA			76,500	
Mayoral CIL & Crossrail			389,480	
Borough CIL			484,494	
Statutory/LA	2,842.00 m ²	30.00 pm ²	85,260	
				2,826,412

PROFESSIONAL FEES

Professional Fees		12.00%	3,392,946	
				3,392,946

MARKETING & LETTING

Marketing		3.00%	1,452,645	
Marketing		1.00%	114,224	
Letting Agent Fee		10.00%	78,963	
Letting Legal Fee		5.00%	39,482	
				1,685,315

DISPOSAL FEES

Sales Agent Fee		1.50%	900,134	
Sales Legal Fee		0.25%	153,876	
				1,054,010

Developer's Profit

Profit on Private		20.00%	9,717,300	
Profit on Affordable		6.00%	92,490	
				9,809,790

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				3,752,133

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 64 - SE1 0****TOTAL COSTS** **59,003,538****PROFIT** **1,911,677****Performance Measures**

Profit on Cost%	3.24%
Profit on GDV%	3.11%
Profit on NDV%	3.14%
Development Yield% (on Rent)	1.35%
Equivalent Yield% (Nominal)	6.48%
Equivalent Yield% (True)	6.75%
IRR	9.71%
Rent Cover	2 yrs 5 mths
Profit Erosion (finance rate 7.000%)	0 yrs 6 mths

**LB Southwark CIL Testing
Site 65 SE17 3**

Summary Appraisal for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Market residential	1	2,572.80	7,500.00	19,296,000	19,296,000
Affordable residential	1	853.60	1,638.00	1,398,197	1,398,197
Office	1	664.70	3,075.00	2,043,953	2,043,953
Retail	<u>1</u>	<u>260.10</u>	3,312.00	861,451	<u>861,451</u>
Totals	4	4,351.20			23,599,601

Purchaser's Costs		5.80%	(9,868)	(9,868)	
-------------------	--	-------	---------	---------	--

NET DEVELOPMENT VALUE **23,589,733**

Additional Revenue

Ground rent			180,000	180,000	
-------------	--	--	---------	---------	--

NET REALISATION **23,769,733**

OUTLAY

ACQUISITION COSTS

Residualised Price (0.63 Ha 5,463,333.93 pHect)			3,441,900		
Stamp Duty		4.00%	153,563		
Agent Fee		1.00%	38,391		
Legal Fee		0.80%	28,593		
Legal Fee		0.50%	1,325		
				3,663,772	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost		
Market residential	3,216.00 m ²	1,867.00 pm ²	6,004,272		
Affordable residential	1,067.00 m ²	1,867.00 pm ²	1,992,089		
Office	782.00 m ²	2,099.00 pm ²	1,641,418		
Retail	<u>289.00 m²</u>	1,000.00 pm ²	<u>289,000</u>		
Totals	5,354.00 m²		9,926,779	9,926,779	

Contingency		5.00%	502,745		
-------------	--	-------	---------	--	--

**LB Southwark CIL Testing
Site 65 SE17 3**

Demolition		128,129	
Residual S106		82,500	
Maoyral CIL & S106 Crossrail		106,842	
Borough CIL		432,450	
			1,252,666

PROFESSIONAL FEES

Architect	10.00%	1,055,765	
			1,055,765

MARKETING & LETTING

Marketing	3.00%	578,880	
Marketing	1.00%	29,054	
			607,934

DISPOSAL FEES

Sales Agent Fee	1.50%	356,546	
Sales Legal Fee	0.25%	59,424	
			415,970

Additional Costs

Private Resi Profit	20.00%	3,895,200	
Affordable Resi Profit	6.00%	1,241,652	
			5,136,852

FINANCE

Debit Rate 6.500% Credit Rate 0.000% (Nominal)			
Total Finance Cost			1,202,396

TOTAL COSTS

23,262,135

PROFIT

507,598

Performance Measures

Profit on Cost%	2.18%
Profit on GDV%	2.15%
Profit on NDV%	2.15%

IRR 8.52%

Profit Erosion (finance rate 6.500%) 0 yrs 4 mths

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 67 - SE16 7**

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Market Resi	1	3,484.00	7,776.00	27,091,584	27,091,584
Aff Resi - Social Rent	1	681.60	1,462.00	996,499	996,499
Aff Resi - Shared Ownership	1	292.00	2,079.00	607,068	607,068
Totals	3	4,457.60			28,695,151

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	49			250	12,250	12,250
Office	1	500.00	258.34	129,170	129,170	129,170
Totals	50	500.00			141,420	141,420

Investment Valuation

Ground rents					
Current Rent	12,250	YP @	5.0000%	20.0000	245,000
Office					
Market Rent	129,170	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,724,566
					1,969,566

GROSS DEVELOPMENT VALUE

30,664,717

Purchaser's Costs	5.80%	(107,972)
		(107,972)

NET DEVELOPMENT VALUE

30,556,745

NET REALISATION

30,556,745

OUTLAY

ACQUISITION COSTS

Residualised Price		6,560,664
Stamp Duty	4.00%	276,451
Agent Fee	1.00%	69,113
Legal Fee	0.80%	55,290

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 67 - SE16 7**

6,961,518

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Office	625.00 m ²	2,099.00 pm ²	1,311,875	
Market Resi	4,355.00 m ²	1,867.00 pm ²	8,130,785	
Aff Resi - Social Rent	852.00 m ²	1,867.00 pm ²	1,590,684	
Aff Resi - Shared Ownership	<u>365.00 m²</u>	1,867.00 pm ²	<u>681,455</u>	
Totals	6,197.00 m²		11,714,799	11,714,799

Contingency		5.00%	594,276	
Demolition			170,716	
Statutory/LA			112,500	
Mayoral CIL & Crossrail			100,997	
Borough CIL			452,126	
Statutory/LA	625.00 m ²	30.00 pm ²	18,750	
				1,449,365

PROFESSIONAL FEES

Professional Fees		10.00%	1,247,979	
				1,247,979

MARKETING & LETTING

Marketing		3.00%	812,748	
Marketing		1.00%	17,246	
Letting Agent Fee		10.00%	12,917	
Letting Legal Fee		5.00%	6,458	
				849,369

DISPOSAL FEES

Sales Agent Fee		1.50%	435,917	
Sales Legal Fee		0.25%	76,662	
				512,579

Developer's Profit

Profit on Private		20.00%	5,467,317	
Profit on Affordable		6.00%	96,214	
				5,563,531

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				1,967,771

TOTAL COSTS

30,266,910

PROFIT

289,834

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 67 - SE16 7****Performance Measures**

Profit on Cost%	0.96%
Profit on GDV%	0.95%
Profit on NDV%	0.95%
Development Yield% (on Rent)	0.47%
Equivalent Yield% (Nominal)	6.77%
Equivalent Yield% (True)	7.06%
IRR	7.69%
Rent Cover	2 yrs 1 mth
Profit Erosion (finance rate 7.000%)	0 yrs 2 mths

**LB Southwark CIL Testing - Whole Site Appraisal
Site 68**

Summary Appraisal for Merged Phases 1 2 3 4 5 6

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Market Resi	1	12,560.00	7,776.00	97,666,560	97,666,560
Aff Resi - Social Rent	1	12,222.75	1,462.00	17,869,661	17,869,661
Aff Resi - Shared Ownership	1	5,238.75	2,079.00	10,891,361	10,891,361
Car Parking	<u>296</u>	<u>0.00</u>	0.00	15,000	<u>4,440,000</u>
Totals	299	30,021.50			130,867,582

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	197			250	49,250	49,250
Retail	1	1,069.00	376.74	402,735	402,735	402,735
Office	1	4,279.00	258.34	1,105,437	1,105,437	1,105,437
University	1	16,466.00	215.82	3,553,692	3,553,692	3,553,692
Student Acc.	1	34,414.00	430.27	14,807,289	14,807,289	14,807,289
Community	<u>1</u>	<u>1,028.00</u>	215.82	221,863	<u>221,863</u>	<u>221,863</u>
Totals	202	57,256.00			20,140,266	20,140,266

Investment Valuation

Ground Rents					
Current Rent	49,250	YP @	5.0000%	20.0000	985,000
Retail					
Market Rent	402,735	YP @	6.0000%	16.6667	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.0000%	0.9713	6,519,515
Office					
Market Rent	1,105,437	YP @	7.0000%	14.2857	
(2yrs Rent Free)		PV 2yrs @	7.0000%	0.8734	13,793,305
University					
Market Rent	3,553,692	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	47,445,823
Student Acc.					
Current Rent	14,807,289	YP @	5.7500%	17.3913	257,518,070
Community					
Market Rent	221,863	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	2,962,122
					329,223,834

**LB Southwark CIL Testing - Whole Site Appraisal
Site 68**

GROSS DEVELOPMENT VALUE 460,091,416

Purchaser's Costs 5.80% (19,094,982)
(19,094,982)

NET DEVELOPMENT VALUE 440,996,434

NET REALISATION 440,996,434

OUTLAY

ACQUISITION COSTS

Residualised Price (43,224,477)
Stamp Duty 4.00% 2,520,427
Agent Fee 1.00% 630,107
Legal Fee 0.80% 504,085
(39,569,858)

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost
All Ext. Works	1 un	6,805,647	6,805,647
Car Parking	<u>296 un</u>	32,432	<u>9,599,770</u>
Totals			16,405,417

	m²	Rate m²	Cost
Retail	1,425.00 m ²	2,011.12 pm ²	2,865,853
Office	5,705.00 m ²	1,914.59 pm ²	10,922,742
University	21,955.00 m ²	2,949.65 pm ²	64,759,566
Student Acc.	45,885.00 m ²	1,803.98 pm ²	82,775,492
Community	1,370.00 m ²	1,716.16 pm ²	2,351,139
Resi Construction	<u>50,471.00 m²</u>	2,024.00 pm ²	<u>102,153,304</u>
Totals	150,093.00 m²		265,828,096

Contingency		5.00%	14,086,416	
Demolition			6,539,642	
Site Preparation			946,033	
Utilities			1,608,900	
Statutory/LA			891,000	
Mayoral CIL & Crossrail			1,939,362	
Borough CIL			4,971,691	
Statutory/LA	53,015.00 m ²	30.00 pm ²	1,590,450	
				32,573,494

**LB Southwark CIL Testing - Whole Site Appraisal
Site 68**

PROFESSIONAL FEES

Professional Fees	10.00%	29,581,473	29,581,473
-------------------	--------	------------	------------

MARKETING & LETTING

Marketing	3.00%	2,929,997	
Marketing	1.00%	3,282,388	
Letting Agent Fee	10.00%	528,373	
Letting Legal Fee	5.00%	264,186	
			7,004,944

DISPOSAL FEES

Sales Agent Fee	1.50%	6,403,356	
Sales Legal Fee	0.25%	1,139,129	
			7,542,484

MISCELLANEOUS FEES

Affordable Profit	6.00%	1,725,661	1,725,661
-------------------	-------	-----------	-----------

Developer's Profit

Private Profit	20.00%	20,618,312	20,618,312
----------------	--------	------------	------------

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			31,212,274

TOTAL COSTS

372,922,298

PROFIT

68,074,135

Performance Measures

Profit on Cost%	18.25%
Profit on GDV%	14.80%
Profit on NDV%	15.44%
Development Yield% (on Rent)	5.40%
Equivalent Yield% (Nominal)	6.01%
Equivalent Yield% (True)	6.25%
IRR	18.64%
Rent Cover	3 yrs 5 mths
Profit Erosion (finance rate 7.000%)	2 yrs 5 mths

**LB Southwark CIL Testing - Whole Site Appraisal
Site 69**

Summary Appraisal for Merged Phases 1 2 3 4

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Market Resi	1	26,524.50	7,776.00	206,254,512	206,254,512
Aff Resi - Social Rent	1	7,412.25	1,462.00	10,836,710	10,836,710
Aff Resi - Shared Ownership	1	3,177.00	2,079.00	6,604,983	6,604,983
Car Parking	495	0.00	0.00	15,000	7,425,000
Hotel	<u>140</u>	<u>3,900.00</u>	3,948.72	110,000	<u>15,400,000</u>
Totals	638	41,013.75			246,521,204

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	378			250	94,500	94,500
Retail	1	1,973.00	376.74	743,308	743,308	743,308
Assembly & Leisure	<u>1</u>	<u>8,329.00</u>	215.82	1,797,565	<u>1,797,565</u>	<u>1,797,565</u>
Totals	380	10,302.00			2,635,373	2,635,373

Investment Valuation

Ground Rents						
Current Rent	94,500	YP @	5.0000%	20.0000	1,890,000	
Retail						
Market Rent	743,308	YP @	6.0000%	16.6667		
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.0000%	0.9713	12,032,743	
Assembly & Leisure						
Market Rent	1,797,565	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	25,966,989	
					39,889,731	

GROSS DEVELOPMENT VALUE

286,410,936

Purchaser's Costs

5.80% (3,206,804)

(3,206,804)

NET DEVELOPMENT VALUE

283,204,131

NET REALISATION

283,204,131

OUTLAY

**LB Southwark CIL Testing - Whole Site Appraisal
Site 69**

ACQUISITION COSTS

Residualised Price		4,991,560	
Stamp Duty	4.00%	306,453	
Agent Fee	1.00%	76,613	
Legal Fee	0.80%	61,291	
			5,435,917

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost
All Ext. Works	1 un	5,262,175	5,262,175
Car Parking	<u>495 un</u>	31,311	<u>15,499,070</u>
Totals			20,761,245

	m²	Rate m²	Cost	
Retail	2,630.00 m ²	1,018.97 pm ²	2,679,891	
Assembly & Leisure	11,105.00 m ²	1,018.97 pm ²	11,315,662	
Resi Construction	49,485.00 m ²	2,024.26 pm ²	100,170,722	
Hotel	<u>5,200.00 m²</u>	1,528.46 pm ²	<u>7,947,966</u>	
Totals	117,905.00 m²		122,114,241	142,875,486

Contingency		5.00%	6,575,082	
Demolition			2,137,691	
Site Preparation			646,778	
Utilities			1,340,750	
Statutory/LA			873,000	
Mayoral CIL & Crossrail			1,580,448	
Borough CIL			6,222,880	
Statutory/LA	18,935.00 m ²	30.00 pm ²	568,050	
				19,944,679

PROFESSIONAL FEES

Professional Fees		10.00%	13,807,672	
				13,807,672

MARKETING & LETTING

Marketing		3.00%	6,187,635	
Marketing		1.00%	533,997	
Letting Agent Fee		10.00%	254,087	
Letting Legal Fee		5.00%	127,044	
				7,102,764

DISPOSAL FEES

Sales Agent Fee		1.50%	3,923,164	
Sales Legal Fee		0.25%	697,465	

**LB Southwark CIL Testing - Whole Site Appraisal
Site 69**

4,620,628

MISCELLANEOUS FEES

Affordable Profit	6.00%	1,046,502	1,046,502
-------------------	-------	-----------	-----------

Developer's Profit

Private Profit	20.00%	43,113,902	43,113,902
----------------	--------	------------	------------

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			34,704,870

TOTAL COSTS

272,652,419

PROFIT

10,551,712

Performance Measures

Profit on Cost%	3.87%
Profit on GDV%	3.68%
Profit on NDV%	3.73%
Development Yield% (on Rent)	0.97%
Equivalent Yield% (Nominal)	6.28%
Equivalent Yield% (True)	6.54%

IRR	8.79%
-----	-------

Rent Cover	4 yrs
Profit Erosion (finance rate 7.000%)	0 yrs 7 mths

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 70**

Summary Appraisal for Merged Phases 1 2 3 4

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Market Resi	1	11,068.50	7,776.00	86,068,656	86,068,656
Aff Resi - Social Rent	1	3,922.50	1,462.00	5,734,695	5,734,695
Aff Resi - Shared Ownership	1	1,681.50	2,079.00	3,495,839	3,495,839
Car Parking	<u>63</u>	<u>0.00</u>	0.00	15,000	<u>945,000</u>
Totals	66	16,672.50			96,244,190

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	169			250	42,250	42,250
Office	1	2,070.00	258.34	534,764	534,764	534,764
Retail	1	507.75	215.82	109,583	109,583	109,583
Community	<u>1</u>	<u>508.50</u>	215.82	109,744	<u>109,744</u>	<u>109,744</u>
Totals	172	3,086.25			796,341	796,341

Investment Valuation

Ground rents					
Current Rent	42,250	YP @	5.0000%	20.0000	845,000
Office					
Market Rent	534,764	YP @	7.0000%	14.2857	
(2yrs Rent Free)		PV 2yrs @	7.0000%	0.8734	6,672,620
Retail					
Market Rent	109,583	YP @	6.5000%	15.3846	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.5000%	0.9690	1,633,629
Community					
Market Rent	109,744	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,465,213
					10,616,463

GROSS DEVELOPMENT VALUE

106,860,652

Purchaser's Costs

5.80% (581,999)

(581,999)

NET DEVELOPMENT VALUE

106,278,653

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 70**

NET REALISATION **106,278,653**

OUTLAY

ACQUISITION COSTS

Residualised Price		5,514,098	
Stamp Duty	4.00%	289,431	
Agent Fee	1.00%	72,358	
Legal Fee	0.80%	57,886	
			5,933,773

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost	
Car Parking	63 un	34,732	2,188,104	
All Ext. Works	<u>1 un</u>	1,132,129	<u>1,132,129</u>	
Totals			3,320,233	

	m²	Rate m²	Cost	
Office	2,760.00 m ²	1,914.59 pm ²	5,284,271	
Retail	677.00 m ²	1,069.00 pm ²	723,713	
Community	678.00 m ²	1,028.00 pm ²	696,984	
Resi Construction	<u>22,230.00 m²</u>	2,024.12 pm ²	<u>44,996,105</u>	
Totals	48,575.00 m²		51,701,073	55,021,306

Contingency		5.00%	2,823,144	
Demolition			621,035	
Site Prep			284,239	
Utilities			536,300	
Statutory/LA			390,000	
Mayoral CIL & Crossrail			631,128	
Borough CIL			2,860,068	
Statutory/LA	4,115.00 m ²	30.00 pm ²	123,450	
				8,269,364

PROFESSIONAL FEES

Professional Fees		10.00%	5,928,602	
				5,928,602

MARKETING & LETTING

Marketing		3.00%	2,582,060	
Marketing		1.00%	97,715	
Letting Agent Fee		10.00%	75,409	
Letting Legal Fee		5.00%	37,705	
				2,792,888

**LB Southwark CIL Site Testing - Whole Site Appraisal
Site 70**

DISPOSAL FEES

Sales Agent Fee	1.50%	1,464,452	
Sales Legal Fee	0.25%	267,152	
			1,731,603

Developer's Profit

Profit on Private	20.00%	17,571,731	
Profit on Affordable	6.00%	553,832	
			18,125,563

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			6,757,130

TOTAL COSTS

104,560,231

PROFIT

1,718,422

Performance Measures

Profit on Cost%	1.64%
Profit on GDV%	1.61%
Profit on NDV%	1.62%
Development Yield% (on Rent)	0.76%
Equivalent Yield% (Nominal)	6.78%
Equivalent Yield% (True)	7.08%
IRR	8.46%
Rent Cover	2 yrs 2 mths
Profit Erosion (finance rate 7.000%)	0 yrs 3 mths

Appendix 7 - Sensitivity testing results of appraisals incorporating VBC from the CIL Viability study based on actual schemes (excluding any discount to CIL for existing floorspace)

LB Southwark VBC Site Sensitivity Testing - assuming no CIL discount for existing floorspace
24-Jun-15

Site details					Proposed		Existing use		Residential floorspace after applying VBC		Sensitivity							
Site ref	Postcode	Ward	Opportunity area / action area	Site Area (ha)	Use Appraised	Gross Floorspace (Sq m)	Benchmark value	Basis of EUV	Net additional floorspace	Affordable housing floorspace	Values +10% and Build Costs +5%		Values +25.8% and Build Costs +26.74%		Values +20% and Build Costs +10%		Values +10% and Build Costs -10%	
											RLV	Impact of VBC	RLV	Impact of VBC	RLV	Impact of VBC	RLV	Impact of VBC
5	SE1 6	Cathedrals	E&C	0.51	residential office retail	4,986 13,550 1,408	£20,712,000	CUV of office at £18 per sq ft and open storage space at £2.50 per sq ft capitalised at yield of 8%. [+15%]	7,472 0 0	654 0 0	-£5,070,737	UNVIABLE WITH VBC	-£8,911,593	UNVIABLE WITH VBC	-£2,673,448	UNVIABLE WITH VBC	£2,994,772	UNVIABLE WITH VBC
6	SE1 8	Cathedrals	BBLB	0.12	residential	4,740	£11,202,140	Previously garages. Benchmark based on RLV of policy compliant redevelopment of site adjusted for emerging CIL (in line with RICS Guidance)	4,222	1,624	£13,385,269	VIALE WITH VBC	£14,616,052	VIALE WITH VBC	£14,896,249	VIALE WITH VBC	£14,638,773	VIALE WITH VBC
11	SE17	East Walworth	E&C	9.9	residential hotel office retail community leisure & entertainment Student accommodation	256,000 5,000 3,000 15,000 2,750 2,750 6,500	N/A	In line with E&C study assumption	185,360 0 0 0 0 0 0	57,073 0 0 0 0 0 0	-£12,309,111	UNVIABLE WITH VBC	-£66,799,651	UNVIABLE WITH VBC	£20,000,024	UNVIABLE WITH VBC	£94,614,074	UNVIABLE WITH VBC
12	SE1 6	East Walworth	E&C	0.22	residential office retail	3,771 2,480 605	£966,000	CUV of industrial and office use at £8 per sq ft and £10 per sq ft respectively capitalised at a yield of 8% [+15%]	6,123 0 0	1,179 0 0	£3,307,373	VIALE WITH VBC	£2,832,430	VIALE WITH VBC	£4,225,629	VIALE WITH VBC	£5,365,668	VIALE WITH VBC
13	SE17 1	Faraday	A		residential retail	83,659 250	£0	Nil Land value based on land ownership by Council and Council will seek to get highest amount of Affordable Housing provision.	39,248 0	19,565 0	£7,927,029	VIALE WITH VBC	-£4,179,403	UNVIABLE WITH VBC	£15,972,797	VIALE WITH VBC	£34,450,411	VIALE WITH VBC
14	SE1 3	Grange		1.23	residential retail	15,506 796	£14,859,451	Based on RLV of policy compliant redevelopment of site adjusted for emerging CIL (in line with RICS Guidance)	13,152 0	4,378 0	£19,758,437	VIALE WITH VBC	£20,323,703	VIALE WITH VBC	£22,717,361	VIALE WITH VBC	£24,212,737	VIALE WITH VBC
18	SE16 2	Livesey		0.9	residential	11,305	£2,021,580	Based on RLV of policy compliant redevelopment of site adjusted for emerging CIL (in line with RICS Guidance)	6,117	2,141	£6,091,351	VIALE WITH VBC	£5,388,185	VIALE WITH VBC	£7,465,032	VIALE WITH VBC	£9,205,783	VIALE WITH VBC
21	SE17 3	Newington	E&C		residential office	18,785 1,880	£4,218,000	CUV of 3,786 sq m industrial space at rent of £8 per sq ft capitalised at 8% [+15%]	16,879 0	5,370 0	£12,572,423	VIALE WITH VBC	£11,414,376	VIALE WITH VBC	£15,301,836	VIALE WITH VBC	£18,500,005	VIALE WITH VBC
22	SE15 6	Peckham	P&N	1.35	residential office retail	9,945 13,185 269	£2,620,000	CUV of training centre at rent of £7 per sq ft capitalised at 8% [+15%]	20,174 0 0	3,001 0 0	-£15,474,069	UNVIABLE WITH VBC	-£21,192,377	UNVIABLE WITH VBC	-£14,772,210	UNVIABLE WITH VBC	-£8,125,999	UNVIABLE WITH VBC
28	SE16 2	Rotherhithe	CW	2.9	residential retail office	39,984 10,723 876	£18,952,000	CUV of 6,190 sqm of retail warehouse floorspace at £20 per sq ft capitalised at 6.75% [+20%]	45,393 0 0	12,315 0 0	£12,793,812	UNVIABLE WITH VBC	£6,920,841	UNVIABLE WITH VBC	£18,434,814	UNVIABLE WITH VBC	£28,651,187	VIALE WITH VBC
34	SE15 4	The Lane	P&N	1.39	residential retail	36,267 8,500	£19,375,000	CUV of 7,000 sq m of retail floorspace at £20 psf capitalised at 7% [+20%]	29,267 0	9,721 0	-£13,229,180	UNVIABLE WITH VBC	-£26,711,930	UNVIABLE WITH VBC	-£10,963,873	UNVIABLE WITH VBC	-£4,035,030	UNVIABLE WITH VBC
36	SE15 3	The Lane	P&N	0.26	residential	1,445	£260,000	Based on nominal land value of £1,000,000 per Ha	1,000	350	£667,505	VIALE WITH VBC	£568,051	VIALE WITH VBC	£845,557	VIALE WITH VBC	£1,080,195	VIALE WITH VBC
37	SE24 9	Village		0.76	residential	6,375	£3,575,000	CUV of 3,521 sq m of community/education use at rent of £10 per sq ft capitalised at 8% [+15%]	2,854	999	£6,176,550	VIALE WITH VBC	£6,322,799	VIALE WITH VBC	£7,313,316	VIALE WITH VBC	£7,964,672	VIALE WITH VBC
42	SE16 7	Surrey Docks	CW	3.4	residential student accommodation office retail cinema bingo/bowling alley	49,265 4,250 2,500 2,695 5,800 5,305	£21,061,000	CUV of 1,540 sq m of retail and 11,105 sq m of assembly and leisure at £25 per sq ft and £12.50 per sq ft respectively capitalised at 6.75% [+20%]	57,170 0 0 0 0 0	14,120 0 0 0 0 0	-£2,724,462	UNVIABLE WITH VBC	-£14,859,919	UNVIABLE WITH VBC	£4,103,818	UNVIABLE WITH VBC	£20,872,348	UNVIABLE WITH VBC
58	SE1 9	Riverside	BBLB	0.31	residential retail	22,444 1,800	£11,104,000	CUV of existing office and retail space @£23.50 per sq ft capitalised at yield of 7.75% [+20%]	20,194 0	6,543 0	£22,819,876	VIALE WITH VBC	£21,342,137	VIALE WITH VBC	£27,988,214	VIALE WITH VBC	£33,271,877	VIALE WITH VBC

Appendix 8 - Results of appraisals
incorporating VBC from the CIL Viability
study based on actual schemes
(including discounts to CIL for existing
floorspace)

LB Southwark VBC Site Testing - assuming CIL discount for existing floorspace
24-Jun-15

Site details					Proposed use					Existing use				
Site ref	Postcode	Ward	Opportunity area / action area	Site Area (ha)	Use Appraised	Gross Floorspace (Sq m)	Total Gross Floorspace	% split of floorspace	Gross Affordable housing floorspace (Policy Compliant % & No VBC)	Existing floorspace (Sq m)	% split of floorspace	Apportioned floorspace (Sq m)	Benchmark value	Basis of EUV
5	SE1 6	Cathedrals	E&C	0.51	residential	4,986	19,944	25.00%	1,745	12,472	25%	3,118	£20,712,000	CUV of office at £18 per sq ft and open storage space at £2.50 per sq ft capitalised at yield of 8%. [+15%]
					office	13,550		67.94%	8,474					
					retail	1,408		7.06%	880					
6	SE1 8	Cathedrals	BBLB	0.12	residential	4,740	4,740	100.00%	1,659	518	100%	518	£11,202,140	Previously garages. Benchmark based on RLV of policy compliant redevelopment of site adjusted for emerging CIL (in line with RICS Guidance)
11	SE17	East Walworth	E&C	9.9	residential	256,000	291,000	87.97%	89,600	105,640	88%	92,934	N/A	In line with E&C study assumption
					hotel	5,000		1.72%	1,815					
					office	3,000		1.03%	1,089					
					retail	15,000		5.15%	5,445					
					community	2,750		0.95%	998					
					leisure & entertainment	2,750		0.95%	998					
					Student accommodation	6,500		2.23%	2,360					
					12	SE1 6		East Walworth	E&C		0.22	residential		
office	2,480	36.17%	265											
retail	605	8.82%	65											
13	SE17 1	Faraday	A		residential	83,659	83,909	99.70%	36,908	44,661	100%	44,528	£0	Nil Land value based on land ownership by Council and Council will seek to get highest amount of Affordable Housing provision.
					retail	250		0.30%	133					
14	SE1 3	Grange		1.23	residential	15,506	16,302	95.12%	5,279	3,150	96%	2,996	£14,859,451	Based on RLV of policy compliant redevelopment of site adjusted for emerging CIL (in line with RICS Guidance)
					retail	796		4.88%			5%	154		
18	SE16 2	Livesey		0.9	residential	11,305	11,305	100.00%	4,070	5,188	100%	5,188	£2,021,580	Based on RLV of policy compliant redevelopment of site adjusted for emerging CIL (in line with RICS Guidance)
21	SE17 3	Newington	E&C		residential	18,785	20,665	90.90%	6,630	3,786	91%	3,442	£4,218,000	CUV of 3,786 sq m industrial space at rent of £8 per sq ft capitalised at 8% [+15%]
					office	1,880		9.10%	344					
22	SE15 6	Peckham	P&N	1.35	residential	9,945	23,399	42.50%	3,400	3,225	43%	1,371	£2,620,000	CUV of training centre at rent of £7 per sq ft capitalised at 8% [+15%]
					office	13,185		56.35%	1,817					
					retail	269		1.15%	37					
28	SE16 2	Rotherhithe	CW	2.9	residential	39,984	51,583	78%	13,963	6,190	78%	4,798	£18,952,000	CUV of 6,190 sqm of retail warehouse floorspace at £20 per sq ft capitalised at 6.75% [+20%]
					retail	10,723		21%	1,287					
					office	876		2%	105					
34	SE15 4	The Lane	P&N	1.39	residential	36,267	44,767	81.01%	14,960	7,000	81%	5,671	£19,375,000	CUV of 7,000 sq m of retail floorspace at £20 psf capitalised at 7% [+20%]
					retail	8,500		18.99%			19%	1,329		
36	SE15 3	The Lane	P&N	0.26	residential	1,445	1,445	100.00%	510	445	100%	445	£260,000	Based on nominal land value of £1,000,000 per Ha
37	SE24 9	Village		0.76	residential	6,375	6,375	100.00%	2,210	3,521	100%	3,521	£3,575,000	CUV of 3,521 sq m of community/education use at rent of £10 per sq ft capitalised at 8% [+15%]
42	SE16 7	Surrey Docks	CW	3.4	residential	49,265	69,815	70.57%	17,225	12,645	71%	8,923	£21,061,000	CUV of 1,540 sq m of retail and 11,105 sq m of assembly and leisure at £25 per sq ft and £12.50 per sq ft respectively capitalised at 6.75% [+20%]
					student accommodation	4,250		6.09%	770					
					office	2,500		3.58%	453					
					retail	2,695		3.86%	488					
					cinema	5,800		8.31%	1,051					
					bingo/bowling alley	5,305		7.60%	961					
58	SE1 9	Riverside	BBLB	0.31	residential	22,444	24,244	92.58%	7,856	4,050	93%	3,749	£11,104,000	CUV of existing office and retail space @£23.50 per sq ft capitalised at yield of 7.75% [+20%]
					retail	1,800		7.42%	301					

LB Southwark VBC Site Testing - assuming CIL discount for existing floorspace
24-Jun-15

Site details					Proposed use					Existing use				
Site ref	Postcode	Ward	Opportunity area / action area	Site Area (ha)	Use Appraised	Gross Floorspace (Sq m)	Total Gross Floorspace	% split of floorspace	Gross Affordable housing floorspace (Policy Compliant % & No VBC)	Existing floorspace (Sq m)	% split of floorspace	Apportioned floorspace (Sq m)	Benchmark value	Basis of EUV
59	SE1 9	Riverside	BBLB	2.136	residential	51,145	98,694	51.82%	17,901	82,835	52%	42,927	£143,783,000	CUV of 23,023 sq m of office and 55,060 sq m of B8 Storage/Distribution at £30 per sq ft and £8 per sq ft capitalised at yield of 8% [+20%]
					office	42,163		42.72%	43%		35,388			
					retail	2,407		2.44%	2%		2,020			
					assembly and leisure	2,979		3.02%	3%		2,500			
60	SE1 9	Riverside	BBLB	1.1	residential	26,772	68,928	38.84%	9,370	40,366	39%	15,678	£63,078,000	CUV of 2,534 sq m of retail and 37,832 sq m of office at £25 per sq ft capitalised at yield of 7.75% [+20%]
					office	34,879		50.60%	51%		20,426			
					retail	6,756		9.80%	10%		3,956			
					assembly and leisure	521		0.76%	1%		305			
61	SE1 3	Grange	BBLB	1.76	residential	2,986	3,925	76.08%	1,046	2,034	76%	1,547	£1,760,000	Based on nominal land value of £1,000,000 per Ha for D1 community and church use.
					office	299		7.62%	8%		155			
					community centre	640		16.31%	16%		332			
62	SE1 3	Grange	BBLB	0.29	residential	2,319	3,192	72.65%	811	1,315	73%	955	£1,628,000	CUV of office space at £10 per sq ft capitalised at yield of 8% [+15%]
					retail	873		27.35%	27%		360			
63	SE16 4	Riverside		0.43	residential	70,539	78,375	90.00%	24,689	563	90%	507	£2,023,000	CUV of light industrial use (B1 (c)) rent of £25 per sq ft capitalised at yield of 7.75% [+15%]
					office	6,419		8.19%	8%		46			
					retail	1,417		1.81%	2%		10			
64	SE1 0	Cathedrals	BBLB	0.07	residential	8,044	10,886	73.89%	2,816	6,061	74%	4,479	£13,553,000	CUV of office space at £20 per sq ft capitalised at yield of 7.75% [+15%]
					office	2,674		24.56%	25%		1,489			
					retail	168		1.54%	2%		94			
65	Notional (E&C study)	East Walworth	E&C	0.21	residential	4,283	5,354	80.00%	1,071	1,543	80%	1,234	£2,174,000	CUV of Office and B8 Storage/Distribution space at £15 per sq ft and £7.50 per sq ft respectively capitalised at yield of 8% [+15%]
					office	782		14.61%	15%		225			
					retail	289		5.40%	5%		83			
67	SE16 7	Surrey Docks	CW		residential	5,572	6,197	89.91%	1,946	2,329	90%	2,094	£4,048,000	CUV of office at £10 per sq ft capitalised at yield of 8% [+15%]
					office	625		10.09%	10%		235			
68	Notional Harmsworth Quays printworks (scheme modelled by Hawkins Brown/Montagu Evans (Canada Water EIP refs CDED1/CDEV1/CDEV2) as evidence to unpin the draft Revised Canada Water AAP, 2013)	Surrey Docks	CW		residential	50,471	126,811	39.80%	33,728	39,500	40%	15,721	£25,670,000	CUV based on 39,500 sq m of B2 general industrial space at rent of £6 per sq ft capitalised at 8% [+15%]
					retail	1,425		1.12%	1%		444			
					office	5,705		4.50%	4%		1,777			
					student accommodation	45,885		36.18%	36%		14,293			
					colleges	21,955		17.31%	17%		6,839			
					other non-residential institution	1,370		1.08%	1%		427			
69	Notional Surrey Quays Leisure Park (scheme modelled by Hawkins Brown/Montagu Evans (Canada Water EIP refs CDED1/CDEV1/CDEV2) as evidence to unpin the draft Revised Canada Water AAP, 2013)	Surrey Docks	CW		residential	49,485	68,420	72.33%	17,320	12,645	72%	9,146	£21,061,000	CUV of 1,540 sq m of retail and 11,105 sq m of assembly and leisure at £25 per sq ft and £12.50 per sq ft respectively capitalised at 6.75% [+20%]
					retail	2,630		3.84%	4%		486			
					hotel	5,200		7.60%	8%		961			
					assembly and leisure	11,105		16.23%	16%		2,052			
70	Notional Site E (scheme modelled by Hawkins Brown/Montagu Evans (Canada Water EIP refs CDED1/CDEV1/CDEV2) as evidence to unpin the draft Revised Canada Water AAP, 2013)	Surrey Docks	CW		residential	22,230	26,385	84.25%	7,780	1,045	84%	880	£2,596,000	CUV of 1,045 sq m retail warehouse at rent of £12.50 per sq ft capitalised at 6.5% [+20%]
					office	2,800		10.61%	11%		111			
					retail	677		2.57%	3%		27			
					other non-residential institution	678		2.57%	3%		27			