

1 Introduction

- 1.1 The London Borough of Southwark (the 'Council') submitted the New Southwark Plan ('NSP') to the Secretary of State on 16 January 2020, at which point the 'Examination in Public' commenced. This is the last stage of the plan-making process. We understand that at the date of preparation of this note, the Examination in Public has now concluded and no further hearings are scheduled.
- 1.2 Subsequent to the closure of the hearings, the inspectors have sent a Post Hearing letter to the Council relating to the Council's evidence in respect of affordable housing on schemes of nine units and fewer in the context of adopted London Plan Policies H2 and H4. They consider that the scale of need for affordable housing in the Borough, combined with the contribution to housing supply made from sites of 0.25 hectares or smaller, and a generally positive viability position indicate the approach to be broadly justified. They consider that there may be potential for sites of 5 or fewer units to provide a financial contribution towards affordable housing to meet needs subject to individual scheme viability, but this does not appear to be highlighted in the Council's evidence. The inspectors have consequently identified that they require the Council to produce additional viability evidence to justify the policy requirement for on-site provision of 35% affordable housing on sites providing 5 or fewer units.
- 1.3 We prepared the New Southwark Plan Evidence Base: Housing Policy Additional Small Sites Viability Testing report (July 2019)¹ ('Small Sites Viability Testing 2019 (Ref: SP108)'), in which we viability tested the impact of seeking affordable housing on small sites (10 or fewer units). This work tested seven small residential typologies, the smallest of which was a 6 unit scheme. Upon instruction from the Council we have undertaken additional testing and analysis of a further seven typologies ranging from one unit to 5 units. We have adopted the same assumptions as used in the original study to consider the impact on the capital value/gross development value ('GDV') of such schemes where affordable workspace is provided.
- 1.4 This note sets out the details of our additional testing and analysis undertaken on residential schemes smaller than 6 units in relation to Affordable Housing (Policy P1) to support the Council's policy approach to seeking affordable housing contributions from all small schemes (i.e. 10 or fewer units).

2 Methodology

Typologies

2.1 Given that the Small Sites Viability Testing 2019 (Ref: SP108) only assessed the viability of developments between 10 and 6 units, we have run appraisals on 7 additional typologies below the 6 unit threshold. These typologies reflect the range of sizes/types of development and densities of small schemes across Southwark. In establishing these typologies, the Council have reviewed historic planning applications as well as having regard to development likely to come forward over the plan period. These typologies are therefore reflective of developments that have been consented/delivered as well as those the Council expects to come forward in Southwark in future. Details of the schemes appraised are provided in tables 2.1.1 and 2.2.2 below.

Table 2.1.1 Additional small sites residential typologies

Typology No.	No. Resi units	Description of Development	Gross site area (Ha)
17	1	Change of use from vacant commercial unit	0.01
18	1	New build two story house	0.007
19	2	New Build four-storey building comprising 61.5 sq m studio (B1 Use Class) on the ground-floor with two self-contained apartments above	0.01

¹ Ref: SP108 - New Southwark Plan Small Site Viability Testing (2019)

1



Typology No.	No. Resi units	Description of Development	Gross site area (Ha)
20	2	Change of use of the basement and ground floor from commercial use	0.009
21	3	New Build three-storey flats	0.024
22	4	Change of use of upper floors of an existing building and construction of a two storey rooftop extension	0.007
23	5	New Build three storey terraced houses	0.07

Table 2.1.2 Additional small sites unit mix (across all tenures taken together)

Typology No.	1 Bed flat	2 bed flat	2 Bed House	3 Bed House
Unit size (NIA)	50 sq m	70 sq m	79 sq m	108 sq m
17		100%		
18			100%	
19		100%		
20	100%			
21	33%	67%		
22		100%		
23				100%

Inputs

- 2.2 As with the Small Sites Viability Testing 2019 (Ref: SP108) we have applied consistent inputs to those adopted in the New Southwark Plan Housing and Affordable Workspace Viability Update (2019) (Ref: SP109) and the Housing Policy Viability Update Study (2017) (Ref EIP17) wherever possible and appropriate to do so. This ensures consistency in the Council's evidence base documents. The only element requiring additional information not contained within the previous testing is the build cost assumptions.
- 2.3 The Council commissioned CDM Project Services ('CDM') to provide this additional cost consultancy advice in relation to the build costs and extra over costs associated with policy requirements to supplement the advice provided in the Small Sites Viability Testing 2019 (Ref: SP108) and the Housing Policy Viability Update Study (2017) (Ref EIP17). As with the other inputs these costs are as at the third quarter 2017. We summarise the costs adopted in the study as advised by CDM below. For full details and breakdown of all the costs see Appendix 1 for a copy of CDM's report.
- 2.4 CDM have advised that an allowance for external works of between 7.5% and 10% would be reasonable based on the average of such costs on the benchmarks considered. They have also included allowances of 0.35% of base build costs for the requirements of Policy SP7 and 3% for SUDs and water attenuation and energy policies.

Table 2.4.1: Residential build costs adopted in typology testing

Typology No.	Height	Gross to net	All in build costs per sq m
17	1	80%	£1,889
18	2	100%	£3,778
19	4	80%	£2,956 (residential) £2,274 (commercial)





Typology No.	Height	Gross to net	All in build costs per sq m
20	2 (Base & Gnd)	80%	£2,297
21	3	80%	£2,778
22	2	80%	£3,333 (new build) £1,889 (conversion)
23	3	100%	£2,556

Approach to testing

28 June 2021

- 2.5 In order to test the impact of requiring affordable housing contributions from small sites we have undertaken the same two sets of viability testing as that in the Small Sites Viability Testing 2019 (Ref: SP108). For the first set testing we have run appraisals of the seven new small site residential typologies allowing for the emerging NSP policy requirements and the delivery of on-site affordable housing as summarised below:
 - A range of different affordable housing levels (0%, 10%, 15%, 20%, 25%. 30%, 35%, 40%, 45% 50% and 100%;
 - Rented vs intermediate tenure splits (71%:29% (equating to 25%:10% in line with Policy P1) as well as sensitivity testing 75%:25% and 60%:40%);
 - Tenures (Rented accommodation as social rent or London Affordable Rent ('LAR') and intermediate accommodation as shared ownership);
 - Intermediate affordability criteria (Southwark and GLA intermediate income thresholds); and
 - In all scenarios rented affordable housing (social rent or LAR) provided as three bedroom family units.
- 2.6 As with our previous studies, the methodology adopted for reporting the results of this testing is a 'traffic light' system. Each page of the full results in **Appendix 2** show the residual land value generated by the scheme (based on the particular combination of affordable housing percentage, sales values and costs), in the grey boxes at the top of the page, and compares this to the high, medium and low benchmark land values for each CIL Zone, identified in the yellow boxes on the right hand side of the page. The comparison is then set out in the series of summary tables against the respective benchmark land value in which:
 - Green shading indicates that scheme is viable (where the residual land value is more than 20% higher than the benchmark land value);
 - Orange shading indicates that the scheme generates a residual value lower than the benchmark value incorporating a 20% premium but greater than or equal to the Existing Use Value; and
 - Red shading indicates that the scheme is unviable (where the residual land value is lower than the Existing Use Value).
- 2.7 An example of the layout and different affordable housing scenarios tested to present the appraisal outputs in this study is provided below in Figure 2.7.1. The underlying assumptions on value growth and cost growth (if any) for each set of results are stated at the top of each page in the appendices. In this particular residential development typology (Typology 22 2 Units) is tested at High CIL Zone 1 residential values. The appraisal results demonstrate that the scheme could currently viably deliver between 30% and 35% affordable housing where shared ownership is delivered at the LBS' income thresholds and between 35% and 40% where shared ownership is delivered at the GLA's income thresholds, when measured against benchmark land value Zone 1 Medium.



Figure 2.7.1 Example of results tables where affordable housing is provided onsite as part of the scheme (Appendix 2)

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 HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
 CIL Zone
 1

 No Units
 2

 Sales value inflation
 0%

 Build cost inflation
 0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,163,961	£1,163,961	£1,163,961	£1,163,961	£1,163,961	£1,163,961
10%	71%	£1,024,814	£1,026,587	£1,024,925	£1,026,698	£1,025,076	£1,025,187
15%	71%	£955,240	£957,900	£955,407	£958,066	£955,634	£955,800
20%	71%	£885,668	£889,214	£885,889	£889,436	£886,192	£886,414
25%	71%	£816,094	£820,526	£816,370	£820,804	£816,750	£817,027
30%	71%	£746,520	£751,840	£746,853	£752,172	£747,307	£747,640
35%	71%	£676,947	£683,153	£677,335	£683,541	£677,865	£678,254
40%	71%	£607,373	£614,466	£607,817	£614,909	£608,423	£608,866
45%	71%	£537,800	£545,779	£538,299	£546,279	£538,981	£539,480
50%	71%	£468,227	£477,093	£468,781	£477,647	£469,539	£470,093
100%	71%	-£231,489	-£213,448	-£230,361	-£212,319	-£228,819	-£227,690
10%	75%	£1,024,723	£1,026,274	£1,024,839	£1,026,390	£1,024,952	£1,025,069
15%	75%	£955,103	£957,431	£955,278	£957,605	£955,447	£955,622
20%	75%	£885,484	£888,587	£885,717	£888,820	£885,943	£886,176
25%	75%	£815,864	£819,743	£816,156	£820,035	£816,438	£816,730
30%	75%	£746,246	£750,900	£746,595	£751,250	£746,935	£747,284
35%	75%	£676,626	£682,057	£677,034	£682,464	£677,430	£677,838
40%	75%	£607,007	£613,213	£607,473	£613,679	£607,926	£608,392
45%	75%	£537,388	£544,370	£537,912	£544,894	£538,421	£538,946
50%	75%	£467,769	£475,527	£468,351	£476,109	£468,917	£469,500
10%	60%	£1,025,107	£1,027,589	£1,025,200	£1,027,682	£1,025,474	£1,025,567
15%	60%	£955,679	£959,404	£955,819	£959,543	£956,231	£956,371
20%	60%	£886,253	£891,218	£886,439	£891,404	£886,987	£887,174
25%	60%	£816,825	£823,031	£817,058	£823,264	£817,744	£817,977
30%	60%	£747,399	£754,846	£747,678	£755,125	£748,500	£748,780
35%	60%	£677,971	£686,660	£678,297	£686,987	£679,257	£679,584
40%	60%	£608,545	£618,474	£608,918	£618,847	£610,015	£610,386
45%	60%	£539,117	£550,288	£539,537	£550,708	£540,771	£541,190
50%	60%	£469,691	£482,103	£470,157	£482.568	£471,528	£471,994

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

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£484,106	£484,106	£484,106	£484,106	£484,106	£484,106
10%	71%	£344,959	£346,732	£345,070	£346,843	£345,221	£345,332
15%	71%	£275,385	£278,045	£275,552	£278,211	£275,779	£275,945
20%	71%	£205,813	£209,359	£206,034	£209,581	£206,337	£206,559
25%	71%	£136,239	£140,671	£136,515	£140,949	£136,895	£137,172
30%	71%	£66,665	£71,985	£66,998	£72,317	£67,452	£67,785
35%	71%	-£2,908	£3,298	-£2,520	£3,686	-£1,990	-£1,601
40%	71%	-£72,482	-£65,389	-£72,038	-£64,946	-£71,432	-£70,989
45%	71%	-£142,055	-£134,076	-£141,556	-£133,576	-£140,874	-£140,375
50%	71%	-£211,628	-£202,762	-£211,074	-£202,208	-£210,316	-£209,762
100%	71%	-£911,344	-£893,303	-£910,216	-£892,174	-£908,674	-£907,545
10%	75%	£344,868	£346,419	£344,984	£346,535	£345,097	£345,214
15%	75%	£275,248	£277,576	£275,423	£277,750	£275,592	£275,767
20%	75%	£205,629	£208,732	£205,862	£208,965	£206,088	£206,321
25%	75%	£136,009	£139,888	£136,301	£140,180	£136,583	£136,875
30%	75%	£66,391	£71,045	£66,740	£71,395	£67,080	£67,429
35%	75%	-£3,229	£2,202	-£2,821	£2,609	-£2,425	-£2,017
40%	75%	-£72,848	-£66,642	-£72,382	-£66,176	-£71,929	-£71,463
45%	75%	-£142,467	-£135,485	-£141,943	-£134,961	-£141,434	-£140,909
50%	75%	-£212,086	-£204,328	-£211,504	-£203,746	-£210,938	-£210,355
10%	60%	£345,252	£347,734	£345,345	£347,827	£345,619	£345,712
15%	60%	£275,824	£279,549	£275,964	£279,688	£276,376	£276,516
20%	60%	£206,398	£211,363	£206,584	£211,549	£207,132	£207,319
25%	60%	£136,970	£143,176	£137,203	£143,409	£137,889	£138,122
30%	60%	£67,544	£74,991	£67,823	£75,270	£68,645	£68,925
35%	60%	-£1,884	£6,805	-£1,558	£7,132	-£598	-£271
40%	60%	-£71,310	-£61,381	-£70,937	-£61,008	-£69,840	-£69,469
45%	60%	-£140,738	-£129,567	-£140,318	-£129,147	-£139,084	-£138,665
50%	60%	-£210.164	-£197,752	-£209.698	-£197.287	-£208,327	-£207.861

- 2.8 For the second set of testing we have undertaken appraisals of the seven new small site residential typologies allowing for the emerging NSP policy requirements, but with no onsite-affordable housing, instead including the suggested payment in lieu ('PIL') updated rates recommended in the New Southwark Plan Housing and Affordable Workspace Viability Update (2019) (Ref: SP109) as follows:
 - CIL Zone 1: £250,000 per Habitable Room;
 - CIL Zone 2: £130,000 per Habitable Room; and
 - CIL Zone 3: £82,000 per Habitable Room.



- 2.9 In order to establish whether it is the Council's policy requirement for affordable housing contributions under Policy P1, which impacts on the viability of some of the schemes identified as being unviable, we have undertaken a sensitivity test. This testing allows for no on-site affordable housing or PIL of affordable housing.
- 2.10 The results of the second set of viability appraisals and sensitivities testing the impact of PIL of affordable housing are presented using the same 'traffic light' system as identified for the first set of appraisals testing onsite affordable housing. The full results of our testing PIL are set out Appendix
 3. An example of the layout of the appraisal outputs and analysis of the testing of PIL requirements on the small sites in this study is provided below in figure 2.10.1. As before, the underlying assumptions on value growth and cost growth (if any) for each set of results are stated at the top of each page in the appendices. In this particular example each of the seven small site typologies is tested against the range of sales values in each of the CIL Zones in Southwark.

Figure 2.10.1 Example of results tables where a payment in lieu of affordable housing is provided (Appendix 3)

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HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING

Including Payments in Lieu of On-site Affordable Housing

Residual land values:

Sales value inflation		0%
Build cost inflation		0%

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 1	High	£611,204	£617,196	£1,621,410	£845,170	£1,778,954	£2,991,493	£6,131,976
Zone 1	Medium	£242,357	£200,927	£883,717	£318,247	£777,800	£1,516,108	£3,286,590
Zone 1	Low	£120,222	£63,090	£639,448	£143,769	£446,292	£1,027,569	£2,344,410
Zone 2	High	£261,035	£204,129	£684,222	£334,002	£670,015	£1,249,988	£2,715,286
Zone 2	Medium	£102,261	£24,940	£241,126	£107,180	£239,054	£614,889	£1,490,452
Zone 2	Low	£33,866	-£53,103	-£10,151	£9,473	£53,410	£341,308	£962,831
Zone 3	High	£121,983	£38,935	£119,234	£130,982	£229,192	£558,672	£1,348,837
Zone 3	Medium	£97,556	£11,369	£26,966	£96,086	£162,890	£460,964	£1,160,402
Zone 3	Low	£60,916	-£30,474	-£59,174	£43,743	£63,438	£314,404	£877,747

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 1	High	-£288,796	£14,196	£721,410	-£830	-£381,046	£2,352,493	-£168,024
Zone 1	Medium	-£657,643	-£402,073	-£16,283	-£527,753	-£1,382,200	£877,108	-£3,013,410
Zone 1	Low	-£779,778	-£539,910	-£260,552	-£702,231	-£1,713,708	£388,569	-£3,955,590

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72.325.000

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 1	High	-£112,046	£132,619	£898,160	£165,315	£43,154	£2,477,985	£1,069,226
Zone 1	Medium	-£480,893	-£283,650	£160,467	-£361,608	-£958,000	£1,002,600	-£1,776,160
Zone 1	Low	-£603,028	-£421,488	-£83,802	-£536,086	-£1,289,508	£514,062	-£2,718,340

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

£41,552,000

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 1	High	£195,684	£338,798	£1,205,890	£454,582	£781,706	£2,696,474	£3,223,336
Zone 1	Medium	-£173,163	-£77,471	£468,197	-£72,342	-£219,448	£1,221,088	£377,950
Zone 1	Low	-£295,298	-£215,309	£223,928	-£246,820	-£550,956	£732,550	-£564,230

2.11 The appraisal results demonstrate that:

- Typology 22, a 4 unit scheme, is identified as being viable in all the scenarios tested.
- Typologies 18, 19 and 22 can viably deliver a PIL towards affordable housing at high Zone 1 residential values when measured against the high Zone 1 benchmark land value. At these sales values typologies 20, 21 and 23 show viability against the medium Zone 1 benchmark land value and all of the typologies are viable when measured against the low Zone 1 benchmark land value.
- At medium Zone 1 values, Typology 19 (2 units) is viable against the medium and low Zone 1 benchmark land value, whilst Typology 23 (5 units) is viable against low Zone 1 benchmark land value.
- At low Zone 1 values, Typology 22 (4 units) is as identified above, viable against all the benchmark land values, whilst Typology 19 (2 units) is viable against the low Zone 1 benchmark land value.



3 Analysis of results and conclusions

- 3.1 We set out the full results of our testing in **appendices 2** and **3**. The results in Appendix 2 set out our testing of the additional small sites with affordable housing onsite, whilst the results in Appendix 3 set out the results of our testing with the relevant PIL contributions. The results of this has identified that in a large number of the scenarios tested, small schemes below 6 units in Southwark can viably accommodate the Council's required affordable housing contributions. As with our previous testing, viability is identified as being challenging when measured against the highest benchmark land values and where lower sales values are achieved.
- 3.1 We note that certain typologies/scenarios e.g. Typology 17 and 21 show challenging viability at high Zone 1 and Zone 3 benchmark land values. Our sensitivity testing in Appendix 3 (i.e. where no onsite affordable housing or PIL are incorporated) confirms these schemes as having challenging viability regardless of the Council's affordable housing policy i.e. they are identified as being unviable with no affordable housing PIL contributions. In practice however, such sites are unlikely to come forward for residential development as they are more valuable in their existing or an alternative use.
- 3.2 We have also undertaken further analysis of the results set out at Appendix 3. This has identified that of the results identified as being viable in the sensitivity testing, i.e. where no PIL of affordable housing are incorporated, only circa 30% of these scheme scenarios are unviable when the proposed PIL contributions are introduced. Given this, we consider that it is unlikely that the PIL contribution will be the defining factor in the viability of such schemes in the Borough as identified by the results of our appraisals. However, we note that the Council's Policy P1 identifies the contribution sought will be the maximum viable amount subject to viability. Consequently, we consider that the Council's flexible approach in the application of its affordable housing policy P1 to all small sites (i.e. 10 units and below), provides an appropriate mechanism to deal with any site/scheme specific viability issues. In our experience, this will suitably allow for the consideration of the impact of evidenced scheme specific costs on the viability of delivering affordable housing on a scheme by scheme basis. As drafted, Policy P1 will therefore both ensure the delivery of small development sites Southwark, whilst providing the maximum viable contributions towards much needed affordable housing.
- 3.3 Notwithstanding the viability position of securing onsite affordable housing, we would highlight to the Council that they may wish to consider whether they seek financial contributions in lieu of onsite affordable housing for small sites, particularly those below six units, from a feasibility perspective. In our experience it can be difficult and in some cases impossible to find a Registered Provider willing to take on schemes offering such a small number of affordable units.
- 3.4 In light of the above we conclude that the policy requirements and contributions expected from small sites development under Policy P1 are justified and will "not undermine the deliverability of the plan" (NPPF para 34).

BNP Paribas Real Estate 28 June 2021



APPENDIX 1 - CDM COST ADVICE

Southwark Small Scheme Typologies





Building type	Number of Units	Height Floors	Site area	Notes	Recommended Base Rate	External works Percentage	Plus external works	Plus SUDS and Energy 3%	Affect of SP7	Affect of DM48	Overall rate	Comments
			m2		£/m2		£/m2	£/m2	£/m2	£/m2	£/m2	
Residential												Ground floor of existing building,
Scheme 17	1	1	100	Change of use 2 bed flat	1,700	7.5%	1,828	1,882	1,889	N/A	1,889	work to elevarion, terraces existing 89m2 GIA, new 75m2 so 14m2 removed
Scheme 18	1	2	67	New build house 2 bed	3400	10.0%	3,655	3,765	3,778	N/A	3,778	New GIA 74m2 and existing garage 24m2, zinc roof, garden
Scheme 19	2	4	100	New build 2 bed aparts	2,600	10.0%	2,860	2,946	2,956	N/A	2,956	New GIA overall 274m2, garden. No demolition. Note no lift
Scheme 19				Commercial element	2,000	10.0%	2,200	2,266	2,274	N/A	2,274	Assumed shell and core We have included for achieving BREEAM excellent
Scheme 20	2	B+G	110	Change of use 1 bed aparts	2,020	7.5%	2,222	2,289	2,297	N/A	2,297	Basement and ground floor existing building, courtyards formed 110m2 GIA existing, new 94m2 GIA so 16m2 demolished
Scheme 21	3	3	240	New build 1 and 2 bed aparts	2,500	10.0%	2,688	2,768	2,778	N/A	2,778	New GIA overall 229m2, amenity space. No demolition
Scheme 22	4	2	71	Conversion 3 x 2 bed apartments	1,700	7.5%	1,828	1,882	1,889	N/A	1,889	Extension 110m2 GIA,existing converted 224m2 GIA
Scheme 22				Roof extension 2 bed apartment	3,000	7.5%	3,225	3,322	3,333	N/A	3,333	Extension element , note no lift
Scheme 23	5	3	700	New build terrace 3 bed houses	2,300	10.0%	2,473	2,547	2,556	N/A	2,556	New GIA 565m2 existing bungalow 80m2
Notes Costs are at 3rd Quarter 2017 External works added at 7.5% or 10% SUDS and Energy add at 3% Affect of of SP7 added at 0.35%, Assumes no car parking or car charging points Costs exclude, contingency, profeesional fees Costs exclude demolitions and site remediation	, VAT , NHBC	, latent defects ir	nsurance an the li	ke								



APPENDIX 2 – APPRAISAL RESULTS OF ADDITIONAL SMALL SITES TESTING WITH ONSITE AFFORDABLE HOUSING

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T17- 1 Unit Development

	CIL Zone	1
	Value Area	High
les value inflation		0%
ild cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£850,296	£850,296	£850,296	£850,296	£850,296	£850,296
10%	71%	£752,893	£754,134	£752,971	£754,212	£753,076	£753,155
15%	71%	£704,192	£706,053	£704,308	£706,170	£704,467	£704,584
20%	71%	£655,491	£657,972	£655,645	£658,128	£655,858	£656,013
25%	71%	£606,789	£609,892	£606,983	£610,086	£607,248	£607,442
30%	71%	£558,087	£561,811	£558,320	£562,044	£558,639	£558,872
35%	71%	£509,386	£513,731	£509,658	£514,002	£510,029	£510,301
40%	71%	£460,685	£465,650	£460,995	£465,960	£461,419	£461,731
45%	71%	£411,983	£417,569	£412,333	£417,918	£412,810	£413,159
50%	71%	£363,281	£369,488	£363,670	£369,876	£364,200	£364,588
100%	71%	-£125,897	-£113,268	-£125,107	-£112,477	-£124,029	-£123,238
10%	75%	£752,830	£753,915	£752,911	£753,996	£752,990	£753,071
15%	75%	£704,095	£705,724	£704,218	£705,847	£704,337	£704,459
20%	75%	£655.362	£657.534	£655.525	£657.697	£655.683	£655.847
25%	75%	£606,629	£609,344	£606,833	£609,548	£607,030	£607,234
30%	75%	£557.895	£561.153	£558.140	£561.399	£558.378	£558.622
35%	75%	£509,162	£512,964	£509,447	£513,249	£509,725	£510,010
40%	75%	£460.429	£464.773	£460.755	£465.099	£461.072	£461.398
45%	75%	£411,695	£416,583	£412,062	£416,949	£412,418	£412,786
50%	75%	£362,962	£368,392	£363,369	£368,800	£363,765	£364,172
10%	60%	£753,098	£754,836	£753,163	£754,901	£753,355	£753,420
15%	60%	£704,499	£707,106	£704,597	£707,203	£704,885	£704,982
20%	60%	£655,901	£659,376	£656,031	£659,507	£656,414	£656,545
25%	60%	£607,301	£611,645	£607,465	£611,809	£607,945	£608,108
30%	60%	£558,702	£563,916	£558,898	£564,112	£559,474	£559,670
35%	60%	£510,103	£516,185	£510,331	£516,414	£511,003	£511,232
40%	60%	£461,505	£468,456	£461,766	£468,717	£462,533	£462,794
45%	60%	£412,906	£420,725	£413,199	£421,019	£414,062	£414,356
50%	60%	£364.307	£372.996	£364.633	£373.321	£365.593	£365,919

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£49,704	-£49,704	-£49,704	-£49,704	-£49,704	-£49,704
10%	71%	-£147,107	-£145,866	-£147,029	-£145,788	-£146,924	-£146,845
15%	71%						
20%	71%	-£244,509	-£242,028	-£244,355	-£241,872	-£244,142	-£243,987
25%	71%				-£289,914		
30%	71%	-£341,913	-£338,189	-£341,680	-£337,956	-£341,361	-£341,128
35%	71%	-£390,614					
40%	71%	-£439,315		-£439,005			-£438,269
45%	71%						
50%	71%	-£536,719		-£536,330	-£530,124	-£535,800	-£535,412
100%	71%						
10%	75%	-£147,170	-£146,085	-£147,089	-£146,004	-£147,010	-£146,929
15%	75%						
20%	75%	-£244,638	-£242,466	-£244,475	-£242,303	-£244,317	-£244,153
25%	75%						
30%	75%						
35%	75%		-£387,036			-£390,275	
40%	75%						
45%	75%						-£487.214
50%	75%						
10%	60%	-£146,902	-£145,164	-£146,837	-£145,099	-£146,645	-£146,580
15%	60%	-£195,501	-£192,894	-£195,403	-£192,797	-£195,115	-£195,018
20%	60%		-£240,624				
25%	60%						
30%	60%						
35%	60%						
40%	60%		-£431,544	-£438,234		-£437,467	-£437,206
45%	60%						-£485,644
50%	60%						

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£127,046	£127,046	£127,046	£127,046	£127,046	£127,046
10%	71%	£29,643	£30,884	£29,721	£30,962	£29,826	£29,905
15%	71%	-£19,058	-£17,197	-£18,942	-£17,080	-£18,783	-£18,666
20%	71%	-£67.759	-£65,278	-£67.605	-£65.122	-£67,392	-£67.237
25%	71%	-£116,461	-£113,358	-£116,267	-£113,164	-£116,002	-£115,808
30%	71%				-£161,206		-£164.378
35%	71%	-£213,864					-£212,949
40%	71%						-£261,519
45%	71%					-£310,440	-£310,091
50%	71%				-£353,374		-£358,662
100%	71%	-£849,147					-£846,488
10%	75%	£29,580	£30,665	£29,661	£30,746	£29,740	£29,821
15%	75%	-£19,155	-£17,526	-£19,032	-£17,403	-£18,913	-£18,791
20%	75%	-£67,888	-£65,716	-£67,725	-£65,553	-£67,567	-£67,403
25%	75%	-£116,621	-£113,906	-£116,417	-£113,702	-£116,220	-£116,016
30%	75%		-£162,097	-£165,110	-£161,851	-£164,872	-£164,628
35%	75%						-£213,240
40%	75%		-£258,477	-£262,495		-£262,178	-£261,852
45%	75%						-£310,464
50%	75%	-£360,288	-£354,858		-£354,450	-£359,485	-£359,078
10%	60%	£29,848	£31,586	£29,913	£31,651	£30,105	£30,170
15%	60%	-£18,751	-£16,144	-£18,653	-£16,047	-£18,365	-£18,268
20%	60%	-£67,349	-£63,874	-£67,219	-£63,743	-£66,836	-£66,705
25%	60%	-£115,949	-£111,605	-£115,785	-£111,441	-£115,305	-£115,142
30%	60%	-£164,548	-£159,334	-£164,352		-£163,776	-£163,580
35%	60%	-£213,147					-£212,018
40%	60%	-£261,745	-£254,794	-£261,484			-£260,456
45%	60%	-£310,344					-£308,894
50%	60%						-£357.331

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£434,776	£434,776	£434,776	£434,776	£434,776	£434,776
10%	71%	£337,373	£338,614	£337,451	£338,692	£337,556	£337,635
15%	71%	£288,672	£290,533	£288,788	£290,650	£288,947	£289,064
20%	71%	£239,971	£242,452	£240,125	£242,608	£240,338	£240,493
25%	71%	£191,269	£194,372	£191,463	£194,566	£191,728	£191,922
30%	71%	£142,567	£146,291	£142,800	£146,524	£143,119	£143,352
35%	71%	£93,866	£98,211	£94,138	£98,482	£94,509	£94,781
40%	71%	£45,165	£50,130	£45,475	£50,440	£45,899	£46,211
45%	71%	-£3,537	£2,049	-£3,187	£2,398	-£2,710	-£2,361
50%	71%	-£52,239	-£46,032	-£51,850	-£45,644	-£51,320	-£50,932
100%	71%	-£541,417	-£528,788	-£540,627	-£527,997	-£539,549	-£538,758
10%	75%	£337,310	£338,395	£337,391	£338,476	£337,470	£337,551
15%	75%	£288,575	£290,204	£288,698	£290,327	£288,817	£288,939
20%	75%	£239,842	£242,014	£240,005	£242,177	£240,163	£240,327
25%	75%	£191,109	£193,824	£191,313	£194,028	£191,510	£191,714
30%	75%	£142,375	£145,633	£142,620	£145,879	£142,858	£143,102
35%	75%	£93,642	£97,444	£93,927	£97,729	£94,205	£94,490
40%	75%	£44,909	£49,253	£45,235	£49,579	£45,552	£45,878
45%	75%	-£3,825	£1,063	-£3,458	£1,429	-£3,102	-£2,734
50%	75%	-£52,558	-£47,128	-£52,151	-£46,720	-£51,755	-£51,348
10%	60%	£337,578	£339,316	£337,643	£339,381	£337,835	£337,900
15%	60%	£288,979	£291,586	£289,077	£291,683	£289,365	£289,462
20%	60%	£240,381	£243,856	£240,511	£243,987	£240,894	£241,025
25%	60%	£191,781	£196,125	£191,945	£196,289	£192,425	£192,588
30%	60%	£143,182	£148,396	£143,378	£148,592	£143,954	£144,150
35%	60%	£94,583	£100,665	£94,811	£100,894	£95,483	£95,712
40%	60%	£45,985	£52,936	£46,246	£53,197	£47,013	£47,274
45%	60%	-£2,614	£5,205	-£2,321	£5,499	-£1,458	-£1,164
50%	60%	-£51.213	-£42.524	-£50.887	-£42.199	-£49.927	-£49.601

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£574,056	£574,056	£574,056	£574,056	£574,056	£574,056
10%	71%	£476,653	£477,894	£476,731	£477,972	£476,836	£476,915
15%	71%	£427,952	£429,813	£428,068	£429,930	£428,227	£428,344
20%	71%	£379,251	£381,732	£379,405	£381,888	£379,618	£379,773
25%	71%	£330,549	£333,652	£330,743	£333,846	£331,008	£331,202
30%	71%	£281,847	£285,571	£282,080	£285,804	£282,399	£282,632
35%	71%	£233,146	£237,491	£233,418	£237,762	£233,789	£234,061
40%	71%	£184,445	£189,410	£184,755	£189,720	£185,179	£185,491
45%	71%	£135,743	£141,329	£136,093	£141,678	£136,570	£136,919
50%	71%	£87,041	£93,248	£87,430	£93,636	£87,960	£88,348
100%	71%						-£399,478
10%	75%	£476,590	£477,675	£476,671	£477,756	£476,750	£476,831
15%	75%	£427,855	£429,484	£427,978	£429,607	£428,097	£428,219
20%	75%	£379,122	£381,294	£379,285	£381,457	£379,443	£379,607
25%	75%	£330,389	£333,104	£330,593	£333,308	£330,790	£330,994
30%	75%	£281,655	£284,913	£281,900	£285,159	£282,138	£282,382
35%	75%	£232,922	£236,724	£233,207	£237,009	£233,485	£233,770
40%	75%	£184,189	£188,533	£184,515	£188,859	£184,832	£185,158
45%	75%	£135,455	£140,343	£135,822	£140,709	£136,178	£136,546
50%	75%	£86,722	£92,152	£87,129	£92,560	£87,525	£87,932
10%	60%	£476,858	£478,596	£476,923	£478,661	£477,115	£477,180
15%	60%	£428,259	£430,866	£428,357	£430,963	£428,645	£428,742
20%	60%	£379,661	£383,136	£379,791	£383,267	£380,174	£380,305
25%	60%	£331,061	£335,405	£331,225	£335,569	£331,705	£331,868
30%	60%	£282,462	£287,676	£282,658	£287,872	£283,234	£283,430
35%	60%	£233,863	£239,945	£234,091	£240,174	£234,763	£234,992
40%	60%	£185,265	£192,216	£185,526	£192,477	£186,293	£186,554
45%	60%	£136,666	£144,485	£136,959	£144,779	£137,822	£138,116
50%	60%	£88.067	£96.756	£88 393	£97.081	£89.353	£89.679

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£677,306	£677,306	£677,306	£677,306	£677,306	£677,306
10%	71%	£579,903	£581,144	£579,981	£581,222	£580,086	£580,165
15%	71%	£531,202	£533,063	£531,318	£533,180	£531,477	£531,594
20%	71%	£482,501	£484,982	£482,655	£485,138	£482,868	£483,023
25%	71%	£433,799	£436,902	£433,993	£437,096	£434,258	£434,452
30%	71%	£385,097	£388,821	£385,330	£389,054	£385,649	£385,882
35%	71%	£336,396	£340,741	£336,668	£341,012	£337,039	£337,311
40%	71%	£287,695	£292,660	£288,005	£292,970	£288,429	£288,741
45%	71%	£238,993	£244,579	£239,343	£244,928	£239,820	£240,169
50%	71%	£190,291	£196,498	£190,680	£196,886	£191,210	£191,598
100%	71%		-£286,258				-£296,228
10%	75%	£579,840	£580,925	£579,921	£581,006	£580,000	£580,081
15%	75%	£531,105	£532,734	£531,228	£532,857	£531,347	£531,469
20%	75%	£482,372	£484,544	£482,535	£484,707	£482,693	£482,857
25%	75%	£433,639	£436,354	£433,843	£436,558	£434,040	£434,244
30%	75%	£384,905	£388,163	£385,150	£388,409	£385,388	£385,632
35%	75%	£336,172	£339,974	£336,457	£340,259	£336,735	£337,020
40%	75%	£287,439	£291,783	£287,765	£292,109	£288,082	£288,408
45%	75%	£238,705	£243,593	£239,072	£243,959	£239,428	£239,796
50%	75%	£189,972	£195,402	£190,379	£195,810	£190,775	£191,182
10%	60%	£580,108	£581,846	£580,173	£581,911	£580,365	£580,430
15%	60%	£531,509	£534,116	£531,607	£534,213	£531,895	£531,992
20%	60%	£482,911	£486,386	£483,041	£486,517	£483,424	£483,555
25%	60%	£434,311	£438,655	£434,475	£438,819	£434,955	£435,118
30%	60%	£385,712	£390,926	£385,908	£391,122	£386,484	£386,680
35%	60%	£337,113	£343,195	£337,341	£343,424	£338,013	£338,242
40%	60%	£288,515	£295,466	£288,776	£295,727	£289,543	£289,804
45%	60%	£239,916	£247,735	£240,209	£248,029	£241,072	£241,366
50%	60%	£191.317	£200.006	£191.643	£200.331	£192.603	£192,929

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£782,456	£782,456	£782,456	£782,456	£782,456	£782,456
10%	71%	£685,053	£686,294	£685,131	£686,372	£685,236	£685,315
15%	71%	£636,352	£638,213	£636,468	£638,330	£636,627	£636,744
20%	71%	£587,651	£590,132	£587,805	£590,288	£588,018	£588,173
25%	71%	£538,949	£542,052	£539,143	£542,246	£539,408	£539,602
30%	71%	£490,247	£493,971	£490,480	£494,204	£490,799	£491,032
35%	71%	£441,546	£445,891	£441,818	£446,162	£442,189	£442,461
40%	71%	£392,845	£397,810	£393,155	£398,120	£393,579	£393,891
45%	71%	£344,143	£349,729	£344,493	£350,078	£344,970	£345,319
50%	71%	£295,441	£301,648	£295,830	£302,036	£296,360	£296,748
100%	71%						-£191,078
10%	75%	£684,990	£686,075	£685,071	£686,156	£685,150	£685,231
15%	75%	£636,255	£637,884	£636,378	£638,007	£636,497	£636,619
20%	75%	£587,522	£589,694	£587,685	£589,857	£587,843	£588,007
25%	75%	£538,789	£541,504	£538,993	£541,708	£539,190	£539,394
30%	75%	£490,055	£493,313	£490,300	£493,559	£490,538	£490,782
35%	75%	£441,322	£445,124	£441,607	£445,409	£441,885	£442,170
40%	75%	£392,589	£396,933	£392,915	£397,259	£393,232	£393,558
45%	75%	£343,855	£348,743	£344,222	£349,109	£344,578	£344,946
50%	75%	£295,122	£300,552	£295,529	£300,960	£295,925	£296,332
10%	60%	£685,258	£686,996	£685,323	£687,061	£685,515	£685,580
15%	60%	£636,659	£639,266	£636,757	£639,363	£637,045	£637,142
20%	60%	£588,061	£591,536	£588,191	£591,667	£588,574	£588,705
25%	60%	£539,461	£543,805	£539,625	£543,969	£540,105	£540,268
30%	60%	£490,862	£496,076	£491,058	£496,272	£491,634	£491,830
35%	60%	£442,263	£448,345	£442,491	£448,574	£443,163	£443,392
40%	60%	£393,665	£400,616	£393,926	£400,877	£394,693	£394,954
45%	60%	£345,066	£352,885	£345,359	£353,179	£346,222	£346,516
50%	60%	£296.467	£305.156	£296,793	£305,481	£297.753	£298.079

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£570,866	£570,866	£570,866	£570,866	£570,866	£570,866
10%	71%	£473,463	£474,704	£473,541	£474,782	£473,646	£473,725
15%	71%	£424,762	£426,623	£424,878	£426,740	£425,037	£425,154
20%	71%	£376,061	£378,542	£376,215	£378,698	£376,428	£376,583
25%	71%	£327,359	£330,462	£327,553	£330,656	£327,818	£328,012
30%	71%	£278,657	£282,381	£278,890	£282,614	£279,209	£279,442
35%	71%	£229,956	£234,301	£230,228	£234,572	£230,599	£230,871
40%	71%	£181,255	£186,220	£181,565	£186,530	£181,989	£182,301
45%	71%	£132,553	£138,139	£132,903	£138,488	£133,380	£133,729
50%	71%	£83,851	£90,058	£84,240	£90,446	£84,770	£85,158
100%	71%		-£392,698				
10%	75%	£473,400	£474,485	£473,481	£474,566	£473,560	£473,641
15%	75%	£424,665	£426,294	£424,788	£426,417	£424,907	£425,029
20%	75%	£375,932	£378,104	£376,095	£378,267	£376,253	£376,417
25%	75%	£327,199	£329,914	£327,403	£330,118	£327,600	£327,804
30%	75%	£278,465	£281,723	£278,710	£281,969	£278,948	£279,192
35%	75%	£229,732	£233,534	£230,017	£233,819	£230,295	£230,580
40%	75%	£180,999	£185,343	£181,325	£185,669	£181,642	£181,968
45%	75%	£132,265	£137,153	£132,632	£137,519	£132,988	£133,356
50%	75%	£83,532	£88,962	£83,939	£89,370	£84,335	£84,742
10%	60%	£473,668	£475,406	£473,733	£475,471	£473,925	£473,990
15%	60%	£425,069	£427,676	£425,167	£427,773	£425,455	£425,552
20%	60%	£376,471	£379,946	£376,601	£380,077	£376,984	£377,115
25%	60%	£327,871	£332,215	£328,035	£332,379	£328,515	£328,678
30%	60%	£279,272	£284,486	£279,468	£284,682	£280,044	£280,240
35%	60%	£230,673	£236,755	£230,901	£236,984	£231,573	£231,802
40%	60%	£182,075	£189,026	£182,336	£189,287	£183,103	£183,364
45%	60%	£133,476	£141,295	£133,769	£141,589	£134,632	£134,926
50%	60%	£84,877	£93,566	£85,203	£93,891	£86.163	£86,489

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£715,556	£715,556	£715,556	£715,556	£715,556	£715,556
10%	71%	£618,153	£619,394	£618,231	£619,472	£618,336	£618,415
15%	71%	£569,452	£571,313	£569,568	£571,430	£569,727	£569,844
20%	71%	£520,751	£523,232	£520,905	£523,388	£521,118	£521,273
25%	71%	£472,049	£475,152	£472,243	£475,346	£472,508	£472,702
30%	71%	£423,347	£427,071	£423,580	£427,304	£423,899	£424,132
35%	71%	£374,646	£378,991	£374,918	£379,262	£375,289	£375,561
40%	71%	£325,945	£330,910	£326,255	£331,220	£326,679	£326,991
45%	71%	£277,243	£282,829	£277,593	£283,178	£278,070	£278,419
50%	71%	£228,541	£234,748	£228,930	£235,136	£229,460	£229,848
100%	71%		-£248,008				-£257,978
10%	75%	£618,090	£619,175	£618,171	£619,256	£618,250	£618,331
15%	75%	£569,355	£570,984	£569,478	£571,107	£569,597	£569,719
20%	75%	£520,622	£522,794	£520,785	£522,957	£520,943	£521,107
25%	75%	£471,889	£474,604	£472,093	£474,808	£472,290	£472,494
30%	75%	£423,155	£426.413	£423,400	£426.659	£423.638	£423.882
35%	75%	£374,422	£378,224	£374,707	£378,509	£374,985	£375,270
40%	75%	£325,689	£330.033	£326.015	£330.359	£326.332	£326,658
45%	75%	£276.955	£281.843	£277.322	£282,209	£277.678	£278.046
50%	75%	£228.222	£233.652	£228,629	£234.060	£229.025	£229,432
10%	60%	£618,358	£620,096	£618,423	£620,161	£618,615	£618,680
15%	60%	£569,759	£572,366	£569,857	£572,463	£570,145	£570,242
20%	60%	£521,161	£524,636	£521,291	£524,767	£521,674	£521,805
25%	60%	£472,561	£476,905	£472,725	£477,069	£473,205	£473,368
30%	60%	£423,962	£429,176	£424,158	£429,372	£424,734	£424,930
35%	60%	£375,363	£381,445	£375,591	£381,674	£376,263	£376,492
40%	60%	£326,765	£333,716	£327,026	£333,977	£327,793	£328,054
45%	60%	£278,166	£285,985	£278,459	£286,279	£279,322	£279,616
50%	60%	£229.567	£238.256	£229.893	£238.581	£230.853	£231,179

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£782,456	£782,456	£782,456	£782,456	£782,456	£782,456
10%	71%	£685,053	£686,294	£685,131	£686,372	£685,236	£685,315
15%	71%	£636,352	£638,213	£636,468	£638,330	£636,627	£636,744
20%	71%	£587,651	£590,132	£587,805	£590,288	£588,018	£588,173
25%	71%	£538,949	£542,052	£539,143	£542,246	£539,408	£539,602
30%	71%	£490,247	£493,971	£490,480	£494,204	£490,799	£491,032
35%	71%	£441,546	£445,891	£441,818	£446,162	£442,189	£442,461
40%	71%	£392,845	£397,810	£393,155	£398,120	£393,579	£393,891
45%	71%	£344,143	£349,729	£344,493	£350,078	£344,970	£345,319
50%	71%	£295,441	£301,648	£295,830	£302,036	£296,360	£296,748
100%	71%	-£193,737	-£181,108	-£192,947	-£180,317	-£191,869	-£191,078
10%	75%	£684,990	£686,075	£685,071	£686,156	£685,150	£685,231
15%	75%	£636,255	£637,884	£636,378	£638,007	£636,497	£636,619
20%	75%	£587,522	£589,694	£587,685	£589,857	£587,843	£588,007
25%	75%	£538,789	£541,504	£538,993	£541,708	£539,190	£539,394
30%	75%	£490,055	£493,313	£490,300	£493,559	£490,538	£490,782
35%	75%	£441,322	£445,124	£441,607	£445,409	£441,885	£442,170
40%	75%	£392,589	£396,933	£392,915	£397,259	£393,232	£393,558
45%	75%	£343,855	£348,743	£344,222	£349,109	£344,578	£344,946
50%	75%	£295,122	£300,552	£295,529	£300,960	£295,925	£296,332
10%	60%	£685,258	£686,996	£685.323	£687.061	£685.515	£685,580
15%	60%	£636,659	£639,266	£636,757	£639,363	£637,045	£637,142
20%	60%	£588,061	£591,536	£588,191	£591,667	£588,574	£588,705
25%	60%	£539,461	£543,805	£539,625	£543,969	£540,105	£540,268
30%	60%	£490.862	£496.076	£491.058	£496,272	£491.634	£491.830
35%	60%	£442,263	£448,345	£442,491	£448,574	£443,163	£443,392
40%	60%	£393,665	£400.616	£393,926	£400.877	£394,693	£394,954
45%	60%	£345,066	£352,885	£345,359	£353,179	£346,222	£346,516
E09/	60%	£20£ 4£7	£20E 1EE	£20£ 702	£205.494	£207.7E2	£209.070

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T17 - 1 Unit Development

	CIL Zone	1
	Value Area	Med
nflation		0%
lation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£481,450	£481,450	£481,450	£481,450	£481,450	£481,450
10%	71%	£420,880	£422,120	£421,010	£422,250	£421,055	£421,185
15%	71%	£390,595	£392,457	£390,789	£392,651	£390,858	£391,053
20%	71%	£360,309	£362,792	£360,568	£363,051	£360,662	£360,921
25%	71%	£330,025	£333,128	£330,348	£333,451	£330,465	£330,788
30%	71%	£299,740	£303,463	£300,128	£303,852	£300,268	£300,656
35%	71%	£269,455	£273,799	£269,908	£274,252	£270,070	£270,524
40%	71%	£239,170	£244,135	£239,687	£244,653	£239,873	£240,392
45%	71%	£208,884	£214,470	£209,467	£215,052	£209,677	£210,259
50%	71%	£178,600	£184,806	£179,247	£185,453	£179,480	£180,127
100%	71%	-£126,425	-£113,795	-£125,107	-£112,477	-£124,634	-£123,317
10%	75%	£420,813	£421,899	£420,949	£422,035	£420,967	£421,103
15%	75%	£390,495	£392,124	£390,699	£392,327	£390,726	£390,929
20%	75%	£360,176	£362,349	£360,448	£362,621	£360,485	£360,757
25%	75%	£329,858	£332,573	£330,198	£332,913	£330,243	£330,583
30%	75%	£299,540	£302,798	£299,947	£303,206	£300,001	£300,410
35%	75%	£269,221	£273,023	£269,698	£273,498	£269,761	£270,236
40%	75%	£238.903	£243.247	£239.447	£243.792	£239.519	£240.063
45%	75%	£208,584	£213,472	£209,197	£214,084	£209,278	£209,889
50%	75%	£178,266	£183,697	£178,946	£184,377	£179,036	£179,717
10%	60%	£421,092	£422,831	£421,202	£422,940	£421,340	£421,449
15%	60%	£390,914	£393,521	£391,077	£393,684	£391,284	£391,447
20%	60%	£360,736	£364,212	£360,953	£364,429	£361,229	£361,446
25%	60%	£330,558	£334,902	£330,829	£335,174	£331,174	£331,445
30%	60%	£300,380	£305,593	£300,706	£305,919	£301,119	£301,445
35%	60%	£270,201	£276,283	£270,582	£276,663	£271,064	£271,444
40%	60%	£240,023	£246,973	£240,458	£247,409	£241,009	£241,443
45%	60%	£209,844	£217,664	£210,334	£218,153	£210,954	£211,443
50%	60%	£179.666	£188.354	£180 210	£188 899	£180 898	£181 442

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£418,550	-£418,550	-£418,550	-£418,550	-£418,550	-£418,550
10%	71%		-£477,880		-£477,750		-£478,815
15%	71%		-£507,543		-£507,349		-£508,947
20%	71%		-£537,208	-£539,432	-£536,949	-£539,338	-£539,079
25%	71%		-£566,872		-£566,549		-£569,212
30%	71%		-£596,537		-£596,148		-£599,344
35%	71%		-£626,201		-£625,748		-£629,476
40%	71%		-£655,865		-£655,347		-£659,608
45%	71%		-£685,530		-£684,948		-£689,741
50%	71%	-£721,400	-£715,194		-£714,547	-£720,520	-£719,873
100%	71%		-£1,013,795		-£1,012,477	-£1,024,634	-£1,023,317
10%	75%	-£479,187	-£478,101	-£479,051	-£477,965	-£479,033	-£478,897
15%	75%		-£507,876		-£507,673	-£509,274	-£509,071
20%	75%	-£539,824	-£537,651	-£539,552	-£537,379	-£539,515	-£539,243
25%	75%		-£567,427		-£567,087		-£569,417
30%	75%		-£597,202		-£596,794		-£599,590
35%	75%		-£626,977		-£626,502		-£629,764
40%	75%		-£656,753		-£656,208		-£659,937
45%	75%		-£686,528		-£685,916		-£690,111
50%	75%	-£721,734	-£716,303	-£721,054	-£715,623	-£720,964	-£720,283
10%	60%		-£477,169	-£478,798	-£477,060		-£478,551
15%	60%		-£506,479		-£506,316		-£508,553
20%	60%	-£539,264	-£535,788	-£539,047	-£535,571		-£538,554
25%	60%		-£565,098		-£564,826		-£568,555
30%	60%		-£594,407	-£599,294	-£594,081		-£598,555
35%	60%		-£623,717		-£623,337		-£628,556
40%	60%		-£653,027		-£652,591		-£658,557
45%	60%		-£682,336		-£681.847		-£688,557
50%	60%		-F711 646		-£711 101		-£718,558

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£241,800	-£241,800		-£241,800		-£241,800
10%	71%	-£302,370	-£301,130	-£302,240	-£301,000	-£302,195	-£302,065
15%	71%		-£330,793				-£332,197
20%	71%	-£362,941	-£360,458	-£362,682	-£360,199	-£362,588	-£362,329
25%	71%		-£390,122				-£392,462
30%	71%	-£423,510	-£419,787	-£423,122	-£419,398	-£422,982	-£422,594
35%	71%		-£449,451				-£452,726
40%	71%	-£484,080	-£479,115	-£483,563	-£478,597	-£483,377	-£482,858
45%	71%	-£514,366	-£508,780		-£508,198		-£512,991
50%	71%		-£538,444	-£544,003			-£543,123
100%	71%		-£837,045			-£847,884	-£846,567
10%	75%	-£302,437	-£301,351				-£302,147
15%	75%		-£331,126			-£332,524	-£332,321
20%	75%	-£363,074	-£360,901	-£362,802	-£360,629	-£362,765	-£362,493
25%	75%		-£390,677				-£392,667
30%	75%	-£423,710	-£420,452	-£423,303	-£420,044	-£423,249	-£422,840
35%	75%		-£450,227				-£453,014
40%	75%	-£484,347	-£480,003	-£483,803	-£479,458	-£483,731	-£483,187
45%	75%		-£509,778			-£513,972	-£513,361
50%	75%	-£544,984	-£539,553			-£544,214	-£543,533
10%	60%		-£300.419				-£301.801
15%	60%	-£332,336	-£329,729				-£331,803
20%	60%	-£362,514	-£359,038				-£361,804
25%	60%		-£388,348	-£392,421			-£391,805
30%	60%		-£417,657				-£421,805
35%	60%		-£446,967				-£451,806
40%	60%		-£476,277				-£481,807
45%	60%	-£513,406	-£505,586			-£512,296	-£511,807
50%	60%		-£534.896				-£541.808

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£65,930	£65,930	£65,930	£65,930	£65,930	£65,930
10%	71%	£5,360	£6,600	£5,490	£6,730	£5,535	£5,665
15%	71%	-£24,925	-£23,063	-£24,731	-£22,869	-£24,662	-£24,467
20%	71%	-£55,211	-£52,728	-£54,952	-£52,469	-£54,858	-£54,599
25%	71%	-£85,495	-£82,392	-£85,172	-£82,069	-£85,055	-£84,732
30%	71%	-£115,780	-£112,057	-£115,392	-£111,668	-£115,252	-£114,864
35%	71%	-£146,065	-£141,721	-£145,612	-£141,268	-£145,450	-£144,996
40%	71%		-£171,385				-£175,128
45%	71%	-£206,636	-£201,050	-£206,053	-£200,468	-£205,843	-£205,261
50%	71%		-£230.714				-£235.393
100%	71%	-£541,945	-£529,315	-£540,627		-£540,154	-£538,837
10%	75%	£5,293	£6.379	£5.429	£6.515	£5.447	£5.583
15%	75%	-£25,025	-£23,396	-£24,821	-£23,193	-£24,794	-£24,591
20%	75%	-£55.344	-£53.171	-£55.072	-£52.899	-£55.035	-£54,763
25%	75%	-£85,662	-£82,947	-£85,322	-£82,607	-£85,277	-£84,937
30%	75%	-£115.980	-£112.722	-£115.573	-£112.314	-£115.519	-£115.110
35%	75%	-£146,299	-£142,497	-£145,822	-£142,022	-£145,759	-£145,284
40%	75%		-£172.273		-£171,728		-£175.457
45%	75%		-£202,048				-£205,631
50%	75%	-£237,254	-£231,823	-£236,574		-£236,484	-£235,803
10%	60%	£5,572	£7,311	£5,682	£7,420	£5,820	£5,929
15%	60%	-£24,606	-£21,999	-£24,443	-£21,836	-£24,236	-£24,073
20%	60%	-£54.784	-£51.308	-£54.567	-£51.091	-£54.291	-£54.074
25%	60%	-£84,962	-£80,618	-£84,691	-£80,346	-£84,346	-£84,075
30%	60%	-£115.140	-£109.927	-£114.814	-£109.601	-£114.401	-£114.075
35%	60%	-£145,319	-£139,237	-£144,938	-£138,857	-£144,456	-£144,076
40%	60%	-£175.497	-£168,547	-£175.062	-£168.111	-£174.511	-£174.077
45%	60%		-£197.856		-£197.367		-£204.077

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£205,210	£205,210	£205,210	£205,210	£205,210	£205,210
10%	71%	£144,640	£145,880	£144,770	£146,010	£144,815	£144,945
15%	71%	£114,355	£116,217	£114,549	£116,411	£114,618	£114,813
20%	71%	£84,069	£86,552	£84,328	£86,811	£84,422	£84,681
25%	71%	£53,785	£56,888	£54,108	£57,211	£54,225	£54,548
30%	71%	£23,500	£27,223	£23,888	£27,612	£24,028	£24,416
35%	71%	-£6,785	-£2,441	-£6,332	-£1,988	-£6,170	-£5,716
40%	71%	-£37,070	-£32,105	-£36,553	-£31,587	-£36,367	-£35,848
45%	71%	-£67.356	-£61,770	-£66.773	-£61.188	-£66.563	-£65,981
50%	71%	-£97,640	-£91,434	-£96,993	-£90,787	-£96,760	-£96,113
100%	71%					-£400.874	-£399.557
10%	75%	£144,573	£145,659	£144,709	£145,795	£144,727	£144,863
15%	75%	£114.255	£115.884	£114.459	£116.087	£114.486	£114,689
20%	75%	£83.936	£86.109	£84.208	£86.381	£84.245	£84.517
25%	75%	£53.618	£56.333	£53.958	£56,673	£54.003	£54,343
30%	75%	£23,300	£26.558	£23,707	£26,966	£23.761	£24.170
35%	75%	-£7.019	-£3.217	-£6.542	-£2,742	-£6.479	-£6.004
40%	75%	-£37.337	-£32.993	-£36.793	-£32.448	-£36.721	-£36.177
45%	75%	-£67.656	-£62.768	-£67.043	-£62.156	-£66.962	-£66.351
50%	75%	-£97,974	-£92,543	-£97,294	-£91,863	-£97,204	-£96,523
10%	60%	£144.852	£146,591	£144.962	£146,700	£145.100	£145,209
15%	60%	£114.674	£117,281	£114.837	£117.444	£115.044	£115,207
20%	60%	£84.496	£87.972	£84,713	£88,189	£84.989	£85,206
25%	60%	£54,318	£58,662	£54,589	£58,934	£54,934	£55,205
30%	60%	£24.140	£29.353	£24,466	£29,679	£24.879	£25,205
35%	60%	-£6,039	£43	-£5,658	£423	-£5,176	-£4,796
40%	60%	-£36.217	-£29.267	-£35.782	-£28.831	-£35,231	-£34,797
45%	60%	-£66.396	-£58,576	-£65.906	-£58.087	-£65.286	-£64.797
50%	60%	-£96.574	-F87 886	-£96 030	-£87.341	-£95.342	-£94 798

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£308,460	£308,460	£308,460	£308,460	£308,460	£308,460
10%	71%	£247,890	£249,130	£248,020	£249,260	£248,065	£248,195
15%	71%	£217,605	£219,467	£217,799	£219,661	£217,868	£218,063
20%	71%	£187,319	£189,802	£187,578	£190,061	£187,672	£187,931
25%	71%	£157,035	£160,138	£157,358	£160,461	£157,475	£157,798
30%	71%	£126,750	£130,473	£127,138	£130,862	£127,278	£127,666
35%	71%	£96,465	£100,809	£96,918	£101,262	£97,080	£97,534
40%	71%	£66,180	£71,145	£66,697	£71,663	£66,883	£67,402
45%	71%	£35,894	£41,480	£36,477	£42,062	£36,687	£37,269
50%	71%	£5,610	£11,816	£6,257	£12,463	£6,490	£7,137
100%	71%		-£286,785			-£297,624	-£296,307
10%	75%	£247,823	£248,909	£247,959	£249,045	£247,977	£248,113
15%	75%	£217,505	£219,134	£217,709	£219,337	£217,736	£217,939
20%	75%	£187,186	£189,359	£187,458	£189,631	£187,495	£187,767
25%	75%	£156,868	£159,583	£157,208	£159,923	£157,253	£157,593
30%	75%	£126,550	£129,808	£126,957	£130,216	£127,011	£127,420
35%	75%	£96,231	£100,033	£96,708	£100,508	£96,771	£97,246
40%	75%	£65,913	£70,257	£66,457	£70,802	£66,529	£67,073
45%	75%	£35,594	£40,482	£36,207	£41,094	£36,288	£36,899
50%	75%	£5,276	£10,707	£5,956	£11,387	£6,046	£6,727
10%	60%	£248,102	£249,841	£248,212	£249,950	£248,350	£248,459
15%	60%	£217,924	£220,531	£218,087	£220,694	£218,294	£218,457
20%	60%	£187,746	£191,222	£187,963	£191,439	£188,239	£188,456
25%	60%	£157,568	£161,912	£157,839	£162,184	£158,184	£158,455
30%	60%	£127,390	£132,603	£127,716	£132,929	£128,129	£128,455
35%	60%	£97,211	£103,293	£97,592	£103,673	£98,074	£98,454
40%	60%	£67,033	£73,983	£67,468	£74,419	£68,019	£68,453
45%	60%	£36,854	£44,674	£37,344	£45,163	£37,964	£38,453
50%	60%	£6.676	£15.364	£7.220	£15,909	£7.908	£8,452

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£413,610	£413,610	£413,610	£413,610	£413,610	£413,610
10%	71%	£353,040	£354,280	£353,170	£354,410	£353,215	£353,345
15%	71%	£322,755	£324,617	£322,949	£324,811	£323,018	£323,213
20%	71%	£292,469	£294,952	£292,728	£295,211	£292,822	£293,081
25%	71%	£262,185	£265,288	£262,508	£265,611	£262,625	£262,948
30%	71%	£231,900	£235,623	£232,288	£236,012	£232,428	£232,816
35%	71%	£201,615	£205,959	£202,068	£206,412	£202,230	£202,684
40%	71%	£171,330	£176,295	£171,847	£176,813	£172,033	£172,552
45%	71%	£141,044	£146,630	£141,627	£147,212	£141,837	£142,419
50%	71%	£110,760	£116,966	£111,407	£117,613	£111,640	£112,287
100%	71%	-£194.265	-£181.635	-£192.947		-£192.474	-£191.157
10%	75%	£352,973	£354,059	£353,109	£354,195	£353,127	£353,263
15%	75%	£322.655	£324,284	£322.859	£324,487	£322.886	£323,089
20%	75%	£292,336	£294,509	£292,608	£294,781	£292,645	£292,917
25%	75%	£262.018	£264,733	£262.358	£265.073	£262,403	£262.743
30%	75%	£231,700	£234,958	£232,107	£235,366	£232,161	£232,570
35%	75%	£201.381	£205,183	£201.858	£205,658	£201.921	£202.396
40%	75%	£171,063	£175,407	£171,607	£175,952	£171,679	£172,223
45%	75%	£140.744	£145.632	£141.357	£146,244	£141.438	£142.049
50%	75%	£110,426	£115,857	£111,106	£116,537	£111,196	£111,877
10%	60%	£353,252	£354,991	£353.362	£355,100	£353,500	£353,609
15%	60%	£323,074	£325,681	£323,237	£325,844	£323,444	£323,607
20%	60%	£292.896	£296,372	£293.113	£296,589	£293,389	£293,606
25%	60%	£262,718	£267,062	£262,989	£267,334	£263,334	£263,605
30%	60%	£232,540	£237,753	£232,866	£238,079	£233,279	£233,605
35%	60%	£202,361	£208,443	£202,742	£208,823	£203,224	£203,604
40%	60%	£172,183	£179,133	£172,618	£179,569	£173,169	£173,603
45%	60%	£142,004	£149,824	£142,494	£150,313	£143,114	£143,603
50%	60%	£111,826	£120,514	£112,370	£121,059	£113,058	£113,602

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£202,020	£202,020	£202,020	£202,020	£202,020	£202,020
10%	71%	£141,450	£142,690	£141,580	£142,820	£141,625	£141,755
15%	71%	£111,165	£113,027	£111,359	£113,221	£111,428	£111,623
20%	71%	£80,879	£83,362	£81,138	£83,621	£81,232	£81,491
25%	71%	£50,595	£53,698	£50,918	£54,021	£51,035	£51,358
30%	71%	£20,310	£24,033	£20,698	£24,422	£20,838	£21,226
35%	71%	-£9,975	-£5,631	-£9,522	-£5,178	-£9,360	-£8,906
40%	71%	-£40,260	-£35,295	-£39,743	-£34,777	-£39,557	-£39,038
45%	71%	-£70,546	-£64,960	-£69,963	-£64,378	-£69,753	-£69,171
50%	71%	-£100,830	-£94,624	-£100,183	-£93,977	-£99,950	-£99,303
100%	71%		-£393,225		-£391.907	-£404.064	-£402.747
10%	75%	£141,383	£142,469	£141,519	£142,605	£141,537	£141,673
15%	75%	£111.065	£112.694	£111.269	£112.897	£111.296	£111.499
20%	75%	£80,746	£82,919	£81,018	£83,191	£81,055	£81,327
25%	75%	£50.428	£53,143	£50.768	£53.483	£50.813	£51.153
30%	75%	£20,110	£23,368	£20,517	£23,776	£20,571	£20,980
35%	75%	-£10.209	-£6.407	-£9.732	-£5.932	-£9.669	-£9.194
40%	75%	-£40,527	-£36,183	-£39,983	-£35,638	-£39,911	-£39,367
45%	75%	-£70.846	-£65.958	-£70.233	-£65.346	-£70.152	-£69.541
50%	75%	-£101,164	-£95,733	-£100,484	-£95,053	-£100,394	-£99,713
10%	60%	£141.662	£143,401	£141.772	£143.510	£141.910	£142.019
15%	60%	£111,484	£114,091	£111,647	£114,254	£111,854	£112,017
20%	60%	£81.306	£84,782	£81.523	£84.999	£81.799	£82.016
25%	60%	£51,128	£55,472	£51,399	£55,744	£51,744	£52,015
30%	60%	£20,950	£26,163	£21,276	£26,489	£21,689	£22,015
35%	60%	-£9,229	-£3,147	-£8,848	-£2,767	-£8,366	-£7,986
40%	60%	-£39,407	-£32,457	-£38,972	-£32,021	-£38,421	-£37,987
45%	60%	-£69,586	-£61,766	-£69,096	-£61,277	-£68,476	-£67,987
50%	60%	-£99.764	-£91.076	-£99.220	-£90.531	-£98.532	-£97.988

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£346,710	£346,710	£346,710	£346,710	£346,710	£346,710
10%	71%	£286,140	£287,380	£286,270	£287,510	£286,315	£286,445
15%	71%	£255,855	£257,717	£256,049	£257,911	£256,118	£256,313
20%	71%	£225,569	£228,052	£225,828	£228,311	£225,922	£226,181
25%	71%	£195,285	£198,388	£195,608	£198,711	£195,725	£196,048
30%	71%	£165,000	£168,723	£165,388	£169,112	£165,528	£165,916
35%	71%	£134,715	£139,059	£135,168	£139,512	£135,330	£135,784
40%	71%	£104,430	£109,395	£104,947	£109,913	£105,133	£105,652
45%	71%	£74,144	£79,730	£74,727	£80,312	£74,937	£75,519
50%	71%	£43,860	£50,066	£44,507	£50,713	£44,740	£45,387
100%	71%	-£261,165	-£248,535	-£259,847	-£247,217	-£259,374	-£258,057
10%	75%	£286,073	£287,159	£286,209	£287,295	£286,227	£286,363
15%	75%	£255,755	£257,384	£255,959	£257,587	£255,986	£256,189
20%	75%	£225,436	£227,609	£225,708	£227,881	£225,745	£226,017
25%	75%	£195,118	£197,833	£195,458	£198,173	£195,503	£195,843
30%	75%	£164,800	£168,058	£165,207	£168,466	£165,261	£165,670
35%	75%	£134,481	£138,283	£134,958	£138,758	£135,021	£135,496
40%	75%	£104,163	£108,507	£104,707	£109,052	£104,779	£105,323
45%	75%	£73,844	£78,732	£74,457	£79,344	£74,538	£75,149
50%	75%	£43,526	£48,957	£44,206	£49,637	£44,296	£44,977
10%	60%	£286,352	£288,091	£286,462	£288,200	£286,600	£286,709
15%	60%	£256,174	£258,781	£256,337	£258,944	£256,544	£256,707
20%	60%	£225,996	£229,472	£226,213	£229,689	£226,489	£226,706
25%	60%	£195,818	£200,162	£196,089	£200,434	£196,434	£196,705
30%	60%	£165,640	£170,853	£165,966	£171,179	£166,379	£166,705
35%	60%	£135,461	£141,543	£135,842	£141,923	£136,324	£136,704
40%	60%	£105,283	£112,233	£105,718	£112,669	£106,269	£106,703
45%	60%	£75,104	£82,924	£75,594	£83,413	£76,214	£76,703
50%	60%	£44,926	£53,614	£45,470	£54,159	£46,158	£46,702

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£413,610	£413,610	£413,610	£413,610	£413,610	£413,610
10%	71%	£353,040	£354,280	£353,170	£354,410	£353,215	£353,345
15%	71%	£322,755	£324,617	£322,949	£324,811	£323,018	£323,213
20%	71%	£292,469	£294,952	£292,728	£295,211	£292,822	£293,081
25%	71%	£262,185	£265,288	£262,508	£265,611	£262,625	£262,948
30%	71%	£231,900	£235,623	£232,288	£236,012	£232,428	£232,816
35%	71%	£201,615	£205,959	£202,068	£206,412	£202,230	£202,684
40%	71%	£171.330	£176.295	£171.847	£176.813	£172.033	£172.552
45%	71%	£141,044	£146,630	£141,627	£147,212	£141,837	£142,419
50%	71%	£110.760	£116,966	£111.407	£117.613	£111.640	£112,287
100%	71%		-£181,635			-£192,474	-£191,157
10%	75%	£352.973	£354.059	£353.109	£354.195	£353.127	£353,263
15%	75%	£322,655	£324,284	£322,859	£324,487	£322,886	£323,089
20%	75%	£292.336	£294.509	£292.608	£294.781	£292.645	£292.917
25%	75%	£262,018	£264,733	£262,358	£265,073	£262,403	£262,743
30%	75%	£231.700	£234.958	£232.107	£235.366	£232.161	£232,570
35%	75%	£201,381	£205,183	£201,858	£205,658	£201,921	£202,396
40%	75%	£171.063	£175,407	£171.607	£175.952	£171.679	£172,223
45%	75%	£140,744	£145,632	£141,357	£146,244	£141,438	£142,049
50%	75%	£110.426	£115.857	£111.106	£116.537	£111.196	£111.877
10%	60%	£353,252	£354.991	£353.362	£355.100	£353,500	£353,609
15%	60%	£323,074	£325,681	£323,237	£325,844	£323,444	£323,607
20%	60%	£292.896	£296.372	£293.113	£296.589	£293,389	£293,606
25%	60%	£262,718	£267,062	£262,989	£267,334	£263,334	£263,605
30%	60%	£232.540	£237.753	£232.866	£238.079	£233.279	£233,605
35%	60%	£202.361	£208,443	£202.742	£208.823	£203.224	£203,604
40%	60%	£172.183	£179.133	£172,618	£179.569	£173,169	£173,603
45%	60%	£142.004	£149.824	£142.494	£150.313	£143.114	£143,603
50%	60%	£111.826	£120 514	£112 370	£121.059	£113.058	£113.602

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
177 - 1 Unit Development

	CIL Zone	1
	Value Area	Low
Sales value inflation		09
Build cost inflation		03

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£359,315	£359,315	£359,315	£359,315	£359,315	£359,315
10%	71%	£310,873	£312,115	£311,088	£312,329	£311,049	£311,264
15%	71%	£286,652	£288,515	£286,975	£288,836	£286,917	£287,239
20%	71%	£262,432	£264,914	£262,861	£265,343	£262,784	£263,213
25%	71%	£238,211	£241,314	£238,748	£241,850	£238,651	£239,188
30%	71%	£213,990	£217,714	£214,634	£218,357	£214,518	£215,161
35%	71%	£189,769	£194,113	£190,520	£194,864	£190,385	£191,136
40%	71%	£165.548	£170.513	£166.407	£171.371	£166.253	£167.110
45%	71%	£141,328	£146,913	£142,293	£147,879	£142,120	£143,085
50%	71%	£117.107	£123.313	£118.179	£124.386	£117.987	£119.060
100%	71%	-£127,291	-£114,661	-£125,107	-£112,477	-£125,499	-£123,317
10%	75%	£310.802	£311.888	£311.028	£312.114	£310.956	£311.182
15%	75%	£286,546	£288,175	£286,885	£288,514	£286,777	£287,116
20%	75%	£262,290	£264,462	£262.741	£264.913	£262.598	£263.049
25%	75%	£238,034	£240,749	£238,597	£241,313	£238,419	£238,982
30%	75%	£213,777	£217.036	£214.453	£217,711	£214.240	£214.915
35%	75%	£189.521	£193.323	£190.310	£194.111	£190.060	£190.848
40%	75%	£165.265	£169.609	£166.166	£170.510	£165.881	£166.782
45%	75%	£141,009	£145,896	£142,023	£146,910	£141,701	£142,715
50%	75%	£116,753	£122,182	£117,879	£123,309	£117,522	£118,649
10%	60%	£311,101	£312,838	£311,281	£313,019	£311,347	£311,527
15%	60%	£286.993	£289.599	£287,263	£289.870	£287.363	£287.633
20%	60%	£262,886	£266,361	£263,246	£266,722	£263,379	£263,739
25%	60%	£238,778	£243.122	£239,229	£243.574	£239.394	£239,845
30%	60%	£214,671	£219,884	£215,212	£220,425	£215,410	£215,951
35%	60%	£190.563	£196.645	£191.194	£197.276	£191.426	£192.056
40%	60%	£166,456	£173,407	£167,177	£174,127	£167,441	£168,163
45%	60%	£142.349	£150.169	£143.160	£150.979	£143.457	£144.269
50%	60%	£118.241	£126.930	£119,142	£127.831	£119.473	£120.374

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£540,685	-£540,685	-£540,685	-£540,685	-£540,685	-£540,685
10%	71%	-£589,127	-£587,885		-£587,671		-£588,736
15%	71%	-£613,348	-£611,485		-£611,164		
20%	71%	-£637,568	-£635,086	-£637,139	-£634,657	-£637,216	-£636,787
25%	71%	-£661,789	-£658,686		-£658,150		
30%	71%	-£686,010	-£682,286	-£685,366	-£681,643	-£685,482	-£684,839
35%	71%	-£710,231	-£705,887		-£705,136		
40%	71%	-£734,452	-£729,487	-£733,593	-£728,629	-£733,747	-£732,890
45%	71%	-£758,672	-£753,087		-£752,121		
50%	71%	-£782,893	-£776,687	-£781,821	-£775,614	-£782,013	-£780,940
100%	71%	-£1,027,291	-£1,014,661		-£1,012,477		
10%	75%	-£589,198	-£588,112	-£588,972	-£587,886	-£589,044	-£588,818
15%	75%	-£613,454	-£611,825		-£611,486		
20%	75%	-£637,710	-£635,538	-£637,259	-£635,087	-£637,402	-£636,951
25%	75%	-£661,966	-£659,251	-£661,403	-£658,687	-£661,581	-£661,018
30%	75%	-£686,223	-£682,964		-£682,289		
35%	75%	-£710,479	-£706,677	-£709,690	-£705,889	-£709,940	-£709,152
40%	75%	-£734,735	-£730,391	-£733,834	-£729,490	-£734,119	-£733,218
45%	75%	-£758,991	-£754,104	-£757,977	-£753,090	-£758,299	-£757,285
50%	75%	-£783,247	-£777,818		-£776,691		
10%	60%	-£588,899	-£587,162		-£586,981		
15%	60%	-£613,007	-£610,401		-£610,130		
20%	60%	-£637,114	-£633,639	-£636,754	-£633,278	-£636,621	-£636,261
25%	60%	-£661,222	-£656,878		-£656,426		
30%	60%	-£685,329	-£680,116		-£679,575	-£684,590	
35%	60%	-£709,437	-£703,355		-£702,724	-£708,574	
40%	60%	-F733 544	-£726.593		-£725.873		

Residual Land values com Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£363,935	-£363,935				
10%	71%	-£412,377	-£411,135	-£412,162	-£410,921	-£412,201	-£411,986
15%	71%	-£436,598	-£434,735		-£434,414		
20%	71%	-£460,818	-£458,336				
25%	71%	-£485,039	-£481,936				
30%	71%	-£509,260	-£505,536	-£508,616	-£504,893		-£508,089
35%	71%	-£533,481	-£529,137				-£532,114
40%	71%	-£557,702	-£552,737				-£556,140
45%	71%	-£581,922	-£576,337				
50%	71%	-£606,143	-£599,937		-£598,864		
100%	71%	-£850,541	-£837,911				
10%	75%	-£412,448	-£411,362		-£411,136	-£412,294	
15%	75%	-£436.704	-£435.075		-£434,736		-£436.134
20%	75%	-£460,960	-£458,788	-£460,509	-£458,337	-£460,652	-£460,201
25%	75%	-£485,216	-£482,501				
30%	75%	-£509,473	-£506,214				
35%	75%	-£533.729	-£529.927				
40%	75%	-£557,985	-£553,641	-£557,084	-£552,740	-£557,369	-£556,468
45%	75%	-£582,241	-£577,354				
50%	75%	-£606,497	-£601,068		-£599,941	-£605,728	-£604,601
10%	60%	-£412,149	-£410,412				
15%	60%	-£436,257	-£433,651	-£435,987	-£433,380	-£435,887	-£435,617
20%	60%	-£460,364	-£456,889				
25%	60%	-£484,472	-£480,128	-£484,021	-£479,676	-£483,856	-£483,405
30%	60%	-£508,579	-£503,366	-£508,038		-£507,840	
35%	60%	-£532,687	-£526,605		-£525,974	-£531,824	-£531,194
40%	60%	-£556,794	-£549,843				
45%	60%	-£580,901	-£573,081	-£580,090	-£572,271		
50%	60%	-£605.009	-£596.320				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£56,205	-£56,205	-£56,205	-£56,205	-£56,205	-£56,205
10%	71%	-£104,647	-£103,405	-£104,432	-£103,191	-£104,471	-£104,256
15%	71%	-£128,868	-£127,005	-£128,545	-£126,684	-£128,603	-£128,281
20%	71%	-£153,088	-£150,606				
25%	71%	-£177,309	-£174,206	-£176,772	-£173,670	-£176,869	-£176,332
30%	71%	-£201,530	-£197,806				
35%	71%	-£225,751	-£221,407		-£220,656	-£225,135	-£224,384
40%	71%	-£249,972	-£245,007		-£244,149		
45%	71%	-£274,192	-£268,607		-£267,641	-£273,400	-£272,435
50%	71%	-£298,413	-£292,207		-£291,134		-£296,460
100%	71%	-£542,811	-£530,181	-£540,627		-£541,019	
10%	75%	-£104,718	-£103,632	-£104,492	-£103,406	-£104,564	-£104,338
15%	75%	-£128,974	-£127,345	-£128,635	-£127,006	-£128,743	-£128,404
20%	75%	-£153,230	-£151,058	-£152,779	-£150,607	-£152,922	-£152,471
25%	75%	-£177,486	-£174,771				
30%	75%	-£201,743	-£198,484	-£201,067	-£197,809	-£201,280	-£200,605
35%	75%	-£225,999	-£222,197				
40%	75%	-£250,255	-£245,911	-£249,354	-£245,010	-£249,639	-£248,738
45%	75%	-£274,511	-£269,624				
50%	75%	-£298,767	-£293,338	-£297,641	-£292,211	-£297,998	-£296,871
10%	60%	-£104,419	-£102,682	-£104,239	-£102,501	-£104,173	-£103,993
15%	60%	-£128,527	-£125,921	-£128,257	-£125,650	-£128,157	-£127,887
20%	60%	-£152,634	-£149,159	-£152,274	-£148,798	-£152,141	
25%	60%	-£176,742	-£172,398	-£176,291	-£171,946	-£176,126	-£175,675
30%	60%	-£200,849	-£195,636				
35%	60%	-£224,957	-£218,875	-£224,326	-£218,244	-£224,094	-£223,464
40%	60%	-£249,064	-£242,113				
45%	60%	-£273,171	-£265,351		-£264,541	-£272,063	-£271,251
50%	60%	-£297.279	-£288.590				

£90,000,000

£72,325,000

£41,552,000

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

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£186,325	£186,325	£186,325	£186,325	£186,325	£186,325
10%	71%	£137,883	£139,125	£138,098	£139,339	£138,059	£138,274
15%	71%	£113,662	£115,525	£113,985	£115,846	£113,927	£114,249
20%	71%	£89,442	£91,924	£89,871	£92,353	£89,794	£90,223
25%	71%	£65,221	£68,324	£65,758	£68,860	£65,661	£66,198
30%	71%	£41,000	£44,724	£41,644	£45,367	£41,528	£42,171
35%	71%	£16,779	£21,123	£17,530	£21,874	£17,395	£18,146
40%	71%	-£7,442	-£2,477	-£6,583	-£1,619	-£6,737	-£5,880
45%	71%	-£31,662	-£26,077	-£30,697	-£25,111	-£30,870	-£29,905
50%	71%	-£55,883	-£49,677	-£54,811	-£48,604	-£55,003	-£53,930
100%	71%	-£300,281					
10%	75%	£137,812	£138,898	£138,038	£139,124	£137,966	£138,192
15%	75%	£113,556	£115,185	£113,895	£115,524	£113,787	£114,126
20%	75%	£89,300	£91,472	£89,751	£91,923	£89,608	£90,059
25%	75%	£65,044	£67,759	£65,607	£68,323	£65,429	£65,992
30%	75%	£40,787	£44,046	£41,463	£44,721	£41,250	£41,925
35%	75%	£16,531	£20,333	£17,320	£21,121	£17,070	£17,858
40%	75%	-£7,725	-£3,381	-£6,824	-£2,480	-£7,109	-£6,208
45%	75%	-£31,981	-£27,094	-£30,967	-£26,080	-£31,289	-£30,275
50%	75%	-£56,237	-£50,808	-£55,111	-£49,681	-£55,468	-£54,341
10%	60%	£138,111	£139,848	£138,291	£140,029	£138,357	£138,537
15%	60%	£114,003	£116,609	£114,273	£116,880	£114,373	£114,643
20%	60%	£89,896	£93,371	£90,256	£93,732	£90,389	£90,749
25%	60%	£65,788	£70,132	£66,239	£70,584	£66,404	£66,855
30%	60%	£41,681	£46,894	£42,222	£47,435	£42,420	£42,961
35%	60%	£17,573	£23,655	£18,204	£24,286	£18,436	£19,066
40%	60%	-£6,534	£417	-£5,813	£1,137	-£5,549	-£4,827
45%	60%	-£30,641	-£22,821	-£29,830	-£22,011	-£29,533	-£28,721
50%	60%	-£54,749	-£46,060	-£53,848	-£45,159	-£53,517	-£52,616

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£291,475	£291,475	£291,475	£291,475	£291,475	£291,475
10%	71%	£243,033	£244,275	£243,248	£244,489	£243,209	£243,424
15%	71%	£218,812	£220,675	£219,135	£220,996	£219,077	£219,399
20%	71%	£194,592	£197,074	£195,021	£197,503	£194,944	£195,373
25%	71%	£170,371	£173,474	£170,908	£174,010	£170,811	£171,348
30%	71%	£146,150	£149,874	£146,794	£150,517	£146,678	£147,321
35%	71%	£121,929	£126,273	£122,680	£127,024	£122,545	£123,296
40%	71%	£97,708	£102,673	£98,567	£103,531	£98,413	£99,270
45%	71%	£73,488	£79,073	£74,453	£80,039	£74,280	£75,245
50%	71%	£49,267	£55,473	£50,339	£56,546	£50,147	£51,220
100%	71%	-£195,131	-£182,501				-£191,157
10%	75%	£242,962	£244,048	£243,188	£244,274	£243,116	£243,342
15%	75%	£218,706	£220,335	£219,045	£220,674	£218,937	£219,276
20%	75%	£194,450	£196,622	£194,901	£197,073	£194,758	£195,209
25%	75%	£170,194	£172,909	£170,757	£173,473	£170,579	£171,142
30%	75%	£145,937	£149,196	£146,613	£149,871	£146,400	£147,075
35%	75%	£121,681	£125,483	£122,470	£126,271	£122,220	£123,008
40%	75%	£97,425	£101,769	£98,326	£102,670	£98,041	£98,942
45%	75%	£73,169	£78,056	£74,183	£79,070	£73,861	£74,875
50%	75%	£48,913	£54,342	£50,039	£55,469	£49,682	£50,809
10%	60%	£243,261	£244,998	£243,441	£245,179	£243,507	£243,687
15%	60%	£219,153	£221,759	£219,423	£222,030	£219,523	£219,793
20%	60%	£195,046	£198,521	£195,406	£198,882	£195,539	£195,899
25%	60%	£170,938	£175,282	£171,389	£175,734	£171,554	£172,005
30%	60%	£146,831	£152,044	£147,372	£152,585	£147,570	£148,111
35%	60%	£122,723	£128,805	£123,354	£129,436	£123,586	£124,216
40%	60%	£98,616	£105,567	£99,337	£106,287	£99,601	£100,323
45%	60%	£74,509	£82,329	£75,320	£83,139	£75,617	£76,429
E00/	600/					CE4 COO	CEO EO4

£27,624,000

£17,299,000

£6,784,000

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

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£224,575	£224,575	£224,575	£224,575	£224,575	£224,575
10%	71%	£176,133	£177,375	£176,348	£177,589	£176,309	£176,524
15%	71%	£151,912	£153,775	£152,235	£154,096	£152,177	£152,499
20%	71%	£127,692	£130,174	£128,121	£130,603	£128,044	£128,473
25%	71%	£103,471	£106,574	£104,008	£107,110	£103,911	£104,448
30%	71%	£79,250	£82,974	£79,894	£83,617	£79,778	£80,421
35%	71%	£55,029	£59,373	£55,780	£60,124	£55,645	£56,396
40%	71%	£30,808	£35,773	£31,667	£36,631	£31,513	£32,370
45%	71%	£6,588	£12,173	£7,553	£13,139	£7,380	£8,345
50%	71%	-£17,633	-£11,427	-£16,561	-£10,354	-£16,753	-£15,680
100%	71%	-£262,031	-£249,401		-£247,217		
10%	75%	£176,062	£177,148	£176,288	£177,374	£176,216	£176,442
15%	75%	£151,806	£153,435	£152,145	£153,774	£152,037	£152,376
20%	75%	£127,550	£129,722	£128,001	£130,173	£127,858	£128,309
25%	75%	£103,294	£106,009	£103,857	£106,573	£103,679	£104,242
30%	75%	£79,037	£82,296	£79,713	£82,971	£79,500	£80,175
35%	75%	£54,781	£58,583	£55,570	£59,371	£55,320	£56,108
40%	75%	£30,525	£34,869	£31,426	£35,770	£31,141	£32,042
45%	75%	£6,269	£11,156	£7,283	£12,170	£6,961	£7,975
50%	75%	-£17,987	-£12,558	-£16,861	-£11,431	-£17,218	-£16,091
10%	60%	£176,361	£178,098	£176,541	£178,279	£176,607	£176,787
15%	60%	£152,253	£154,859	£152,523	£155,130	£152,623	£152,893
20%	60%	£128,146	£131,621	£128,506	£131,982	£128,639	£128,999
25%	60%	£104,038	£108,382	£104,489	£108,834	£104,654	£105,105
30%	60%	£79,931	£85,144	£80,472	£85,685	£80,670	£81,211
35%	60%	£55,823	£61,905	£56,454	£62,536	£56,686	£57,316
40%	60%	£31,716	£38,667	£32,437	£39,387	£32,701	£33,423
45%	60%	£7,609	£15,429	£8,420	£16,239	£8,717	£9,529
50%	60%	-£16,499	-£7,810	-£15,598	-£6,909	-£15,267	-£14,366

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£291,475	£291,475	£291,475	£291,475	£291,475	£291,475
10%	71%	£243,033	£244,275	£243,248	£244,489	£243,209	£243,424
15%	71%	£218,812	£220,675	£219,135	£220,996	£219,077	£219,399
20%	71%	£194,592	£197,074	£195,021	£197,503	£194,944	£195,373
25%	71%	£170,371	£173,474	£170,908	£174,010	£170,811	£171,348
30%	71%	£146,150	£149,874	£146,794	£150,517	£146,678	£147,321
35%	71%	£121,929	£126,273	£122,680	£127,024	£122,545	£123,296
40%	71%	£97,708	£102,673	£98,567	£103,531	£98,413	£99,270
45%	71%	£73,488	£79,073	£74,453	£80,039	£74,280	£75,245
50%	71%	£49,267	£55,473	£50,339	£56,546	£50,147	£51,220
100%	71%	-£195,131	-£182,501	-£192,947	-£180,317	-£193,339	-£191,157
10%	75%	£242,962	£244,048	£243,188	£244,274	£243,116	£243,342
15%	75%	£218,706	£220,335	£219,045	£220,674	£218,937	£219,276
20%	75%	£194,450	£196,622	£194,901	£197,073	£194,758	£195,209
25%	75%	£170,194	£172,909	£170,757	£173,473	£170,579	£171,142
30%	75%	£145,937	£149,196	£146,613	£149,871	£146,400	£147,075
35%	75%	£121,681	£125,483	£122,470	£126,271	£122,220	£123,008
40%	75%	£97,425	£101,769	£98,326	£102,670	£98,041	£98,942
45%	75%	£73,169	£78,056	£74,183	£79,070	£73,861	£74,875
50%	75%	£48,913	£54,342	£50,039	£55,469	£49,682	£50,809
10%	60%	£243,261	£244,998	£243,441	£245,179	£243,507	£243,687
15%	60%	£219,153	£221,759	£219,423	£222,030	£219,523	£219,793
20%	60%	£195,046	£198,521	£195,406	£198,882	£195,539	£195,899
25%	60%	£170,938	£175,282	£171,389	£175,734	£171,554	£172,005
30%	60%	£146,831	£152,044	£147,372	£152,585	£147,570	£148,111
35%	60%	£122,723	£128,805	£123,354	£129,436	£123,586	£124,216
40%	60%	£98,616	£105,567	£99,337	£106,287	£99,601	£100,323
45%	60%	£74,509	£82,329	£75,320	£83,139	£75,617	£76,429
50%	60%	£50.401	£59.090	£51,302	£59,991	£51.633	£52.534

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T17 - 1 Unit Development

	CIL Zone	2
	Value Area	High
Sales value inflation		09
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£385,364	£385,364	£385,364	£385,364	£385,364	£385,364
10%	71%	£334,326	£335,591	£334,532	£335,797	£334,146	£334,352
15%	71%	£308,807	£310,705	£309,116	£311,014	£308,538	£308,847
20%	71%	£283,288	£285,818	£283,700	£286,230	£282,929	£283,341
25%	71%	£257,769	£260,932	£258,284	£261,446	£257,320	£257,835
30%	71%	£232,250	£236,046	£232,869	£236,664	£231,711	£232,329
35%	71%	£206,731	£211,159	£207,452	£211,880	£206,102	£206,824
40%	71%	£181,212	£186,272	£182,036	£187,097	£180,494	£181,318
45%	71%	£155,693	£161,386	£156,620	£162,313	£154,884	£155,812
50%	71%	£130,174	£136,500	£131,204	£137,530	£129,276	£130,307
100%	71%	-£127,204	-£114,331	-£125,107	-£112,235	-£129,032	-£126,935
10%	75%	£334,255	£335,362	£334,471	£335,579	£334,099	£334,315
15%	75%	£308,702	£310,362	£309,026	£310,686	£308,466	£308,790
20%	75%	£283,147	£285,361	£283,580	£285,794	£282,833	£283,266
25%	75%	£257,593	£260,361	£258,134	£260,901	£257,200	£257,741
30%	75%	£232,038	£235,360	£232,688	£236,008	£231,568	£232,216
35%	75%	£206,485	£210,359	£207,241	£211,116	£205,935	£206,692
40%	75%	£180.930	£185.358	£181.796	£186,224	£180.302	£181.167
45%	75%	£155,376	£160,357	£156,350	£161,331	£154,668	£155,642
50%	75%	£129,822	£135,356	£130,903	£136,438	£129,035	£130,117
10%	60%	£334,552	£336,322	£334,725	£336,496	£334,300	£334,473
15%	60%	£309.145	£311.802	£309.405	£312.062	£308.768	£309.028
20%	60%	£283,739	£287,282	£284,085	£287,627	£283,236	£283,582
25%	60%	£258,333	£262,761	£258,765	£263,193	£257,705	£258,137
30%	60%	£232,926	£238,240	£233,445	£238,760	£232,172	£232,692
35%	60%	£207.520	£213.720	£208.126	£214.326	£206.640	£207.246
40%	60%	£182,114	£189,199	£182,806	£189,891	£181,108	£181,801
45%	60%	£156,707	£164,678	£157,487	£165,457	£155,576	£156,355
50%	60%	£131.301	£140.157	£132.167	£141.023	£130.044	£130.910

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£514,636	-£514,636	-£514,636	-£514,636		-£514,636
10%	71%	-£565,674	-£564,409	-£565,468	-£564,203	-£565,854	-£565,648
15%	71%	-£591,193	-£589,295	-£590,884	-£588,986		-£591,153
20%	71%	-£616,712	-£614,182		-£613,770		-£616,659
25%	71%	-£642,231	-£639,068		-£638,554		-£642,165
30%	71%	-£667,750	-£663,954		-£663,336		-£667,671
35%	71%	-£693,269	-£688,841		-£688,120		-£693,176
40%	71%	-£718,788	-£713,728	-£717,964	-£712,903	-£719,506	-£718,682
45%	71%	-£744,307	-£738,614		-£737,687		-£744,188
50%	71%	-£769,826	-£763,500	-£768,796	-£762,470	-£770,724	-£769,693
100%	71%	-£1,027,204	-£1,014,331		-£1,012,235		-£1,026,935
10%	75%	-£565,745	-£564,638		-£564,421	-£565,901	-£565,685
15%	75%	-£591,298	-£589,638	-£590,974	-£589,314	-£591,534	-£591,210
20%	75%	-£616,853	-£614,639		-£614,206		-£616,734
25%	75%	-£642,407	-£639,639	-£641,866	-£639,099		-£642,259
30%	75%	-£667,962	-£664,640		-£663,992		-£667,784
35%	75%	-£693,515	-£689,641	-£692,759	-£688,884	-£694,065	-£693,308
40%	75%	-£719,070	-£714,642	-£718,204	-£713,776		-£718,833
45%	75%	-£744,624	-£739,643	-£743,650	-£738,669	-£745,332	-£744,358
50%	75%	-£770,178	-£764,644		-£763,562		-£769,883
10%	60%	-£565,448	-£563,678		-£563,504		-£565,527
15%	60%	-£590,855	-£588,198		-£587,938		-£590,972
20%	60%	-£616,261	-£612,718		-£612,373		-£616,418
25%	60%	-£641,667	-£637,239		-£636,807		-£641,863
30%	60%	-£667,074	-£661,760		-£661,240	-£667,828	-£667,308
35%	60%	-£692,480	-£686,280		-£685,674		-£692,754
40%	60%	-£717,886	-£710,801	-£717,194	-£710,109	-£718,892	-£718,199
45%	60%	-£743,293	-£735,322		-£734,543		-£743,645
50%	60%	-£768 699	-£759.843		-£758.977		-£769.090

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£337,886	-£337,886				
10%	71%	-£388,924	-£387,659	-£388,718	-£387,453	-£389,104	-£388,898
15%	71%	-£414,443	-£412,545				
20%	71%	-£439,962	-£437,432		-£437,020	-£440,321	
25%	71%	-£465,481	-£462,318				
30%	71%	-£491,000	-£487,204				
35%	71%	-£516,519	-£512,091				
40%	71%	-£542,038	-£536,978	-£541,214	-£536,153	-£542,756	-£541,932
45%	71%	-£567,557	-£561,864				
50%	71%	-£593,076	-£586,750	-£592,046	-£585,720	-£593,974	-£592,943
100%	71%	-£850,454	-£837,581				
10%	75%	-£388,995	-£387,888	-£388,779	-£387,671	-£389,151	-£388,935
15%	75%	-£414,548	-£412,888	-£414,224	-£412,564	-£414,784	
20%	75%	-£440,103	-£437,889	-£439,670	-£437,456	-£440,417	-£439,984
25%	75%	-£465,657	-£462,889				
30%	75%	-£491,212	-£487,890	-£490,562	-£487,242	-£491,682	-£491,034
35%	75%	-£516,765	-£512,891		-£512,134		
40%	75%	-£542,320	-£537,892	-£541,454	-£537,026	-£542,948	
45%	75%	-£567,874	-£562,893				
50%	75%	-£593,428	-£587,894	-£592,347		-£594,215	
10%	60%	-£388,698	-£386,928				
15%	60%	-£414,105	-£411,448	-£413,845	-£411,188	-£414,482	-£414,222
20%	60%	-£439,511	-£435,968				
25%	60%	-£464,917	-£460,489	-£464,485	-£460,057	-£465,545	-£465,113
30%	60%	-£490,324	-£485,010	-£489,805	-£484,490	-£491,078	-£490,558
35%	60%	-£515,730	-£509,530				
40%	60%	-£541,136	-£534,051	-£540,444	-£533,359	-£542,142	-£541,449
45%	60%	-£566,543	-£558,572			-£567,674	
50%	60%	-£591.949	-£583.093				

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

SR and SO at council Income thresholds SR and SO at thresholds SR and SO at council Income thres 40% 45% 50% 100% 10%

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LL
0%	71%	£109.124	£109.124	£109.124	£109.124	£109.124	£109.124
10%	71%	£58.086	£59.351	£58,292	£59.557	£57.906	£58.112
15%	71%	£32,567	£34.465	£32,876	£34,774	£32,298	£32,607
20%	71%	£7.048	£9.578	£7.460	£9,990	£6.689	£7.101
25%	71%	-£18.471	-£15.308	-£17.956	-£14.794	-£18.920	-£18.405
30%	71%	-£43,990	-£40,194	-£43.371	-£39.576	-£44.529	-£43.911
35%	71%	-£69.509	-£65,081	-£68.788	-£64.360	-£70 138	-£69.416
40%	71%	-£95.028	-£89.968	-£94.204	-£89.143	-£95.746	-£94,922
45%	71%	-£120.547	-£114.854	-£119.620	-£113.927	-£121.356	-£120.428
50%	71%	-£120,547 -£146.066	-£139.740	-£119,020 -£145.036	-£138,710	-£121,336 -£146.964	-£120,428
100%	71%	-£403,444	-£390.571	-£401.347	-£388.475	-£405.272	-£403.175
100%	75%	£58.015	£59 122	£58.231	£59.339	£57.859	£58.075
15%	75%	£32,462	£34.122	£32,786	£34,446	£32,226	£32,550
20%	75%	£6,907	£9,121	£32,766 £7,340	£9.554	£6,593	£7,026
25%	75%	-£18.647	-£15.879	-£18.106	-£15.339	-£19.040	-£18.499
30%	75%	-£10,047 -£44,202	-£15,879 -£40,880	-£10,100 -£43,552	-£15,339 -£40,232	-£19,040 -£44,672	-£16,499 -£44.024
35%	75%	-£44,202 -£69.755	-£40,000 -£65,881	-£43,552 -£68,999	-£40,232 -£65,124	-£44,672 -£70.305	-£44,024 -£69,548
35% 40%	75%	-£69,755 -£95,310	-£65,881 -£90.882	-£68,999 -£94.444	-£65,124 -£90.016	-£70,305 -£95,938	-£69,548 -£95,073
45%	75%	-£120.864	-£115.883	-£119.890	-£90,016 -£114.909	-£95,936 -£121.572	-£95,073 -£120.598
45% 50%	75%	-£120,864 -£146.418	-£115,883 -£140.884	-£119,890 -£145.337	-£114,909 -£139.802	-£121,572 -£147.205	-£120,598 -£146.123
10%	75% 60%	-£146,418 £58.312	-£140,884 £60,082	-£145,337 £58,485	-£139,802 £60,256	-£147,205 £58,060	-£146,123 £58 233
15%	60%	£58,312 £32,905	£60,082 £35,562	£58,485 £33,165	£60,256 £35,822	£58,060 £32,528	£58,233 £32,788
20%	60%	£32,905 £7,499	£35,562 £11.042	£33,165 £7.845	£35,822 £11.387	£32,528 £6.996	£32,788 £7,342
25%	60%	£7,499 -£17.907	£11,042 -£13,479	£7,845 -£17,475	£11,387 -£13.047	£6,996 -£18.535	£7,342 -£18.103
30% 35%	60% 60%	-£43,314 -£68.720	-£38,000 -£62,520	-£42,795 -£68.114	-£37,480 -£61.914	-£44,068 -£69,600	-£43,548 -£68,994
40%	60%	-£94,126	-£87,041	-£93,434	-£86,349	-£95,132	-£94,439
45% 50%	60% 60%	-£119,533 -£144,939	-£111,562 -£136,083	-£118,753 -£144,073	-£110,783 -£135,217	-£120,664 -£146,196	-£119,885 -£145,330

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£212,374	£212,374	£212,374	£212,374	£212,374	£212,374
10%	71%	£161,336	£162,601	£161,542	£162,807	£161,156	£161,362
15%	71%	£135,817	£137,715	£136,126	£138,024	£135,548	£135,857
20%	71%	£110,298	£112,828	£110,710	£113,240	£109,939	£110,351
25%	71%	£84,779	£87,942	£85,294	£88,456	£84,330	£84,845
30%	71%	£59,260	£63,056	£59,879	£63,674	£58,721	£59,339
35%	71%	£33,741	£38,169	£34,462	£38,890	£33,112	£33,834
40%	71%	£8,222	£13,282	£9,046	£14,107	£7,504	£8,328
45%	71%	-£17,297	-£11,604	-£16,370	-£10,677	-£18,106	-£17,178
50%	71%	-£42,816	-£36,490	-£41,786	-£35,460	-£43,714	-£42,683
100%	71%	-£300,194					-£299,925
10%	75%	£161,265	£162,372	£161,481	£162,589	£161,109	£161,325
15%	75%	£135,712	£137,372	£136,036	£137,696	£135,476	£135,800
20%	75%	£110,157	£112,371	£110,590	£112,804	£109,843	£110,276
25%	75%	£84,603	£87,371	£85,144	£87,911	£84,210	£84,751
30%	75%	£59,048	£62,370	£59,698	£63,018	£58,578	£59,226
35%	75%	£33,495	£37,369	£34,251	£38,126	£32,945	£33,702
40%	75%	£7,940	£12,368	£8,806	£13,234	£7,312	£8,177
45%	75%	-£17,614	-£12,633	-£16,640	-£11,659	-£18,322	-£17,348
50%	75%	-£43,168	-£37,634	-£42,087	-£36,552	-£43,955	-£42,873
10%	60%	£161,562	£163,332	£161,735	£163,506	£161,310	£161,483
15%	60%	£136,155	£138,812	£136,415	£139,072	£135,778	£136,038
20%	60%	£110,749	£114,292	£111,095	£114,637	£110,246	£110,592
25%	60%	£85,343	£89,771	£85,775	£90,203	£84,715	£85,147
30%	60%	£59,936	£65,250	£60,455	£65,770	£59,182	£59,702
35%	60%	£34,530	£40,730	£35,136	£41,336	£33,650	£34,256
40%	60%	£9,124	£16,209	£9,816	£16,901	£8,118	£8,811
45%	60%	-£16,283	-£8,312	-£15,503	-£7,533	-£17,414	-£16,635
50%	60%	-£41.689	-£32.833	-£40.823	-£31.967	-£42.946	-£42.080

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£317,524	£317,524	£317,524	£317,524	£317,524	£317,524
10%	71%	£266,486	£267,751	£266,692	£267,957	£266,306	£266,512
15%	71%	£240,967	£242,865	£241,276	£243,174	£240,698	£241,007
20%	71%	£215,448	£217,978	£215,860	£218,390	£215,089	£215,501
25%	71%	£189,929	£193,092	£190,444	£193,606	£189,480	£189,995
30%	71%	£164,410	£168,206	£165,029	£168,824	£163,871	£164,489
35%	71%	£138,891	£143,319	£139,612	£144,040	£138,262	£138,984
40%	71%	£113,372	£118,432	£114,196	£119,257	£112,654	£113,478
45%	71%	£87,853	£93,546	£88,780	£94,473	£87,044	£87,972
50%	71%	£62,334	£68,660	£63,364	£69,690	£61,436	£62,467
100%	71%	-£195,044				-£196,872	-£194,775
10%	75%	£266,415	£267,522	£266,631	£267,739	£266,259	£266,475
15%	75%	£240,862	£242,522	£241,186	£242,846	£240,626	£240,950
20%	75%	£215,307	£217,521	£215,740	£217,954	£214,993	£215,426
25%	75%	£189,753	£192,521	£190,294	£193,061	£189,360	£189,901
30%	75%	£164,198	£167,520	£164,848	£168,168	£163,728	£164,376
35%	75%	£138,645	£142,519	£139,401	£143,276	£138,095	£138,852
40%	75%	£113,090	£117,518	£113,956	£118,384	£112,462	£113,327
45%	75%	£87,536	£92,517	£88,510	£93,491	£86,828	£87,802
50%	75%	£61,982	£67,516	£63,063	£68,598	£61,195	£62,277
10%	60%	£266,712	£268,482	£266,885	£268,656	£266,460	£266,633
15%	60%	£241,305	£243,962	£241,565	£244,222	£240,928	£241,188
20%	60%	£215,899	£219,442	£216,245	£219,787	£215,396	£215,742
25%	60%	£190,493	£194,921	£190,925	£195,353	£189,865	£190,297
30%	60%	£165,086	£170,400	£165,605	£170,920	£164,332	£164,852
35%	60%	£139,680	£145,880	£140,286	£146,486	£138,800	£139,406
40%	60%	£114,274	£121,359	£114,966	£122,051	£113,268	£113,961
45%	60%	£88,867	£96,838	£89,647	£97,617	£87,736	£88,515
E09/	60%	CC2 AC4	£72 247	EGA 227	£72 402	E63 304	000.070

£17,299,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£105,934	£105,934	£105,934	£105,934	£105,934	£105,934
10%	71%	£54,896	£56,161	£55,102	£56,367	£54,716	£54,922
15%	71%	£29,377	£31,275	£29,686	£31,584	£29,108	£29,417
20%	71%	£3,858	£6,388	£4,270	£6,800	£3,499	£3,911
25%	71%	-£21,661	-£18,498	-£21,146	-£17,984		-£21,595
30%	71%	-£47,180	-£43,384	-£46,561	-£42,766	-£47,719	-£47,101
35%	71%	-£72,699	-£68,271	-£71,978	-£67,550	-£73,328	-£72,606
40%	71%	-£98,218	-£93,158	-£97,394	-£92,333	-£98,936	-£98,112
45%	71%	-£123,737	-£118,044	-£122,810	-£117,117	-£124,546	-£123,618
50%	71%	-£149,256	-£142,930	-£148,226	-£141,900	-£150,154	-£149,123
100%	71%	-£406,634					-£406,365
10%	75%	£54,825	£55,932	£55,041	£56,149	£54,669	£54,885
15%	75%	£29,272	£30,932	£29,596	£31,256	£29,036	£29,360
20%	75%	£3,717	£5,931	£4,150	£6,364	£3,403	£3,836
25%	75%	-£21,837	-£19,069	-£21,296	-£18,529	-£22,230	-£21,689
30%	75%	-£47,392	-£44,070	-£46,742	-£43,422	-£47,862	-£47,214
35%	75%	-£72,945	-£69,071	-£72,189	-£68,314	-£73,495	-£72,738
40%	75%	-£98,500	-£94,072	-£97,634	-£93,206	-£99,128	-£98,263
45%	75%	-£124,054	-£119,073	-£123,080	-£118,099	-£124,762	-£123,788
50%	75%	-£149,608	-£144,074	-£148,527	-£142,992	-£150,395	-£149,313
10%	60%	£55,122	£56,892	£55,295	£57,066	£54,870	£55,043
15%	60%	£29,715	£32,372	£29,975	£32,632	£29,338	£29,598
20%	60%	£4,309	£7,852	£4,655	£8,197	£3,806	£4,152
25%	60%	-£21,097	-£16,669	-£20,665	-£16,237		-£21,293
30%	60%	-£46,504	-£41,190	-£45,985	-£40,670	-£47,258	-£46,738
35%	60%	-£71,910	-£65,710	-£71,304	-£65,104	-£72,790	-£72,184
40%	60%	-£97,316	-£90,231	-£96,624	-£89,539	-£98,322	-£97,629
45%	60%	-£122,723	-£114,752	-£121,943	-£113,973	-£123,854	-£123,075
50%	60%	-F148 120	-£130.273	-£147.263	-£138.407	-F140 386	-£148 520

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£250,624	£250,624	£250,624	£250,624	£250,624	£250,624
10%	71%	£199,586	£200,851	£199,792	£201,057	£199,406	£199,612
15%	71%	£174,067	£175,965	£174,376	£176,274	£173,798	£174,107
20%	71%	£148,548	£151,078	£148,960	£151,490	£148,189	£148,601
25%	71%	£123,029	£126,192	£123,544	£126,706	£122,580	£123,095
30%	71%	£97,510	£101,306	£98,129	£101,924	£96,971	£97,589
35%	71%	£71,991	£76,419	£72,712	£77,140	£71,362	£72,084
40%	71%	£46,472	£51,532	£47,296	£52,357	£45,754	£46,578
45%	71%	£20,953	£26,646	£21,880	£27,573	£20,144	£21,072
50%	71%	-£4,566	£1,760	-£3,536	£2,790	-£5,464	-£4,433
100%	71%	-£261,944	-£249,071		-£246,975		-£261,675
10%	75%	£199,515	£200,622	£199,731	£200,839	£199,359	£199,575
15%	75%	£173,962	£175,622	£174,286	£175,946	£173,726	£174,050
20%	75%	£148,407	£150,621	£148,840	£151,054	£148,093	£148,526
25%	75%	£122,853	£125,621	£123,394	£126,161	£122,460	£123,001
30%	75%	£97,298	£100,620	£97,948	£101,268	£96,828	£97,476
35%	75%	£71,745	£75,619	£72,501	£76,376	£71,195	£71,952
40%	75%	£46,190	£50,618	£47,056	£51,484	£45,562	£46,427
45%	75%	£20,636	£25,617	£21,610	£26,591	£19,928	£20,902
50%	75%	-£4,918	£616	-£3,837	£1,698	-£5,705	-£4,623
10%	60%	£199,812	£201,582	£199,985	£201,756	£199,560	£199,733
15%	60%	£174,405	£177,062	£174,665	£177,322	£174,028	£174,288
20%	60%	£148,999	£152,542	£149,345	£152,887	£148,496	£148,842
25%	60%	£123,593	£128,021	£124,025	£128,453	£122,965	£123,397
30%	60%	£98,186	£103,500	£98,705	£104,020	£97,432	£97,952
35%	60%	£72,780	£78,980	£73,386	£79,586	£71,900	£72,506
40%	60%	£47,374	£54,459	£48,066	£55,151	£46,368	£47,061
45%	60%	£21,967	£29,938	£22,747	£30,717	£20,836	£21,615
50%	60%	-£3,439	£5.417	-£2.573	£6.283	-£4.696	-£3.830

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£317,524	£317,524	£317,524	£317,524	£317,524	£317,524
10%	71%	£266,486	£267,751	£266,692	£267,957	£266,306	£266,512
15%	71%	£240,967	£242,865	£241,276	£243,174	£240,698	£241,007
20%	71%	£215,448	£217,978	£215,860	£218,390	£215,089	£215,501
25%	71%	£189,929	£193,092	£190,444	£193,606	£189,480	£189,995
30%	71%	£164,410	£168,206	£165,029	£168,824	£163,871	£164,489
35%	71%	£138,891	£143,319	£139,612	£144,040	£138,262	£138,984
40%	71%	£113,372	£118,432	£114,196	£119,257	£112,654	£113,478
45%	71%	£87,853	£93,546	£88,780	£94,473	£87,044	£87,972
50%	71%	£62,334	£68,660	£63,364	£69,690	£61,436	£62,467
100%	71%	-£195,044	-£182,171	-£192,947	-£180,075	-£196,872	-£194,775
10%	75%	£266,415	£267,522	£266,631	£267,739	£266,259	£266,475
15%	75%	£240,862	£242,522	£241,186	£242,846	£240,626	£240,950
20%	75%	£215,307	£217,521	£215,740	£217,954	£214,993	£215,426
25%	75%	£189,753	£192,521	£190,294	£193,061	£189,360	£189,901
30%	75%	£164,198	£167,520	£164,848	£168,168	£163,728	£164,376
35%	75%	£138,645	£142,519	£139,401	£143,276	£138,095	£138,852
40%	75%	£113,090	£117,518	£113,956	£118,384	£112,462	£113,327
45%	75%	£87,536	£92,517	£88,510	£93,491	£86,828	£87,802
50%	75%	£61,982	£67,516	£63,063	£68,598	£61,195	£62,277
10%	60%	£266,712	£268.482	£266.885	£268.656	£266,460	£266.633
15%	60%	£241,305	£243,962	£241,565	£244,222	£240,928	£241,188
20%	60%	£215,899	£219,442	£216,245	£219,787	£215,396	£215,742
25%	60%	£190,493	£194,921	£190,925	£195,353	£189,865	£190,297
30%	60%	£165,086	£170,400	£165,605	£170,920	£164,332	£164,852
35%	60%	£139,680	£145,880	£140,286	£146,486	£138,800	£139,406
40%	60%	£114.274	£121,359	£114.966	£122.051	£113.268	£113.961
45%	60%	£88,867	£96,838	£89,647	£97,617	£87,736	£88,515
50%	60%	£63,461	£72.317	£64.327	£73,183	£62 204	£63.070

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T17-1 Unit Development

	CIL Zone	2
	Value Area	Med
les value inflation		0%
ild cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£226,589	£226,589	£226,589	£226,589	£226,589	£226,589
10%	71%	£191,180	£192,136	£191,635	£192,589	£190,896	£191,350
15%	71%	£173,477	£174,908	£174,157	£175,589	£173,049	£173,730
20%	71%	£155,773	£157,681	£156,680	£158,589	£155,202	£156,111
25%	71%	£138,068	£140,454	£139,203	£141,589	£137,356	£138,492
30%	71%	£120,364	£123,227	£121,726	£124,589	£119,509	£120,871
35%	71%	£102,660	£106,000	£104,249	£107,589	£101,663	£103,252
40%	71%	£84,956	£88,773	£86,771	£90,589	£83,816	£85,632
45%	71%	£67,251	£71,546	£69,294	£73,589	£65,970	£68,013
50%	71%	£49,547	£54,319	£51,816	£56,589	£48,123	£50,393
100%	71%	-£129,727	-£120,016	-£125,107	-£115,396	-£132,625	-£128,005
10%	75%	£191,098	£191,933	£191,574	£192,410	£190,848	£191,326
15%	75%	£173,352	£174,605	£174,067	£175,320	£172,978	£173,693
20%	75%	£155,607	£157,277	£156,560	£158,230	£155,108	£156,062
25%	75%	£137,860	£139,948	£139,053	£141,140	£137,238	£138,430
30%	75%	£120.115	£122.620	£121.545	£124.051	£119.368	£120.797
35%	75%	£102,369	£105,293	£104,038	£106,961	£101,498	£103,166
40%	75%	£84,624	£87,964	£86,531	£89,871	£83,626	£85,534
45%	75%	£66,877	£70,636	£69,023	£72,782	£65,756	£67,902
50%	75%	£49,132	£53,308	£51,516	£55,692	£47,886	£50,270
10%	60%	£191,446	£192,782	£191,827	£193,164	£191,047	£191,428
15%	60%	£173.874	£175.879	£174.446	£176.451	£173,277	£173.848
20%	60%	£156,303	£158,975	£157,065	£159,738	£155,505	£156,267
25%	60%	£138,731	£142,071	£139,684	£143,025	£137,734	£138,687
30%	60%	£121,159	£125,168	£122,304	£126,312	£119,963	£121,107
35%	60%	£103,587	£108,265	£104,923	£109,599	£102,192	£103,527
40%	60%	£86,016	£91,361	£87,542	£92,887	£84,422	£85,946
45%	60%	£68,444	£74,457	£70,160	£76,173	£66,650	£68,366
50%	60%	£50.872	£57.554	£52.779	£59.461	£48.879	£50.786

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

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% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£673,411	-£673,411	-£673,411	-£673,411	-£673,411	-£673,411
10%	71%	-£708,820	-£707,864		-£707,411	-£709,104	
15%	71%	-£726,523	-£725,092				
20%	71%	-£744,227	-£742,319	-£743,320	-£741,411	-£744,798	-£743,889
25%	71%	-£761,932	-£759,546				
30%	71%	-£779,636	-£776,773				
35%	71%	-£797,340	-£794,000				
40%	71%	-£815,044	-£811,227	-£813,229	-£809,411	-£816,184	-£814,368
45%	71%	-£832,749	-£828,454				
50%	71%	-£850,453	-£845,681	-£848,184	-£843,411		
100%	71%	-£1,029,727	-£1,020,016		-£1,015,396		
10%	75%	-£708,902	-£708,067	-£708,426	-£707,590		-£708,674
15%	75%	-£726,648	-£725,395				
20%	75%	-£744,393	-£742,723	-£743,440	-£741,770	-£744,892	-£743,938
25%	75%	-£762,140	-£760,052	-£760,947	-£758,860	-£762,762	-£761,570
30%	75%	-£779,885	-£777,380				
35%	75%	-£797,631	-£794,707	-£795,962	-£793,039	-£798,502	-£796,834
40%	75%	-£815,376	-£812,036				
45%	75%	-£833,123	-£829,364	-£830,977	-£827,218	-£834,244	-£832,098
50%	75%	-£850,868	-£846,692				
10%	60%	-£708,554	-£707,218	-£708,173			
15%	60%	-£726,126	-£724,121				
20%	60%	-£743,697	-£741,025		-£740,262	-£744,495	-£743,733
25%	60%	-£761,269	-£757,929				
30%	60%	-£778,841	-£774,832	-£777,696	-£773,688		-£778,893
35%	60%	-£796,413	-£791,735				
40%	60%	-£813,984	-£808,639	-£812,458		-£815,578	-£814,054
45%	60%	-£831,556	-£825,543				
50%	60%	-£849.128	-£842,446				-£849.214

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£496,661	-£496,661	-£496,661	-£496,661	-£496,661	-£496,661
10%	71%	-£532,070	-£531,114			-£532,354	-£531,900
15%	71%	-£549,773	-£548,342				-£549,520
20%	71%	-£567,477	-£565,569		-£564,661	-£568,048	-£567,139
25%	71%	-£585,182	-£582,796	-£584,047		-£585,894	-£584,758
30%	71%	-£602,886	-£600,023	-£601,524	-£598,661	-£603,741	-£602,379
35%	71%	-£620,590	-£617,250				-£619,998
40%	71%	-£638,294	-£634,477	-£636,479	-£632,661	-£639,434	-£637,618
45%	71%	-£655,999	-£651,704				-£655,237
50%	71%	-£673,703	-£668,931	-£671,434	-£666,661	-£675,127	-£672,857
100%	71%	-£852,977	-£843,266				-£851,255
10%	75%	-£532,152	-£531,317	-£531,676	-£530,840	-£532,402	-£531,924
15%	75%	-£549,898	-£548,645				-£549,557
20%	75%	-£567,643	-£565,973	-£566,690	-£565,020	-£568,142	-£567,188
25%	75%	-£585,390	-£583,302				-£584,820
30%	75%	-£603,135	-£600,630	-£601,705	-£599,199	-£603,882	-£602,453
35%	75%	-£620,881	-£617,957				-£620,084
40%	75%	-£638,626	-£635,286	-£636,719	-£633,379	-£639,624	-£637,716
45%	75%	-£656,373	-£652,614				-£655,348
50%	75%	-£674,118	-£669,942	-£671,734	-£667,558	-£675,364	-£672,980
10%	60%	-£531,804	-£530,468				-£531,822
15%	60%	-£549,376	-£547,371	-£548,804	-£546,799		-£549,402
20%	60%	-£566,947	-£564,275				-£566,983
25%	60%	-£584,519	-£581,179	-£583,566		-£585,516	-£584,563
30%	60%	-£602,091	-£598,082				-£602,143
35%	60%	-£619,663	-£614,985				-£619,723
40%	60%	-£637,234	-£631,889				-£637,304
45%	60%	-£654,806	-£648,793				-£654,884
50%	60%	-£672.378	-£665,696				-£672,464

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£188,931	-£188,931	-£188,931	-£188,931	-£188,931	-£188,931
10%	71%	-£224,340	-£223,384		-£222,931		-£224,170
15%	71%	-£242,043	-£240,612	-£241,363	-£239,931		-£241,790
20%	71%	-£259,747	-£257,839		-£256,931	-£260,318	-£259,409
25%	71%	-£277,452	-£275,066		-£273,931		-£277,028
30%	71%	-£295,156	-£292,293	-£293,794	-£290,931		-£294,649
35%	71%	-£312,860	-£309,520		-£307,931	-£313,857	-£312,268
40%	71%	-£330,564	-£326,747		-£324,931	-£331,704	-£329,888
45%	71%	-£348,269	-£343,974	-£346,226	-£341,931	-£349,550	-£347,507
50%	71%	-£365,973	-£361,201	-£363,704	-£358,931		-£365,127
100%	71%	-£545,247	-£535,536	-£540,627	-£530,916	-£548,145	-£543,525
10%	75%	-£224,422	-£223,587		-£223,110	-£224,672	-£224,194
15%	75%	-£242,168	-£240,915		-£240,200		-£241,827
20%	75%	-£259,913	-£258,243		-£257,290	-£260,412	-£259,458
25%	75%	-£277,660	-£275,572		-£274,380		-£277,090
30%	75%	-£295,405	-£292,900		-£291,469	-£296,152	-£294,723
35%	75%	-£313,151	-£310,227		-£308,559		-£312,354
40%	75%	-£330,896	-£327,556		-£325,649	-£331,894	-£329,986
45%	75%	-£348,643	-£344,884		-£342,738	-£349,764	-£347,618
50%	75%	-£366,388	-£362,212	-£364,004	-£359,828	-£367,634	-£365,250
10%	60%	-£224,074	-£222,738		-£222,356		-£224,092
15%	60%	-£241,646	-£239,641	-£241,074	-£239,069	-£242,243	-£241,672
20%	60%	-£259,217	-£256,545		-£255,782		-£259,253
25%	60%	-£276,789	-£273,449	-£275,836	-£272,495	-£277,786	-£276,833
30%	60%	-£294,361	-£290,352		-£289,208		-£294,413
35%	60%	-£311,933	-£307,255		-£305,921		-£311,993
40%	60%	-£329.504	-£324.159		-£322.633		-£329.574
45%	60%	-£347,076	-£341,063		-£339,347		-£347,154
500/	000/	0004.040	0057,000		COEC OEO		0004.704

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£49,651	-£49,651	-£49,651	-£49,651	-£49,651	-£49,651
10%	71%	-£85,060	-£84,104	-£84,605	-£83,651	-£85,344	-£84,890
15%	71%	-£102,763	-£101,332	-£102,083	-£100,651	-£103,191	-£102,510
20%	71%	-£120,467	-£118,559	-£119,560	-£117,651	-£121,038	-£120,129
25%	71%	-£138,172	-£135,786	-£137,037	-£134,651	-£138,884	-£137,748
30%	71%	-£155,876	-£153,013	-£154,514	-£151,651	-£156,731	-£155,369
35%	71%	-£173,580	-£170,240				-£172,988
40%	71%	-£191,284	-£187,467	-£189,469	-£185,651	-£192,424	-£190,608
45%	71%	-£208,989	-£204,694				-£208,227
50%	71%	-£226,693	-£221,921			-£228,117	-£225,847
100%	71%	-£405,967	-£396,256		-£391,636		-£404,245
10%	75%	-£85,142	-£84,307	-£84,666	-£83,830	-£85,392	-£84,914
15%	75%	-£102,888	-£101,635	-£102,173	-£100,920	-£103,262	-£102,547
20%	75%	-£120,633	-£118,963	-£119,680	-£118,010	-£121,132	-£120,178
25%	75%	-£138,380	-£136,292	-£137,187	-£135,100	-£139,002	-£137,810
30%	75%	-£156,125	-£153,620		-£152,189	-£156,872	-£155,443
35%	75%	-£173,871	-£170,947				-£173,074
40%	75%	-£191,616	-£188,276		-£186,369	-£192,614	-£190,706
45%	75%	-£209,363	-£205,604	-£207,217	-£203,458	-£210,484	-£208,338
50%	75%	-£227,108	-£222,932				-£225,970
10%	60%	-£84,794	-£83,458	-£84,413	-£83,076	-£85,193	-£84,812
15%	60%	-£102,366	-£100,361	-£101,794	-£99,789	-£102,963	-£102,392
20%	60%	-£119,937	-£117,265	-£119,175	-£116,502	-£120,735	-£119,973
25%	60%	-£137,509	-£134,169	-£136,556	-£133,215	-£138,506	-£137,553
30%	60%	-£155,081	-£151,072	-£153,936	-£149,928	-£156,277	-£155,133
35%	60%	-£172,653	-£167,975				-£172,713
40%	60%	-£190,224	-£184,879	-£188,698	-£183,353	-£191,818	-£190,294
45%	60%	-£207,796	-£201,783				-£207,874
50%	60%	-£225.368	-£218.686				-£225.454

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£53,599	£53,599	£53,599	£53,599	£53,599	£53,599
10%	71%	£18,190	£19,146	£18,645	£19,599	£17,906	£18,360
15%	71%	£487	£1,918	£1,167	£2,599	£59	£740
20%	71%	-£17,217	-£15,309	-£16,310	-£14,401	-£17,788	-£16,879
25%	71%	-£34,922	-£32,536	-£33,787	-£31,401	-£35,634	-£34,498
30%	71%	-£52,626	-£49,763	-£51,264	-£48,401	-£53,481	-£52,119
35%	71%	-£70,330	-£66,990	-£68,741	-£65,401	-£71,327	-£69,738
40%	71%	-£88,034	-£84,217	-£86,219	-£82,401	-£89,174	-£87,358
45%	71%	-£105,739	-£101,444	-£103,696	-£99,401	-£107,020	-£104,977
50%	71%	-£123,443	-£118,671	-£121,174	-£116,401	-£124,867	-£122,597
100%	71%	-£302,717	-£293,006				-£300,995
10%	75%	£18,108	£18,943	£18,584	£19,420	£17,858	£18,336
15%	75%	£362	£1,615	£1,077	£2,330	-£12	£703
20%	75%	-£17,383	-£15,713	-£16,430	-£14,760	-£17,882	-£16,928
25%	75%	-£35,130	-£33,042	-£33,937	-£31,850	-£35,752	-£34,560
30%	75%	-£52,875	-£50,370	-£51,445	-£48,939	-£53,622	-£52,193
35%	75%	-£70,621	-£67,697	-£68,952	-£66,029	-£71,492	-£69,824
40%	75%	-£88,366	-£85,026	-£86,459	-£83,119	-£89,364	-£87,456
45%	75%	-£106,113	-£102,354	-£103,967	-£100,208	-£107,234	-£105,088
50%	75%	-£123,858	-£119,682	-£121,474	-£117,298	-£125,104	-£122,720
10%	60%	£18,456	£19,792	£18,837	£20,174	£18,057	£18,438
15%	60%	£884	£2,889	£1,456	£3,461	£287	£858
20%	60%	-£16,687	-£14,015	-£15,925	-£13,252	-£17,485	-£16,723
25%	60%	-£34,259	-£30,919	-£33,306	-£29,965	-£35,256	-£34,303
30%	60%	-£51,831	-£47,822	-£50,686	-£46,678	-£53,027	-£51,883
35%	60%	-£69,403	-£64,725	-£68,067	-£63,391	-£70,798	-£69,463
40%	60%	-£86,974	-£81,629	-£85,448	-£80,103	-£88,568	-£87,044
45%	60%	-£104,546	-£98,533	-£102,830	-£96,817	-£106,340	-£104,624
50%	60%	-£122 118	-£115.436	-£120.211	-£113.529	-£124 111	-£122 204

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£158,749	£158,749	£158,749	£158,749	£158,749	£158,749
10%	71%	£123,340	£124,296	£123,795	£124,749	£123,056	£123,510
15%	71%	£105,637	£107,068	£106,317	£107,749	£105,209	£105,890
20%	71%	£87,933	£89,841	£88,840	£90,749	£87,362	£88,271
25%	71%	£70,228	£72,614	£71,363	£73,749	£69,516	£70,652
30%	71%	£52,524	£55,387	£53,886	£56,749	£51,669	£53,031
35%	71%	£34,820	£38,160	£36,409	£39,749	£33,823	£35,412
40%	71%	£17,116	£20,933	£18,931	£22,749	£15,976	£17,792
45%	71%	-£589	£3,706	£1,454	£5,749	-£1,870	£173
50%	71%	-£18,293	-£13,521	-£16,024	-£11,251	-£19,717	-£17,447
100%	71%						-£195,845
10%	75%	£123,258	£124,093	£123,734	£124,570	£123,008	£123,486
15%	75%	£105,512	£106,765	£106,227	£107,480	£105,138	£105,853
20%	75%	£87,767	£89,437	£88,720	£90,390	£87,268	£88,222
25%	75%	£70,020	£72,108	£71,213	£73,300	£69,398	£70,590
30%	75%	£52,275	£54,780	£53,705	£56,211	£51,528	£52,957
35%	75%	£34,529	£37,453	£36,198	£39,121	£33,658	£35,326
40%	75%	£16,784	£20,124	£18,691	£22,031	£15,786	£17,694
45%	75%	-£963	£2,796	£1,183	£4,942	-£2,084	£62
50%	75%	-£18,708	-£14,532	-£16,324	-£12,148	-£19,954	-£17,570
10%	60%	£123,606	£124,942	£123,987	£125,324	£123,207	£123,588
15%	60%	£106,034	£108,039	£106,606	£108,611	£105,437	£106,008
20%	60%	£88,463	£91,135	£89,225	£91,898	£87,665	£88,427
25%	60%	£70,891	£74,231	£71,844	£75,185	£69,894	£70,847
30%	60%	£53,319	£57,328	£54,464	£58,472	£52,123	£53,267
35%	60%	£35,747	£40,425	£37,083	£41,759	£34,352	£35,687
40%	60%	£18,176	£23,521	£19,702	£25,047	£16,582	£18,106
45%	60%	£604	£6,617	£2,320	£8,333	-£1,190	£526
50%	60%	-£16,968	-£10,286	-£15,061	-£8,379	-£18,961	-£17,054

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£52,841	-£52,841	-£52,841	-£52,841	-£52,841	-£52,841
10%	71%	-£88,250	-£87,294	-£87,795	-£86,841	-£88,534	-£88,080
15%	71%	-£105,953	-£104,522	-£105,273	-£103,841	-£106,381	-£105,700
20%	71%	-£123,657	-£121,749	-£122,750	-£120,841	-£124,228	-£123,319
25%	71%	-£141,362	-£138,976	-£140,227	-£137,841	-£142,074	-£140,938
30%	71%	-£159,066	-£156,203	-£157,704	-£154,841	-£159,921	-£158,559
35%	71%	-£176,770	-£173,430				-£176,178
40%	71%	-£194,474	-£190,657	-£192,659	-£188,841	-£195,614	-£193,798
45%	71%	-£212,179	-£207,884	-£210,136			-£211,417
50%	71%	-£229,883	-£225,111	-£227,614	-£222,841		-£229,037
100%	71%	-£409,157	-£399,446				-£407,435
10%	75%	-£88,332	-£87,497	-£87,856	-£87,020	-£88,582	-£88,104
15%	75%	-£106,078	-£104,825	-£105,363	-£104,110	-£106,452	-£105,737
20%	75%	-£123,823	-£122,153	-£122,870	-£121,200	-£124,322	-£123,368
25%	75%	-£141,570	-£139,482	-£140,377	-£138,290	-£142,192	-£141,000
30%	75%	-£159,315	-£156,810	-£157,885	-£155,379	-£160,062	-£158,633
35%	75%	-£177.061	-£174.137				-£176,264
40%	75%	-£194,806	-£191,466			-£195,804	-£193,896
45%	75%	-£212.553	-£208.794			-£213.674	-£211.528
50%	75%	-£230,298	-£226,122	-£227,914		-£231,544	-£229,160
10%	60%	-£87.984	-£86.648	-£87.603	-£86.266	-£88.383	-£88.002
15%	60%	-£105,556	-£103,551	-£104,984	-£102,979	-£106,153	-£105,582
20%	60%	-£123.127	-£120.455	-£122.365	-£119.692	-£123.925	-£123,163
25%	60%	-£140,699	-£137,359	-£139,746	-£136,405	-£141,696	-£140,743
30%	60%	-£158,271	-£154,262	-£157,126	-£153,118		-£158,323
35%	60%	-£175,843	-£171,165	-£174,507	-£169,831	-£177,238	-£175,903
40%	60%	-£193.414	-£188.069				-£193,484
45%	60%	-£210,986	-£204,973		-£203,257		-£211,064
50%	60%	-£228.558	-£221.876		-£219.969		-£228.644

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£91,849	£91,849	£91,849	£91,849	£91,849	£91,849
10%	71%	£56,440	£57,396	£56,895	£57,849	£56,156	£56,610
15%	71%	£38,737	£40,168	£39,417	£40,849	£38,309	£38,990
20%	71%	£21,033	£22,941	£21,940	£23,849	£20,462	£21,371
25%	71%	£3,328	£5,714	£4,463	£6,849	£2,616	£3,752
30%	71%	-£14,376	-£11,513	-£13,014	-£10,151	-£15,231	-£13,869
35%	71%	-£32,080	-£28,740	-£30,491	-£27,151	-£33,077	-£31,488
40%	71%	-£49,784	-£45,967	-£47,969	-£44,151	-£50,924	-£49,108
45%	71%	-£67,489	-£63,194	-£65,446	-£61,151	-£68,770	-£66,727
50%	71%	-£85,193	-£80,421	-£82,924	-£78,151	-£86,617	-£84,347
100%	71%	-£264,467	-£254,756	-£259,847	-£250,136	-£267,365	-£262,745
10%	75%	£56,358	£57,193	£56,834	£57,670	£56,108	£56,586
15%	75%	£38,612	£39,865	£39,327	£40,580	£38,238	£38,953
20%	75%	£20,867	£22,537	£21,820	£23,490	£20,368	£21,322
25%	75%	£3,120	£5,208	£4,313	£6,400	£2,498	£3,690
30%	75%	-£14,625	-£12,120	-£13,195	-£10,689	-£15,372	-£13,943
35%	75%	-£32,371	-£29,447	-£30,702	-£27,779	-£33,242	-£31,574
40%	75%	-£50,116	-£46,776	-£48,209	-£44,869	-£51,114	-£49,206
45%	75%	-£67,863	-£64,104	-£65,717	-£61,958	-£68,984	-£66,838
50%	75%	-£85,608	-£81,432	-£83,224	-£79,048	-£86,854	-£84,470
10%	60%	£56,706	£58,042	£57,087	£58,424	£56,307	£56,688
15%	60%	£39,134	£41,139	£39,706	£41,711	£38,537	£39,108
20%	60%	£21,563	£24,235	£22,325	£24,998	£20,765	£21,527
25%	60%	£3,991	£7,331	£4,944	£8,285	£2,994	£3,947
30%	60%	-£13,581	-£9,572	-£12,436	-£8,428	-£14,777	-£13,633
35%	60%	-£31,153	-£26,475	-£29,817	-£25,141	-£32,548	-£31,213
40%	60%	-£48,724	-£43,379	-£47,198	-£41,853	-£50,318	-£48,794
45%	60%	-£66,296	-£60,283	-£64,580	-£58,567	-£68,090	-£66,374
E00/	200/	020 000	.077 496	004.004	C7E 270	COE 064	V30 C03

45% 60% -266,296 50% 60% -283,868 Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£158,749	£158,749	£158,749	£158,749	£158,749	£158,749
10%	71%	£123.340	£124,296	£123,795	£124,749	£123.056	£123.510
15%	71%	£105,637	£107,068	£106,317	£107,749	£105,209	£105,890
20%	71%	£87.933	£89.841	£88,840	£90,749	£87.362	£88,271
25%	71%	£70,228	£72,614	£71,363	£73,749	£69,516	£70,652
30%	71%	£52.524	£55,387	£53,886	£56,749	£51.669	£53.031
35%	71%	£34,820	£38,160	£36,409	£39,749	£33,823	£35,412
40%	71%	£17.116	£20.933	£18.931	£22,749	£15.976	£17,792
45%	71%	-£589	£3,706	£1,454	£5,749	-£1,870	£173
50%	71%	-£18,293	-£13,521	-£16.024	-£11.251	-£19.717	-£17,447
100%	71%	-£197,567	-£187,856	-£192,947	-£183,236	-£200,465	-£195,845
10%	75%	£123,258	£124,093	£123,734	£124,570	£123,008	£123,486
15%	75%	£105,512	£106,765	£106,227	£107,480	£105,138	£105,853
20%	75%	£87,767	£89,437	£88,720	£90,390	£87,268	£88,222
25%	75%	£70,020	£72,108	£71,213	£73,300	£69,398	£70,590
30%	75%	£52,275	£54.780	£53,705	£56,211	£51.528	£52,957
35%	75%	£34,529	£37,453	£36,198	£39,121	£33,658	£35,326
40%	75%	£16,784	£20,124	£18,691	£22,031	£15,786	£17,694
45%	75%	-£963	£2,796	£1,183	£4,942	-£2,084	£62
50%	75%	-£18,708	-£14,532	-£16,324	-£12,148	-£19,954	-£17,570
10%	60%	£123,606	£124,942	£123,987	£125,324	£123,207	£123,588
15%	60%	£106,034	£108,039	£106,606	£108,611	£105,437	£106,008
20%	60%	£88,463	£91,135	£89,225	£91,898	£87,665	£88,427
25%	60%	£70,891	£74,231	£71,844	£75,185	£69,894	£70,847
30%	60%	£53,319	£57,328	£54,464	£58,472	£52,123	£53,267
35%	60%	£35,747	£40,425	£37,083	£41,759	£34,352	£35,687
40%	60%	£18,176	£23,521	£19,702	£25,047	£16,582	£18,106
45%	60%	£604	£6,617	£2,320	£8,333	-£1,190	£526
50%	60%	-£16.968	-£10.286	-£15.061	-£8.379	-£18.961	-£17.054

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T17-1 Unit Development

	CIL Zone	2
	Value Area	Low
Sales value inflation		09
Build cost inflation		09

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£158,194	£158,194	£158,194	£158,194	£158,194	£158,194
10%	71%	£129,383	£130,142	£130,079	£130,838	£128,931	£129,626
15%	71%	£114,978	£116,116	£116,022	£117,159	£114,300	£115,343
20%	71%	£100,573	£102,090	£101,964	£103,481	£99,669	£101,060
25%	71%	£86,168	£88,064	£87,906	£89,803	£85,038	£86,776
30%	71%	£71,763	£74,038	£73,849	£76,125	£70,406	£72,492
35%	71%	£57,357	£60,012	£59,792	£62,447	£55,775	£58,209
40%	71%	£42,952	£45,987	£45,734	£48,768	£41,143	£43,925
45%	71%	£28,547	£31,960	£31,677	£35,090	£26,512	£29,641
50%	71%	£14,142	£17,934	£17,619	£21,412	£11,881	£15,357
100%	71%	-£132,184	-£124,466	-£125,107	-£117,389	-£136,785	-£129,709
10%	75%	£129,289	£129,953	£130,019	£130,682	£128,893	£129,624
15%	75%	£114,835	£115,832	£115,932	£116,927	£114,243	£115,338
20%	75%	£100,383	£101,711	£101,843	£103,171	£99,592	£101,052
25%	75%	£85,930	£87,589	£87,756	£89,415	£84,942	£86,766
30%	75%	£71,478	£73,469	£73,668	£75,660	£70,290	£72,482
35%	75%	£57,025	£59,348	£59,581	£61,903	£55,640	£58,196
40%	75%	£42,573	£45,227	£45,494	£48,148	£40,989	£43,910
45%	75%	£28,120	£31,106	£31,406	£34,393	£26,339	£29,626
50%	75%	£13,667	£16,986	£17,318	£20,636	£11,688	£15,340
10%	60%	£129,687	£130,749	£130,271	£131,334	£129,054	£129,638
15%	60%	£115,434	£117,027	£116,310	£117,904	£114,484	£115,360
20%	60%	£101,181	£103,305	£102,349	£104,473	£99,914	£101,083
25%	60%	£86,928	£89,582	£88,388	£91,042	£85,344	£86,805
30%	60%	£72,675	£75,860	£74,427	£77,612	£70,775	£72,527
35%	60%	£58,421	£62,137	£60,465	£64,182	£56,205	£58,249
40%	60%	£44,167	£48,416	£46,504	£50,752	£41,635	£43,972
45%	60%	£29,914	£34,693	£32,543	£37,322	£27,065	£29,693
50%	60%	£15,661	£20,971	£18,582	£23,892	£12,495	£15,416

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

,,	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£741,806	-£741,806	-£741,806	-£741,806	-£741,806	-£741,806
10%	71%	-£770,617	-£769,858		-£769,162		-£770,374
15%	71%	-£785.022	-£783.884		-£782.841		-£784.657
20%	71%	-£799,427	-£797,910	-£798,036	-£796,519		-£798,940
25%	71%	-£813.832	-£811.936	-£812.094	-£810.197		-£813.224
30%	71%	-£828,237	-£825,962		-£823,875	-£829,594	-£827,508
35%	71%	-£842,643	-£839,988		-£837,553		-£841,791
40%	71%	-£857,048	-£854,013	-£854,266	-£851,232		-£856,075
45%	71%	-£871,453	-£868,040		-£864,910		-£870,359
50%	71%	-£885,858	-£882,066		-£878,588		-£884,643
100%	71%	-£1,032,184	-£1,024,466		-£1,017,389		-£1,029,709
10%	75%	-£770,711	-£770,047	-£769,981	-£769,318	-£771,107	-£770,376
15%	75%	-£785,165	-£784,168		-£783,073		-£784,662
20%	75%	-£799,617	-£798,289	-£798,157	-£796,829	-£800,408	-£798,948
25%	75%	-£814,070	-£812,411	-£812,244	-£810,585	-£815,058	-£813,234
30%	75%	-£828,522	-£826,531		-£824,340		-£827,518
35%	75%	-£842,975	-£840,652	-£840,419	-£838,097	-£844,360	-£841,804
40%	75%	-£857,427	-£854,773	-£854,506	-£851,852		-£856,090
45%	75%	-£871,880	-£868,894	-£868,594	-£865,607	-£873,661	-£870,374
50%	75%	-£886,333	-£883,014		-£879,364		-£884,660
10%	60%	-£770,313	-£769,251	-£769,729	-£768,666	-£770,946	-£770,362
15%	60%	-£784,566	-£782,973		-£782,096		-£784,640
20%	60%	-£798,819	-£796,695		-£795,527	-£800,086	-£798,917
25%	60%	-£813,072	-£810,418		-£808,958		-£813,195
30%	60%	-£827,325	-£824,140		-£822,388		-£827,473
35%	60%	-£841,579	-£837,863		-£835,818		-£841,751
40%	60%	-£855,833	-£851,584	-£853,496	-£849,248		-£856,028
45%	60%	-£870,086	-£865,307		-£862,678		-£870,307
50%	60%	-F884 339	-£879.029		-£876 108		-F884 584

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£565.056	-£565.056	-£565.056	-£565.056	-£565.056	-£565.056
10%	71%	-£593.867	-£593.108		-£592.412		
15%	71%	-£608,272	-£607,134				
20%	71%	-£622,677	-£621,160				
25%	71%	-£637,082	-£635,186	-£635,344			-£636,474
30%	71%	-£651,487	-£649,212			-£652,844	
35%	71%	-£665,893	-£663,238				
40%	71%	-£680,298	-£677,263				
45%	71%	-£694,703	-£691,290				
50%	71%	-£709,108	-£705,316		-£701,838	-£711,369	
100%	71%	-£855,434	-£847,716				
10%	75%	-£593,961	-£593,297		-£592,568	-£594,357	-£593,626
15%	75%	-£608,415	-£607,418	-£607,318			-£607,912
20%	75%	-£622,867	-£621,539	-£621,407		-£623,658	-£622,198
25%	75%	-£637,320	-£635,661	-£635,494			-£636,484
30%	75%	-£651,772	-£649,781		-£647,590	-£652,960	-£650,768
35%	75%	-£666,225	-£663,902				-£665,054
40%	75%	-£680,677	-£678,023	-£677,756			-£679,340
45%	75%	-£695,130	-£692,144	-£691,844			-£693,624
50%	75%	-£709,583	-£706,264	-£705,932	-£702,614	-£711,562	-£707,910
10%	60%	-£593,563	-£592,501				
15%	60%	-£607,816	-£606,223	-£606,940	-£605,346	-£608,766	-£607,890
20%	60%	-£622,069	-£619,945				
25%	60%	-£636,322	-£633,668			-£637,906	
30%	60%	-£650,575	-£647,390		-£645,638	-£652,475	
35%	60%	-£664,829	-£661,113				
40%	60%	-£679,083	-£674,834	-£676,746	-£672,498	-£681,615	-£679,278
45%	60%	-£693,336	-£688,557				
50%	60%	-£707.589	-£702,279				-£707.834

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£257,326	-£257,326	-£257,326	-£257,326	-£257,326	-£257,326
10%	71%	-£286,137	-£285,378				-£285,894
15%	71%	-£300,542	-£299,404	-£299,498		-£301,220	-£300,177
20%	71%	-£314,947	-£313,430				-£314,460
25%	71%	-£329,352	-£327,456	-£327,614		-£330,482	-£328,744
30%	71%	-£343,757	-£341,482			-£345,114	-£343,028
35%	71%	-£358,163	-£355,508	-£355,728		-£359,745	-£357,311
40%	71%	-£372,568	-£369,533	-£369,786			-£371,595
45%	71%	-£386,973	-£383,560	-£383,843	-£380,430	-£389,008	-£385,879
50%	71%	-£401,378	-£397,586		-£394,108		-£400,163
100%	71%	-£547,704	-£539,986	-£540,627	-£532,909		-£545,229
10%	75%	-£286,231	-£285,567				-£285,896
15%	75%	-£300,685	-£299,688				-£300,182
20%	75%	-£315,137	-£313,809				-£314,468
25%	75%	-£329,590	-£327,931	-£327,764			-£328,754
30%	75%	-£344,042	-£342,051				-£343,038
35%	75%	-£358,495	-£356,172				-£357,324
40%	75%	-£372.947	-£370.293		-£367.372		-£371.610
45%	75%	-£387,400	-£384,414	-£384,114			-£385,894
50%	75%	-£401,853	-£398,534		-£394,884		-£400,180
10%	60%	-£285,833	-£284,771				-£285,882
15%	60%	-£300,086	-£298,493				-£300,160
20%	60%	-£314,339	-£312,215				-£314,437
25%	60%	-£328,592	-£325,938				-£328,715
30%	60%	-£342.845	-£339.660				-£342,993
35%	60%	-£357,099	-£353,383				-£357,271
40%	60%	-£371.353	-£367.104		-£364.768		-£371,548
45%	60%	-£385.606	-£380,827				-£385.827
EON	600/	0200.050	C204 E40		0204.020		0400 404

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£118.046	-£118.046	-£118.046	-£118.046	-£118.046	-£118.046
10%	71%	-£146.857	-£146.098	-£146,161	-£145.402	-£147.309	-£146.614
15%	71%	-£161,262	-£160,124	-£160,218	-£159,081	-£161,940	-£160,897
20%	71%	-£175,667	-£174.150		-£172.759		-£175,180
25%	71%	-£190,072	-£188,176	-£188,334	-£186,437		-£189,464
30%	71%	-£204,477	-£202,202		-£200.115	-£205.834	-£203,748
35%	71%	-£218.883	-£216,228	-£216.448	-£213.793		-£218.031
40%	71%	-£233.288	-£230,253	-£230.506	-£227.472		-£232.315
45%	71%	-F247 693	-£244.280		-£241 150		-£246,599
50%	71%	-£262.098	-£258,306		-£254.828		
100%	71%	-£408.424	-£400.706		-£393.629		
10%	75%	-£146.951	-£146.287	-£146.221	-£145.558	-£147.347	-£146.616
15%	75%	-£161.405	-£160.408		-£159.313		
20%	75%	-£175.857	-£174.529		-£173.069		
25%	75%	-£190,310	-£188,651	-£188,484	-£186,825		-£189,474
30%	75%	-£204,762	-£202,771	-£202,572	-£200,580		
35%	75%	-£219,215	-£216,892		-£214,337		-£218,044
40%	75%	-£233,667	-£231,013	-£230,746	-£228,092		
45%	75%	-£248.120	-£245.134	-£244.834	-£241.847		-£246.614
50%	75%	-£262,573	-£259,254		-£255,604		
10%	60%	-£146,553	-£145,491	-£145,969	-£144,906	-£147,186	-£146,602
15%	60%	-£160,806	-£159,213	-£159,930	-£158,336	-£161,756	
20%	60%	-£175,059	-£172,935	-£173,891	-£171,767	-£176,326	-£175,157
25%	60%	-£189,312	-£186,658		-£185,198		
30%	60%	-£203,565	-£200,380	-£201,813	-£198,628	-£205,465	
35%	60%	-£217,819	-£214,103		-£212,058		
40%	60%	-£232,073	-£227,824	-£229,736	-£225,488	-£234,605	-£232,268
45%	60%	-£246,326	-£241,547		-£238,918		
50%	60%	-£260.579	-£255,269		-£252.348		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,796	-£14,796	-£14,796	-£14,796	-£14,796	-£14,796
10%	71%	-£43,607	-£42,848	-£42,911	-£42,152	-£44,059	-£43,364
15%	71%	-£58,012	-£56,874	-£56,968	-£55,831	-£58,690	-£57,647
20%	71%	-£72,417	-£70,900	-£71,026	-£69,509	-£73,321	-£71,930
25%	71%	-£86,822	-£84,926	-£85,084	-£83,187	-£87,952	-£86,214
30%	71%	-£101,227	-£98,952	-£99,141	-£96,865	-£102,584	-£100,498
35%	71%	-£115,633	-£112,978	-£113,198	-£110,543	-£117,215	-£114,781
40%	71%	-£130,038	-£127,003	-£127,256	-£124,222	-£131,847	-£129,065
45%	71%	-£144,443	-£141,030	-£141,313	-£137,900	-£146,478	-£143,349
50%	71%	-£158,848	-£155,056	-£155,371	-£151,578	-£161,109	-£157,633
100%	71%	-£305,174	-£297,456				
10%	75%	-£43,701	-£43,037	-£42,971	-£42,308	-£44,097	-£43,366
15%	75%	-£58,155	-£57,158	-£57,058	-£56,063	-£58,747	-£57,652
20%	75%	-£72,607	-£71,279	-£71,147	-£69,819	-£73,398	-£71,938
25%	75%	-£87,060	-£85,401	-£85,234	-£83,575	-£88,048	-£86,224
30%	75%	-£101,512	-£99,521	-£99,322	-£97,330	-£102,700	-£100,508
35%	75%	-£115,965	-£113,642	-£113,409	-£111,087	-£117,350	-£114,794
40%	75%	-£130,417	-£127,763	-£127,496	-£124,842	-£132,001	-£129,080
45%	75%	-£144,870	-£141,884	-£141,584	-£138,597	-£146,651	-£143,364
50%	75%	-£159,323	-£156,004			-£161,302	-£157,650
10%	60%	-£43,303	-£42,241	-£42,719	-£41,656	-£43,936	-£43,352
15%	60%	-£57,556	-£55,963	-£56,680	-£55,086	-£58,506	-£57,630
20%	60%	-£71,809	-£69,685	-£70,641	-£68,517	-£73,076	-£71,907
25%	60%	-£86,062	-£83,408	-£84,602	-£81,948	-£87,646	-£86,185
30%	60%	-£100,315	-£97,130	-£98,563	-£95,378	-£102,215	-£100,463
35%	60%	-£114,569	-£110,853	-£112,525	-£108,808	-£116,785	-£114,741
40%	60%	-£128,823	-£124,574	-£126,486	-£122,238	-£131,355	-£129,018
45%	60%	-£143,076	-£138,297	-£140,447	-£135,668	-£145,925	-£143,297
50%	60%	-£157.329	-£152.019		-£149.098		-£157.574

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£90,354	£90,354	£90,354	£90,354	£90,354	£90,354
10%	71%	£61,543	£62,302	£62,239	£62,998	£61,091	£61,786
15%	71%	£47,138	£48,276	£48,182	£49,319	£46,460	£47,503
20%	71%	£32,733	£34,250	£34,124	£35,641	£31,829	£33,220
25%	71%	£18,328	£20,224	£20,066	£21,963	£17,198	£18,936
30%	71%	£3,923	£6,198	£6,009	£8,285	£2,566	£4,652
35%	71%	-£10,483	-£7,828	-£8,048	-£5,393	-£12,065	-£9,631
40%	71%	-£24,888	-£21,853	-£22,106	-£19,072	-£26,697	-£23,915
45%	71%	-£39,293	-£35,880	-£36,163	-£32,750	-£41,328	-£38,199
50%	71%	-£53,698	-£49,906	-£50,221	-£46,428	-£55,959	-£52,483
100%	71%	-£200,024					
10%	75%	£61,449	£62,113	£62,179	£62,842	£61,053	£61,784
15%	75%	£46,995	£47,992	£48,092	£49,087	£46,403	£47,498
20%	75%	£32,543	£33,871	£34,003	£35,331	£31,752	£33,212
25%	75%	£18,090	£19,749	£19,916	£21,575	£17,102	£18,926
30%	75%	£3,638	£5,629	£5,828	£7,820	£2,450	£4,642
35%	75%	-£10,815	-£8,492	-£8,259	-£5,937	-£12,200	-£9,644
40%	75%	-£25,267	-£22,613	-£22,346	-£19,692	-£26,851	-£23,930
45%	75%	-£39,720	-£36,734	-£36,434	-£33,447	-£41,501	-£38,214
50%	75%	-£54,173	-£50,854	-£50,522	-£47,204	-£56,152	-£52,500
10%	60%	£61,847	£62,909	£62,431	£63,494	£61,214	£61,798
15%	60%	£47,594	£49,187	£48,470	£50,064	£46,644	£47,520
20%	60%	£33,341	£35,465	£34,509	£36,633	£32,074	£33,243
25%	60%	£19,088	£21,742	£20,548	£23,202	£17,504	£18,965
30%	60%	£4,835	£8,020	£6,587	£9,772	£2,935	£4,687
35%	60%	-£9,419	-£5,703	-£7,375	-£3,658	-£11,635	-£9,591
40%	60%	-£23,673	-£19,424	-£21,336	-£17,088	-£26,205	-£23,868
45%	60%	-£37,926	-£33,147	-£35,297	-£30,518	-£40,775	-£38,147
50%	60%	-£52,179	-£46,869	-£49,258	-£43,948	-£55,345	-£52,424

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£121,236	-£121,236	-£121,236	-£121,236	-£121,236	-£121,236
10%	71%	-£150,047	-£149,288	-£149,351	-£148,592		-£149,804
15%	71%	-£164,452	-£163,314	-£163,408			-£164,087
20%	71%	-£178,857	-£177,340	-£177,466	-£175,949	-£179,761	-£178,370
25%	71%	-£193,262	-£191,366	-£191,524			-£192,654
30%	71%	-£207,667	-£205,392			-£209,024	-£206,938
35%	71%	-£222,073	-£219,418				-£221,221
40%	71%	-£236,478	-£233,443	-£233,696		-£238,287	-£235,505
45%	71%	-£250,883	-£247,470				-£249,789
50%	71%	-£265,288	-£261,496	-£261,811	-£258,018	-£267,549	-£264,073
100%	71%	-£411,614	-£403,896				-£409,139
10%	75%	-£150,141	-£149,477	-£149,411	-£148,748	-£150,537	-£149,806
15%	75%	-£164,595	-£163,598		-£162,503		-£164,092
20%	75%	-£179,047	-£177,719	-£177,587	-£176,259	-£179,838	-£178,378
25%	75%	-£193,500	-£191,841				-£192,664
30%	75%	-£207,952	-£205,961	-£205,762	-£203,770	-£209,140	-£206,948
35%	75%	-£222,405	-£220,082				-£221,234
40%	75%	-£236,857	-£234,203	-£233,936		-£238,441	-£235,520
45%	75%	-£251,310	-£248,324				-£249,804
50%	75%	-£265,763	-£262,444	-£262,112	-£258,794	-£267,742	-£264,090
10%	60%	-£149,743	-£148,681	-£149,159	-£148,096	-£150,376	-£149,792
15%	60%	-£163,996	-£162,403			-£164,946	-£164,070
20%	60%	-£178,249	-£176,125	-£177,081	-£174,957	-£179,516	-£178,347
25%	60%	-£192,502	-£189,848				-£192,625
30%	60%	-£206,755	-£203,570		-£201,818	-£208,655	-£206,903
35%	60%	-£221,009	-£217,293				-£221,181
40%	60%	-£235,263	-£231,014	-£232,926	-£228,678	-£237,795	-£235,458
45%	60%	-£249,516	-£244,737				-£249,737
50%	60%	-£263.769	-£258.459				-£264.014

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,454	£23,454	£23,454	£23,454	£23,454	£23,454
10%	71%	-£5,357	-£4,598	-£4,661	-£3,902	-£5,809	-£5,114
15%	71%	-£19,762	-£18,624	-£18,718	-£17,581	-£20,440	-£19,397
20%	71%	-£34,167	-£32,650	-£32,776	-£31,259	-£35,071	-£33,680
25%	71%	-£48,572	-£46,676	-£46,834	-£44,937	-£49,702	-£47,964
30%	71%	-£62,977	-£60,702	-£60,891	-£58,615	-£64,334	-£62,248
35%	71%	-£77,383	-£74,728	-£74,948	-£72,293	-£78,965	-£76,531
40%	71%	-£91,788	-£88,753	-£89,006	-£85,972	-£93,597	-£90,815
45%	71%	-£106,193	-£102,780	-£103,063	-£99,650	-£108,228	-£105,099
50%	71%	-£120,598	-£116,806	-£117,121	-£113,328	-£122,859	-£119,383
100%	71%	-£266,924	-£259,206	-£259,847	-£252,129	-£271,525	-£264,449
10%	75%	-£5,451	-£4,787	-£4,721	-£4,058	-£5,847	-£5,116
15%	75%	-£19,905	-£18,908	-£18,808	-£17,813	-£20,497	-£19,402
20%	75%	-£34,357	-£33,029	-£32,897	-£31,569	-£35,148	-£33,688
25%	75%	-£48,810	-£47,151	-£46,984	-£45,325	-£49,798	-£47,974
30%	75%	-£63,262	-£61,271	-£61,072	-£59,080	-£64,450	-£62,258
35%	75%	-£77,715	-£75,392	-£75,159	-£72,837	-£79,100	-£76,544
40%	75%	-£92,167	-£89,513	-£89,246	-£86,592	-£93,751	-£90,830
45%	75%	-£106,620	-£103,634	-£103,334	-£100,347	-£108,401	-£105,114
50%	75%	-£121,073	-£117,754	-£117,422	-£114,104	-£123,052	-£119,400
10%	60%	-£5,053	-£3,991	-£4,469	-£3,406	-£5,686	-£5,102
15%	60%	-£19,306	-£17,713	-£18,430	-£16,836	-£20,256	-£19,380
20%	60%	-£33,559	-£31,435	-£32,391	-£30,267	-£34,826	-£33,657
25%	60%	-£47,812	-£45,158	-£46,352	-£43,698	-£49,396	-£47,935
30%	60%	-£62,065	-£58,880	-£60,313	-£57,128	-£63,965	-£62,213
35%	60%	-£76,319	-£72,603	-£74,275	-£70,558	-£78,535	-£76,491
40%	60%	-£90,573	-£86,324	-£88,236	-£83,988	-£93,105	-£90,768
45%	60%	-£104,826	-£100,047	-£102,197	-£97,418	-£107,675	-£105,047
	600/						

45% 60% -£104,826 50% 60% -£119,079 Residual Land values compared to benchmark land values Benchmark 23 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£90,354	£90,354	£90,354	£90,354	£90,354	£90,354
10%	71%	£61.543	£62.302	£62,239	£62.998	£61.091	£61.786
15%	71%	£47,138	£48,276	£48,182	£49,319	£46,460	£47,503
20%	71%	£32,733	£34,250	£34,124	£35,641	£31,829	£33,220
25%	71%	£18,328	£20,224	£20,066	£21,963	£17,198	£18,936
30%	71%	£3,923	£6,198	£6,009	£8,285	£2,566	£4,652
35%	71%	-£10,483	-£7,828	-£8,048	-£5,393	-£12,065	-£9,631
40%	71%	-£24,888	-£21,853	-£22,106	-£19,072	-£26,697	-£23,915
45%	71%	-£39,293	-£35,880	-£36,163	-£32,750	-£41,328	-£38,199
50%	71%	-£53,698	-£49,906	-£50,221	-£46,428	-£55,959	-£52,483
100%	71%	-£200,024	-£192,306	-£192,947	-£185,229	-£204,625	-£197,549
10%	75%	£61,449	£62,113	£62,179	£62,842	£61,053	£61,784
15%	75%	£46,995	£47,992	£48,092	£49,087	£46,403	£47,498
20%	75%	£32,543	£33,871	£34,003	£35,331	£31,752	£33,212
25%	75%	£18,090	£19,749	£19,916	£21,575	£17,102	£18,926
30%	75%	£3,638	£5,629	£5,828	£7,820	£2,450	£4,642
35%	75%	-£10,815	-£8,492	-£8,259	-£5,937	-£12,200	-£9,644
40%	75%	-£25,267	-£22,613	-£22,346	-£19,692	-£26,851	-£23,930
45%	75%	-£39,720	-£36,734	-£36,434	-£33,447	-£41,501	-£38,214
50%	75%	-£54,173	-£50,854	-£50,522	-£47,204	-£56,152	-£52,500
10%	60%	£61.847	£62.909	£62.431	£63,494	£61.214	£61,798
15%	60%	£47,594	£49,187	£48,470	£50,064	£46,644	£47,520
20%	60%	£33,341	£35,465	£34,509	£36,633	£32,074	£33,243
25%	60%	£19,088	£21,742	£20,548	£23,202	£17,504	£18,965
30%	60%	£4,835	£8,020	£6,587	£9,772	£2,935	£4,687
35%	60%	-£9,419	-£5,703	-£7,375	-£3,658	-£11,635	-£9,591
40%	60%	-£23.673	-£19.424	-£21.336	-£17.088	-£26,205	-£23.868
45%	60%	-£37,926	-£33,147	-£35,297	-£30,518	-£40,775	-£38,147
50%	60%	-£52 179	-£46.869	-£49 258	-F43 948	-£55.345	-£52 424

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T17-1 Unit Development

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

,,	% of AH as rented	l as council Income	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£200,405	£200,405	£200,405	£200,405	£200,405	£200,405
10%	71%	£167,504	£168,386	£168,069	£168,952	£167,266	£167,832
15%	71%	£151,053	£152,377	£151,901	£153,225	£150,697	£151,544
20%	71%	£134,602	£136,367	£135,733	£137,499	£134,127	£135,257
25%	71%	£118,151	£120,358	£119,565	£121,772	£117,558	£118,971
30%	71%	£101,701	£104,350	£103,397	£106,045	£100,988	£102,684
35%	71%	£85,250	£88,340	£87,229	£90,318	£84,419	£86,397
40%	71%	£68,799	£72.331	£71.061	£74.592	£67.849	£70.110
45%	71%	£52,349	£56,322	£54,893	£58,865	£51,280	£53,823
50%	71%	£35.898	£40.312	£38.725	£43.139	£34.710	£37.536
100%	71%	-£130.859	-£121.878	-£125.107	-£116.125	-£133,278	-£127.526
10%	75%	£167.415	£168.188	£168.009	£168.781	£167.207	£167.801
15%	75%	£150.921	£152.079	£151.811	£152.969	£150.608	£151,498
20%	75%	£134.425	£135.970	£135.613	£137.158	£134.009	£135.197
25%	75%	£117.931	£119.862	£119.414	£121.345	£117.411	£118.894
30%	75%	£101.436	£103.753	£103.216	£105.534	£100.812	£102.593
35%	75%	£84.941	£87.644	£87.018	£89.722	£84.213	£86.290
40%	75%	£68.446	£71.536	£70.820	£73,909	£67.614	£69.989
45%	75%	£51.951	£55.427	£54.622	£58.098	£51.015	£53.686
50%	75%	£35.456	£39.318	£38,424	£42.286	£34.416	£37,384
10%	60%	£167.787	£169.023	£168,261	£169.497	£167.454	£167.929
15%	60%	£151.478	£153.332	£152.190	£154.044	£150.978	£151,690
20%	60%	£135,168	£137,641	£136,118	£138,590	£134,502	£135,452
25%	60%	£118.859	£121.948	£120.046	£123.136	£118.028	£119.214
30%	60%	£102,550	£106,257	£103,975	£107,682	£101,552	£102,976
35%	60%	£86,241	£90.566	£87.902	£92.228	£85.076	£86,738
40%	60%	£69.932	£74.875	£71.831	£76,774	£68.601	£70,500
45%	60%	£53,623	£59.184	£55.760	£61.321	£52.125	£54.262
50%	60%	£37,314	£43.493	£39.687	£45.866	£35,649	£38.024

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£699,595	-£699,595				
10%	71%	-£732,496	-£731,614	-£731,931	-£731,048	-£732,734	-£732,168
15%	71%	-£748,947	-£747,623				
20%	71%	-£765,398	-£763,633	-£764,267		-£765,873	-£764,743
25%	71%	-£781,849	-£779,642				
30%	71%	-£798,299	-£795,650	-£796,603		-£799,012	-£797,316
35%	71%	-£814,750	-£811,660				
40%	71%	-£831,201	-£827,669		-£825,408		
45%	71%	-£847,651	-£843,678				
50%	71%	-£864,102	-£859,688	-£861,275	-£856,861	-£865,290	-£862,464
100%	71%	-£1,030,859	-£1,021,878			-£1,033,278	
10%	75%	-£732,585	-£731,812	-£731,991	-£731,219	-£732,793	-£732,199
15%	75%	-£749,079	-£747,921				
20%	75%	-£765,575	-£764,030			-£765,991	-£764,803
25%	75%	-£782,069	-£780,138	-£780,586	-£778,655	-£782,589	-£781,106
30%	75%	-£798,564	-£796,247				
35%	75%	-£815,059	-£812,356		-£810,278	-£815,787	
40%	75%	-£831,554	-£828,464				
45%	75%	-£848,049	-£844,573	-£845,378	-£841,902	-£848,985	-£846,314
50%	75%	-£864,544	-£860,682				
10%	60%	-£732,213	-£730,977	-£731,739		-£732,546	
15%	60%	-£748,522	-£746,668				
20%	60%	-£764,832	-£762,359		-£761,410	-£765,498	-£764,548
25%	60%	-£781,141	-£778,052				
30%	60%	-£797,450	-£793,743	-£796,025	-£792,318	-£798,448	-£797,024
35%	60%	-£813,759	-£809,434				
40%	60%	-£830.068	-£825.125				

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£522,845	-£522,845	-£522,845	-£522,845	-£522,845	-£522,845
10%	71%	-£555,746	-£554,864	-£555,181	-£554,298	-£555,984	-£555,418
15%	71%	-£572,197					-£571,706
20%	71%	-£588,648					-£587,993
25%	71%	-£605,099			-£601,478		-£604,279
30%	71%	-£621,549	-£618,900				-£620,566
35%	71%	-£638,000					-£636,853
40%	71%	-£654,451	-£650,919	-£652,189	-£648,658	-£655,401	-£653,140
45%	71%	-£670,901					-£669,427
50%	71%	-£687,352	-£682,938	-£684,525	-£680,111	-£688,540	-£685,714
100%	71%	-£854,109					-£850,776
10%	75%	-£555,835	-£555,062	-£555,241	-£554,469	-£556,043	-£555,449
15%	75%	-£572,329					-£571,752
20%	75%	-£588,825	-£587,280	-£587,637	-£586,092	-£589,241	-£588,053
25%	75%	-£605,319					-£604,356
30%	75%	-£621,814	-£619,497	-£620,034	-£617,716	-£622,438	-£620,657
35%	75%	-£638,309	-£635,606				-£636,960
40%	75%	-£654,804	-£651,714	-£652,430	-£649,341	-£655,636	-£653,261
45%	75%	-£671,299					-£669,564
50%	75%	-£687,794		-£684,826	-£680,964	-£688,834	-£685,866
10%	60%	-£555,463					-£555,321
15%	60%	-£571,772	-£569,918	-£571,060	-£569,206	-£572,272	-£571,560
20%	60%	-£588,082					-£587,798
25%	60%	-£604,391		-£603,204	-£600,114		-£604,036
30%	60%	-£620,700			-£615,568	-£621,698	-£620,274
35%	60%	-£637,009	-£632,684			-£638,174	-£636,512
40%	60%	-£653,318					-£652,750
45%	60%	-£669,627	-£664,066	-£667,490	-£661,929		-£668,988
50%	60%	-F685 936			-£677.384		-F685 226

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£215,115	-£215,115	-£215,115	-£215,115	-£215,115	-£215,115
10%	71%	-£248,016	-£247,134				
15%	71%	-£264,467	-£263,143	-£263,619		-£264,823	-£263,976
20%	71%	-£280,918	-£279,153				
25%	71%	-£297,369	-£295,162		-£293,748	-£297,962	-£296,549
30%	71%	-£313,819	-£311,170				-£312,836
35%	71%	-£330,270	-£327,180			-£331,101	
40%	71%	-£346,721	-£343,189				
45%	71%	-£363,171	-£359,198	-£360,627	-£356,655	-£364,240	-£361,697
50%	71%	-£379,622	-£375,208				
100%	71%	-£546,379	-£537,398	-£540,627	-£531,645	-£548,798	-£543,046
10%	75%	-£248,105	-£247,332	-£247,511	-£246,739	-£248,313	-£247,719
15%	75%	-£264,599	-£263,441				
20%	75%	-£281,095	-£279,550	-£279,907	-£278,362	-£281,511	
25%	75%	-£297,589	-£295,658	-£296,106	-£294,175		-£296,626
30%	75%	-£314,084	-£311,767	-£312,304		-£314,708	
35%	75%	-£330,579	-£327,876				
40%	75%	-£347,074	-£343,984	-£344,700	-£341,611	-£347,906	-£345,531
45%	75%	-£363,569	-£360,093				-£361,834
50%	75%	-£380,064	-£376,202	-£377,096	-£373,234	-£381,104	-£378,136
10%	60%	-£247,733	-£246,497				
15%	60%	-£264,042	-£262,188		-£261,476	-£264,542	
20%	60%	-£280,352	-£277,879				
25%	60%	-£296,661	-£293,572	-£295,474	-£292,384	-£297,492	-£296,306
30%	60%	-£312,970	-£309,263				
35%	60%	-£329,279	-£324,954	-£327,618		-£330,444	
40%	60%	-£345,588	-£340,645				
45%	60%	-£361,897	-£356,336				
50%	60%	-£378.206	-£372.027				

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£75.835	-£75.835	-£75.835	-£75.835	-£75.835	-£75.835
10%	71%	-£108.736	-£107.854	-£108.171	-£107,288	-£75,635 -£108.974	-£108.408
15%	71%	-£108,736 -£125,187	-£107,854 -£123.863	-£108,171 -£124,339	-£107,288 -£123.015	-£108,974 -£125,543	-£108,408 -£124.696
	71%						
20%		-£141,638	-£139,873	-£140,507	-£138,741	-£142,113	-£140,983
25%	71%	-£158,089	-£155,882	-£156,675	-£154,468	-£158,682	-£157,269
30%	71%	-£174,539	-£171,890	-£172,843	-£170,195		-£173,556
35%	71%	-£190,990	-£187,900	-£189,011	-£185,922	-£191,821	-£189,843
40%	71%	-£207,441	-£203,909	-£205,179	-£201,648		-£206,130
45%	71%	-£223,891	-£219,918	-£221,347	-£217,375	-£224,960	-£222,417
50%	71%	-£240,342	-£235,928	-£237,515	-£233,101	-£241,530	-£238,704
100%	71%	-£407,099	-£398,118	-£401,347	-£392,365	-£409,518	-£403,766
10%	75%	-£108,825	-£108,052	-£108,231	-£107,459	-£109,033	-£108,439
15%	75%	-£125,319	-£124,161	-£124,429	-£123,271	-£125,632	-£124,742
20%	75%	-£141,815	-£140,270	-£140,627	-£139,082	-£142,231	-£141,043
25%	75%	-£158,309	-£156,378				
30%	75%	-£174,804	-£172,487	-£173,024	-£170,706	-£175,428	-£173,647
35%	75%	-£191,299	-£188,596		-£186,518		
40%	75%	-£207,794	-£204,704				-£206,251
45%	75%	-£224,289	-£220,813	-£221,618	-£218,142	-£225,225	-£222,554
50%	75%	-£240,784	-£236,922		-£233,954	-£241,824	
10%	60%	-£108,453	-£107,217	-£107,979	-£106,743	-£108,786	-£108,311
15%	60%	-£124,762	-£122,908	-£124,050	-£122,196	-£125,262	-£124,550
20%	60%	-£141,072	-£138,599	-£140,122	-£137,650	-£141,738	-£140,788
25%	60%	-£157,381	-£154,292	-£156,194	-£153,104	-£158,212	-£157,026
30%	60%	-£173,690	-£169,983				
35%	60%	-£189,999	-£185,674	-£188,338	-£184,012	-£191,164	-£189,502
40%	60%	-£206,308	-£201,365				
45%	60%	-£222,617	-£217,056		-£214,919		-£221,978
50%	60%	-£238.926	-£232.747		-£230.374		-£238.216

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

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£27,415	£27.415	£27,415	£27,415	£27,415	£27.415
10%	71%	-£5,486	-£4.604	-£4.921	-£4.038	-£5.724	-£5.158
15%	71%	-£21.937	-£20.613	-£21.089	-£19.765	-£22.293	-£21.446
20%	71%	-£38.388	-£36.623	-£37.257	-£35,491	-£38.863	-£37.733
25%	71%	-£54.839	-£52,632	-£53.425	-£51.218	-£55.432	-£54.019
30%	71%	-£71.289	-£68.640	-£69.593	-£66.945	-£72.002	-£70.306
35%	71%	-£87.740	-£84.650	-£85.761	-£82.672	-£88.571	-£86,593
40%	71%	-£104.191	-£100.659	-£101.929	-£98.398	-£105.141	-£102.880
45%	71%	-£120.641	-£116.668	-£118.097	-£114.125	-£121.710	-£119.167
50%	71%	-£137.092	-£132.678	-£134.265	-£129.851	-£138.280	-£135.454
100%	71%	-£303.849	-£294.868				-£300.516
10%	75%	-£5,575	-£4,802	-£4,981	-£4,209	-£5,783	-£5,189
15%	75%	-£22.069	-£20.911	-£21.179	-£20.021	-£22.382	-£21.492
20%	75%	-£38,565	-£37,020	-£37,377	-£35,832	-£38,981	-£37,793
25%	75%	-£55,059	-£53,128	-£53,576	-£51,645	-£55,579	-£54,096
30%	75%	-£71,554	-£69,237	-£69,774	-£67,456	-£72,178	-£70,397
35%	75%	-£88,049	-£85,346	-£85,972	-£83,268	-£88,777	-£86,700
40%	75%	-£104,544	-£101,454	-£102,170	-£99,081	-£105,376	-£103,001
45%	75%	-£121,039	-£117,563	-£118,368	-£114,892	-£121,975	-£119,304
50%	75%	-£137,534	-£133,672	-£134,566	-£130,704	-£138,574	-£135,606
10%	60%	-£5,203	-£3,967	-£4,729	-£3,493	-£5,536	-£5,061
15%	60%	-£21,512	-£19,658	-£20,800	-£18,946	-£22,012	-£21,300
20%	60%	-£37,822	-£35,349	-£36,872	-£34,400	-£38,488	-£37,538
25%	60%	-£54,131	-£51,042	-£52,944	-£49,854	-£54,962	-£53,776
30%	60%	-£70,440	-£66,733	-£69,015	-£65,308	-£71,438	-£70,014
35%	60%	-£86,749	-£82,424	-£85,088	-£80,762	-£87,914	-£86,252
40%	60%	-£103,058	-£98,115	-£101,159	-£96,216	-£104,389	-£102,490
45%	60%	-£119,367	-£113,806	-£117,230	-£111,669	-£120,865	-£118,728
50%	60%	-£135.676	-£129 497	-£133 303	-£127 124	-£137.341	-£134.966

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£132,565	£132,565	£132,565	£132,565	£132,565	£132,565
10%	71%	£99,664	£100,546	£100,229	£101,112	£99,426	£99,992
15%	71%	£83,213	£84,537	£84,061	£85,385	£82,857	£83,704
20%	71%	£66,762	£68,527	£67,893	£69,659	£66,287	£67,417
25%	71%	£50,311	£52,518	£51,725	£53,932	£49,718	£51,131
30%	71%	£33,861	£36,510	£35,557	£38,205	£33,148	£34,844
35%	71%	£17,410	£20,500	£19,389	£22,478	£16,579	£18,557
40%	71%	£959	£4,491	£3,221	£6,752	£9	£2,270
45%	71%	-£15,491	-£11,518	-£12,947	-£8,975	-£16,560	-£14,017
50%	71%	-£31,942	-£27,528	-£29,115	-£24,701	-£33,130	-£30,304
100%	71%	-£198,699	-£189,718			-£201,118	
10%	75%	£99,575	£100,348	£100,169	£100,941	£99,367	£99,961
15%	75%	£83,081	£84,239	£83,971	£85,129	£82,768	£83,658
20%	75%	£66,585	£68,130	£67,773	£69,318	£66,169	£67,357
25%	75%	£50,091	£52,022	£51,574	£53,505	£49,571	£51,054
30%	75%	£33,596	£35,913	£35,376	£37,694	£32,972	£34,753
35%	75%	£17,101	£19,804	£19,178	£21,882	£16,373	£18,450
40%	75%	£606	£3,696	£2,980	£6,069	-£226	£2,149
45%	75%	-£15,889	-£12,413	-£13,218	-£9,742	-£16,825	-£14,154
50%	75%	-£32,384	-£28,522	-£29,416	-£25,554	-£33,424	-£30,456
10%	60%	£99,947	£101,183	£100,421	£101,657	£99,614	£100,089
15%	60%	£83,638	£85,492	£84,350	£86,204	£83,138	£83,850
20%	60%	£67,328	£69,801	£68,278	£70,750	£66,662	£67,612
25%	60%	£51,019	£54,108	£52,206	£55,296	£50,188	£51,374
30%	60%	£34,710	£38,417	£36,135	£39,842	£33,712	£35,136
35%	60%	£18,401	£22,726	£20,062	£24,388	£17,236	£18,898
40%	60%	£2,092	£7,035	£3,991	£8,934	£761	£2,660
45%	60%	-£14,217	-£8,656	-£12,080	-£6,519	-£15,715	-£13,578
50%	60%	-£30.526	-£24.347	-£28.153	-£21.974	-£32.191	-£29.816

£17,299,000

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

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

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£65,665	£65,665	£65,665	£65,665	£65,665	£65,665
10%	71%	£32,764	£33,646	£33,329	£34,212	£32,526	£33,092
15%	71%	£16,313	£17,637	£17,161	£18,485	£15,957	£16,804
20%	71%	-£138	£1,627	£993	£2,759	-£613	£517
25%	71%	-£16,589	-£14,382	-£15,175	-£12,968	-£17,182	-£15,769
30%	71%	-£33,039	-£30,390	-£31,343	-£28,695		-£32,056
35%	71%	-£49,490	-£46,400	-£47,511	-£44,422	-£50,321	-£48,343
40%	71%	-£65,941	-£62,409	-£63,679	-£60,148	-£66,891	-£64,630
45%	71%	-£82,391	-£78,418	-£79,847	-£75,875	-£83,460	-£80,917
50%	71%	-£98,842	-£94,428	-£96,015	-£91,601	-£100,030	-£97,204
100%	71%	-£265,599	-£256,618	-£259,847	-£250,865	-£268,018	-£262,266
10%	75%	£32,675	£33,448	£33,269	£34,041	£32,467	£33,061
15%	75%	£16,181	£17,339	£17,071	£18,229	£15,868	£16,758
20%	75%	-£315	£1,230	£873	£2,418	-£731	£457
25%	75%	-£16,809	-£14,878	-£15,326	-£13,395	-£17,329	-£15,846
30%	75%	-£33,304	-£30,987	-£31,524	-£29,206	-£33,928	-£32,147
35%	75%	-£49,799	-£47,096	-£47,722	-£45,018	-£50,527	-£48,450
40%	75%	-£66.294	-£63.204	-£63.920	-£60.831	-£67.126	-£64,751
45%	75%	-£82,789	-£79,313	-£80,118	-£76,642	-£83,725	-£81,054
50%	75%	-£99,284	-£95,422	-£96,316	-£92,454	-£100,324	-£97,356
10%	60%	£33,047	£34,283	£33,521	£34,757	£32,714	£33,189
15%	60%	£16,738	£18,592	£17,450	£19,304	£16,238	£16,950
20%	60%	£428	£2,901	£1,378	£3,850	-£238	£712
25%	60%	-£15,881	-£12,792	-£14,694	-£11,604	-£16,712	-£15,526
30%	60%	-£32,190	-£28,483	-£30,765	-£27,058	-£33,188	-£31,764
35%	60%	-£48,499	-£44,174	-£46,838	-£42,512	-£49,664	-£48,002
40%	60%	-£64,808	-£59,865	-£62,909	-£57,966	-£66,139	-£64,240
45%	60%	-£81,117	-£75,556	-£78,980	-£73,419	-£82,615	-£80,478
50%	60%	-£97.426	-£91,247	-£95.053	-£88 874	-£99 091	-£96.716

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

,,	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£132,565	£132,565	£132,565	£132,565	£132,565	£132,565
10%	71%	£99,664	£100.546	£100.229	£101.112	£99,426	£99.992
15%	71%	£83,213	£84,537	£84,061	£85,385	£82,857	£83,704
20%	71%	£66,762	£68,527	£67,893	£69,659	£66,287	£67,417
25%	71%	£50,311	£52,518	£51,725	£53,932	£49,718	£51,131
30%	71%	£33,861	£36,510	£35,557	£38,205	£33,148	£34,844
35%	71%	£17,410	£20,500	£19,389	£22,478	£16,579	£18,557
40%	71%	£959	£4,491	£3,221	£6,752	£9	£2,270
45%	71%	-£15,491	-£11,518	-£12,947	-£8,975	-£16,560	-£14,017
50%	71%	-£31.942	-£27,528	-£29.115	-£24.701	-£33.130	-£30.304
100%	71%	-£198,699	-£189,718			-£201,118	-£195,366
10%	75%	£99,575	£100,348	£100,169	£100,941	£99,367	£99,961
15%	75%	£83,081	£84,239	£83,971	£85,129	£82,768	£83,658
20%	75%	£66,585	£68,130	£67,773	£69,318	£66,169	£67,357
25%	75%	£50,091	£52,022	£51,574	£53,505	£49,571	£51,054
30%	75%	£33,596	£35,913	£35,376	£37,694	£32,972	£34,753
35%	75%	£17,101	£19,804	£19,178	£21,882	£16,373	£18,450
40%	75%	£606	£3,696	£2,980	£6,069	-£226	£2,149
45%	75%	-£15,889	-£12,413	-£13,218	-£9,742	-£16,825	-£14,154
50%	75%	-£32.384	-£28.522	-£29.416	-£25.554	-£33.424	-£30,456
10%	60%	£99,947	£101.183	£100.421	£101.657	£99.614	£100.089
15%	60%	£83,638	£85,492	£84,350	£86,204	£83,138	£83,850
20%	60%	£67,328	£69,801	£68,278	£70,750	£66,662	£67,612
25%	60%	£51,019	£54,108	£52,206	£55,296	£50,188	£51,374
30%	60%	£34,710	£38,417	£36,135	£39,842	£33,712	£35,136
35%	60%	£18,401	£22,726	£20,062	£24,388	£17,236	£18,898
40%	60%	£2.092	£7.035	£3.991	£8.934	£761	£2,660
45%	60%	-£14,217	-£8,656	-£12,080	-£6,519	-£15,715	-£13,578
50%	60%	-F30 526	-£24 347	-£28 153	-£21 974	-£32 101	-F20.816

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T17 - 1 Unit Development

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

,, ,,	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£175,978	£175,978	£175,978	£175,978	£175,978	£175,978
10%	71%	£145,419	£146,207	£146,084	£146,872	£145,072	£145,738
15%	71%	£130,140	£131,321	£131,138	£132,319	£129,619	£130,617
20%	71%	£114,861	£116,435	£116,192	£117,766	£114,166	£115,497
25%	71%	£99,581	£101,549	£101,245	£103,212	£98,713	£100,376
30%	71%	£84,302	£86,663	£86,299	£88,659	£83,260	£85,257
35%	71%	£69,022	£71,778	£71,351	£74,106	£67,807	£70,136
40%	71%	£53,743	£56,892	£56,405	£59,554	£52,354	£55,016
45%	71%	£38,464	£42,006	£41,458	£45,001	£36,901	£39,895
50%	71%	£23,184	£27,120	£26,512	£30,448	£21,448	£24,775
100%	71%	-£131,878	-£123,868	-£125,107	-£117,097	-£135,411	-£128,641
10%	75%	£145,326	£146,015	£146,025	£146,714	£145,022	£145,721
15%	75%	£130,000	£131,033	£131,048	£132,081	£129,544	£130,592
20%	75%	£114,674	£116,052	£116,071	£117,449	£114,066	£115,464
25%	75%	£99,347	£101,070	£101,094	£102,816	£98,588	£100,334
30%	75%	£84,022	£86,088	£86,118	£88,184	£83,110	£85,206
35%	75%	£68,696	£71,106	£71,140	£73,552	£67,631	£70,077
40%	75%	£53,369	£56,124	£56,164	£58,919	£52,154	£54,949
45%	75%	£38,043	£41,143	£41,187	£44,287	£36,676	£39,820
50%	75%	£22,717	£26,161	£26,211	£29,654	£21,197	£24,691
10%	60%	£145,718	£146,821	£146,277	£147,379	£145,233	£145,791
15%	60%	£130,588	£132,241	£131,427	£133,080	£129,859	£130,698
20%	60%	£115,459	£117,663	£116,576	£118,781	£114,486	£115,604
25%	60%	£100,329	£103,084	£101,726	£104,481	£99,114	£100,511
30%	60%	£85,199	£88,506	£86,875	£90,182	£83,740	£85,417
35%	60%	£70,069	£73,926	£72,025	£75,883	£68,368	£70,324
40%	60%	£54,939	£59,347	£57,174	£61,583	£52,994	£55,230
45%	60%	£39,809	£44,769	£42,324	£47,284	£37,621	£40,137
50%	60%	£24 670	£30 189	£27 A7A	£32 Q84	£22 249	£25.043

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£724,022	-£724,022				
10%	71%	-£754,581	-£753,793	-£753,916	-£753,128	-£754,928	-£754,262
15%	71%	-£769,860	-£768,679				
20%	71%	-£785,139	-£783,565	-£783,808	-£782,234	-£785,834	-£784,503
25%	71%	-£800,419	-£798,451		-£796,788		-£799,624
30%	71%	-£815,698	-£813,337		-£811,341	-£816,740	-£814,743
35%	71%	-£830,978	-£828,222		-£825,894		-£829,864
40%	71%	-£846,257	-£843,108	-£843,595	-£840,446	-£847,646	-£844,984
45%	71%	-£861,536	-£857,994				
50%	71%	-£876,816	-£872,880				
100%	71%	-£1,031,878	-£1,023,868				
10%	75%	-£754,674	-£753,985			-£754,978	
15%	75%	-£770,000	-£768,967				
20%	75%	-£785,326	-£783,948			-£785,934	-£784,536
25%	75%	-£800,653	-£798,930	-£798,906	-£797,184	-£801,412	-£799,666
30%	75%	-£815,978	-£813,912				
35%	75%	-£831,304	-£828,894		-£826,448	-£832,369	
40%	75%	-£846,631	-£843,876				
45%	75%	-£861,957	-£858,857	-£858,813	-£855,713	-£863,324	-£860,180
50%	75%	-£877,283	-£873,839				
10%	60%	-£754,282	-£753,179	-£753,723	-£752,621	-£754,767	-£754,209
15%	60%	-£769,412	-£767,759				
20%	60%	-£784,541	-£782,337				-£784,396
25%	60%	-£799,671	-£796,916				
30%	60%	-£814,801	-£811,494				
35%	60%	-£829,931	-£826,074				
40%	60%	-£845,061	-£840,653	-£842,826	-£838,417	-£847,006	-£844,770
45%	60%	-£860,191	-£855,231				
50%	60%	-£875.321	-£869.811				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£547,272	-£547,272	-£547,272	-£547,272	-£547,272	-£547,272
10%	71%	-£577,831	-£577,043	-£577,166	-£576,378	-£578,178	-£577,512
15%	71%	-£593,110	-£591,929				-£592,633
20%	71%	-£608,389	-£606,815		-£605,484	-£609,084	-£607,753
25%	71%	-£623,669	-£621,701				-£622,874
30%	71%	-£638,948	-£636,587		-£634,591	-£639,990	-£637,993
35%	71%	-£654,228	-£651,472		-£649,144		-£653,114
40%	71%	-£669,507	-£666,358		-£663,696	-£670,896	-£668,234
45%	71%	-£684,786	-£681,244				-£683,355
50%	71%	-£700,066	-£696,130				-£698,475
100%	71%	-£855,128	-£847,118				-£851,891
10%	75%	-£577,924	-£577,235				-£577,529
15%	75%	-£593,250	-£592,217			-£593,706	-£592,658
20%	75%	-£608,576	-£607,198	-£607,179		-£609,184	-£607,786
25%	75%	-£623,903	-£622,180		-£620,434		-£622,916
30%	75%	-£639,228	-£637,162		-£635,066	-£640,140	-£638,044
35%	75%	-£654,554	-£652,144				-£653,173
40%	75%	-£669,881	-£667,126	-£667,086	-£664,331	-£671,096	-£668,301
45%	75%	-£685,207	-£682,107			-£686,574	-£683,430
50%	75%	-£700,533	-£697,089		-£693,596	-£702,053	-£698,559
10%	60%	-£577,532	-£576,429				-£577,459
15%	60%	-£592,662	-£591,009	-£591,823	-£590,170	-£593,391	-£592,552
20%	60%	-£607,791	-£605,587				-£607,646
25%	60%	-£622,921	-£620,166	-£621,524	-£618,769	-£624,136	-£622,739
30%	60%	-£638,051	-£634,744				-£637,833
35%	60%	-£653.181	-£649.324				-£652 926

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£239,542	-£239,542				
10%	71%	-£270,101	-£269,313				
15%	71%	-£285,380	-£284,199	-£284,382	-£283,201	-£285,901	-£284,903
20%	71%	-£300,659	-£299,085				
25%	71%	-£315,939	-£313,971	-£314,275	-£312,308	-£316,807	-£315,144
30%	71%	-£331,218	-£328,857				
35%	71%	-£346,498	-£343,742	-£344,169	-£341,414	-£347,713	-£345,384
40%	71%	-£361,777	-£358,628		-£355,966		-£360,504
45%	71%	-£377,056	-£373,514	-£374,062		-£378,619	
50%	71%	-£392,336	-£388,400	-£389,008			
100%	71%	-£547,398	-£539,388	-£540,627			-£544,161
10%	75%	-£270,194	-£269,505	-£269,495	-£268,806	-£270,498	-£269,799
15%	75%	-£285,520	-£284,487				
20%	75%	-£300,846	-£299,468	-£299,449	-£298,071	-£301,454	-£300,056
25%	75%	-£316,173	-£314,450				
30%	75%	-£331,498	-£329,432	-£329,402	-£327,336	-£332,410	-£330,314
35%	75%	-£346,824	-£344,414				
40%	75%	-£362,151	-£359,396	-£359,356	-£356,601	-£363,366	-£360,571
45%	75%	-£377,477	-£374,377				
50%	75%	-£392,803	-£389,359				-£390,829
10%	60%	-£269,802	-£268,699		-£268,141		
15%	60%	-£284,932	-£283,279		-£282,440	-£285,661	
20%	60%	-£300,061	-£297,857				
25%	60%	-£315,191	-£312,436	-£313,794		-£316,406	
30%	60%	-£330,321	-£327,014				
35%	60%	-£345,451	-£341,594	-£343,495		-£347,152	-£345,196
40%	60%	-£360,581	-£356,173				
45%	60%	-£375,711	-£370,751	-£373,196	-£368,236	-£377,899	
50%	60%	-£390.841	-£385.331				

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£100,262	-£100,262	-£100,262	-£100,262	-£100,262	-£100,262
10%	71%	-£130,821	-£130,033	-£130,156	-£129,368	-£131,168	-£130,502
15%	71%	-£146,100	-£144,919	-£145,102	-£143,921	-£146,621	-£145,623
20%	71%	-£161,379	-£159,805		-£158,474	-£162,074	
25%	71%	-£176,659	-£174,691				-£175,864
30%	71%	-£191,938	-£189,577				
35%	71%	-£207,218	-£204,462		-£202,134		-£206,104
40%	71%	-£222,497	-£219,348				-£221,224
45%	71%	-£237.776	-£234.234				
50%	71%	-£253,056	-£249,120	-£249,728	-£245,792	-£254,792	-£251,465
100%	71%	-£408,118	-£400,108				
10%	75%	-£130,914	-£130,225	-£130,215	-£129,526	-£131,218	-£130,519
15%	75%	-£146,240	-£145,207	-£145,192	-£144,159	-£146,696	-£145,648
20%	75%	-£161,566	-£160,188	-£160,169	-£158,791	-£162,174	-£160,776
25%	75%	-£176,893	-£175,170	-£175,146	-£173,424		-£175,906
30%	75%	-£192,218	-£190,152	-£190,122	-£188,056	-£193,130	-£191,034
35%	75%	-£207,544	-£205,134				
40%	75%	-£222,871	-£220,116	-£220,076		-£224,086	
45%	75%	-£238,197	-£235,097			-£239,564	
50%	75%	-£253,523	-£250,079				
10%	60%	-£130,522	-£129,419	-£129,963	-£128,861	-£131,007	-£130,449
15%	60%	-£145,652	-£143,999	-£144,813	-£143,160	-£146,381	-£145,542
20%	60%	-£160,781	-£158,577	-£159,664		-£161,754	-£160,636
25%	60%	-£175,911	-£173,156	-£174,514			
30%	60%	-£191,041	-£187,734			-£192,500	
35%	60%	-£206,171	-£202,314				
40%	60%	-£221,301	-£216,893				
45%	60%	-£236,431	-£231,471				
50%	60%	-£251.561	-£246.051				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,988	£2,988	£2,988	£2,988	£2,988	£2,988
10%	71%	-£27,571	-£26,783	-£26,906	-£26,118	-£27,918	-£27,252
15%	71%	-£42,850	-£41,669	-£41,852	-£40,671	-£43,371	-£42,373
20%	71%	-£58,129	-£56,555	-£56,798	-£55,224	-£58,824	-£57,493
25%	71%	-£73,409	-£71,441	-£71,745	-£69,778	-£74,277	-£72,614
30%	71%	-£88,688	-£86,327	-£86,691	-£84,331	-£89,730	-£87,733
35%	71%	-£103,968	-£101,212	-£101,639	-£98,884	-£105,183	-£102,854
40%	71%	-£119,247	-£116,098	-£116,585	-£113,436	-£120,636	-£117,974
45%	71%	-£134,526	-£130,984	-£131,532	-£127,989	-£136,089	-£133,095
50%	71%	-£149,806	-£145,870	-£146,478	-£142,542	-£151,542	-£148,215
100%	71%	-£304,868	-£296,858				-£301,631
10%	75%	-£27,664	-£26,975	-£26,965	-£26,276	-£27,968	-£27,269
15%	75%	-£42,990	-£41,957	-£41,942	-£40,909	-£43,446	-£42,398
20%	75%	-£58,316	-£56,938	-£56,919	-£55,541	-£58,924	-£57,526
25%	75%	-£73,643	-£71,920	-£71,896	-£70,174	-£74,402	-£72,656
30%	75%	-£88,968	-£86,902	-£86,872	-£84,806	-£89,880	-£87,784
35%	75%	-£104,294	-£101,884	-£101,850	-£99,438	-£105,359	-£102,913
40%	75%	-£119,621	-£116,866	-£116,826	-£114,071	-£120,836	-£118,041
45%	75%	-£134,947	-£131,847	-£131,803	-£128,703	-£136,314	-£133,170
50%	75%	-£150,273	-£146,829	-£146,779	-£143,336	-£151,793	-£148,299
10%	60%	-£27,272	-£26,169	-£26,713	-£25,611	-£27,757	-£27,199
15%	60%	-£42,402	-£40,749	-£41,563	-£39,910	-£43,131	-£42,292
20%	60%	-£57,531	-£55,327	-£56,414	-£54,209	-£58,504	-£57,386
25%	60%	-£72,661	-£69,906	-£71,264	-£68,509	-£73,876	-£72,479
30%	60%	-£87,791	-£84,484	-£86,115	-£82,808	-£89,250	-£87,573
35%	60%	-£102,921	-£99,064	-£100,965	-£97,107	-£104,622	-£102,666
40%	60%	-£118,051	-£113,643	-£115,816	-£111,407	-£119,996	-£117,760
45%	60%	-£133,181	-£128,221	-£130,666	-£125,706	-£135,369	-£132,853
50%	60%	-£148.311	-£142.801	-£145.516	-£140.006		-£147.947

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£108,138	£108,138	£108,138	£108,138	£108,138	£108,138
10%	71%	£77,579	£78,367	£78,244	£79,032	£77,232	£77,898
15%	71%	£62,300	£63,481	£63,298	£64,479	£61,779	£62,777
20%	71%	£47,021	£48,595	£48,352	£49,926	£46,326	£47,657
25%	71%	£31,741	£33,709	£33,405	£35,372	£30,873	£32,536
30%	71%	£16,462	£18,823	£18,459	£20,819	£15,420	£17,417
35%	71%	£1,182	£3,938	£3,511	£6,266	-£33	£2,296
40%	71%	-£14,097	-£10,948	-£11,435	-£8,286	-£15,486	-£12,824
45%	71%	-£29,376	-£25,834	-£26,382	-£22,839	-£30,939	-£27,945
50%	71%	-£44,656	-£40,720	-£41,328	-£37,392	-£46,392	-£43,065
100%	71%	-£199,718					
10%	75%	£77,486	£78,175	£78,185	£78,874	£77,182	£77,881
15%	75%	£62,160	£63,193	£63,208	£64,241	£61,704	£62,752
20%	75%	£46,834	£48,212	£48,231	£49,609	£46,226	£47,624
25%	75%	£31,507	£33,230	£33,254	£34,976	£30,748	£32,494
30%	75%	£16,182	£18,248	£18,278	£20,344	£15,270	£17,366
35%	75%	£856	£3,266	£3,300	£5,712	-£209	£2,237
40%	75%	-£14,471	-£11,716	-£11,676	-£8,921	-£15,686	-£12,891
45%	75%	-£29,797	-£26,697	-£26,653	-£23,553	-£31,164	-£28,020
50%	75%	-£45,123	-£41,679	-£41,629	-£38,186	-£46,643	-£43,149
10%	60%	£77,878	£78,981	£78,437	£79,539	£77,393	£77,951
15%	60%	£62,748	£64,401	£63,587	£65,240	£62,019	£62,858
20%	60%	£47,619	£49,823	£48,736	£50,941	£46,646	£47,764
25%	60%	£32,489	£35,244	£33,886	£36,641	£31,274	£32,671
30%	60%	£17,359	£20,666	£19,035	£22,342	£15,900	£17,577
35%	60%	£2,229	£6,086	£4,185	£8,043	£528	£2,484
40%	60%	-£12,901	-£8,493	-£10,666	-£6,257	-£14,846	-£12,610
45%	60%	-£28,031	-£23,071	-£25,516	-£20,556	-£30,219	-£27,703
50%	60%	-£43.161	-£37.651	-£40.366	-£34.856	-£45.591	-£42.797

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£103,452	-£103,452	-£103,452	-£103,452	-£103,452	-£103,452
10%	71%	-£134,011	-£133,223	-£133,346	-£132,558	-£134,358	-£133,692
15%	71%	-£149,290	-£148,109	-£148,292	-£147,111	-£149,811	-£148,813
20%	71%	-£164,569	-£162,995	-£163,238	-£161,664	-£165,264	-£163,933
25%	71%	-£179,849			-£176,218		-£179,054
30%	71%	-£195,128	-£192,767	-£193,131	-£190,771	-£196,170	-£194,173
35%	71%	-£210,408					
40%	71%	-£225,687	-£222,538		-£219,876	-£227,076	-£224,414
45%	71%	-£240,966					
50%	71%	-£256,246	-£252,310	-£252,918	-£248,982	-£257,982	-£254,655
100%	71%	-£411,308					
10%	75%	-£134,104	-£133,415	-£133,405	-£132,716	-£134,408	-£133,709
15%	75%	-£149,430	-£148,397	-£148,382	-£147,349	-£149,886	-£148,838
20%	75%	-£164,756	-£163,378	-£163,359	-£161,981	-£165,364	-£163,966
25%	75%	-£180,083					
30%	75%	-£195,408	-£193,342	-£193,312	-£191,246	-£196,320	-£194,224
35%	75%	-£210,734					
40%	75%	-£226,061	-£223,306	-£223,266	-£220,511	-£227,276	-£224,481
45%	75%	-£241,387					
50%	75%	-£256,713		-£253,219	-£249,776	-£258,233	-£254,739
10%	60%	-£133,712	-£132,609	-£133,153	-£132,051	-£134,197	-£133,639
15%	60%	-£148,842	-£147,189	-£148,003	-£146,350	-£149,571	-£148,732
20%	60%	-£163,971	-£161,767	-£162,854	-£160,649	-£164,944	-£163,826
25%	60%	-£179,101					
30%	60%	-£194,231				-£195,690	-£194,013
35%	60%	-£209,361					
40%	60%	-£224,491		-£222,256	-£217,847	-£226,436	-£224,200
45%	60%	-£239,621					
50%	60%	-£254,751	-£249,241	-£251,956	-£246,446	-£257,181	-£254,387

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£41,238	£41,238	£41,238	£41,238	£41,238	£41,238
10%	71%	£10,679	£11,467	£11,344	£12,132	£10,332	£10,998
15%	71%	-£4,600	-£3,419	-£3,602	-£2,421	-£5,121	-£4,123
20%	71%	-£19,879	-£18,305	-£18,548	-£16,974	-£20,574	-£19,243
25%	71%	-£35,159	-£33,191	-£33,495	-£31,528	-£36,027	-£34,364
30%	71%	-£50,438	-£48,077	-£48,441	-£46,081	-£51,480	-£49,483
35%	71%	-£65,718	-£62,962	-£63,389	-£60,634	-£66,933	-£64,604
40%	71%	-£80,997	-£77,848	-£78,335	-£75,186	-£82,386	-£79,724
45%	71%	-£96,276	-£92,734	-£93,282	-£89,739	-£97,839	-£94,845
50%	71%	-£111,556	-£107,620	-£108,228	-£104,292	-£113,292	-£109,965
100%	71%	-£266,618	-£258,608	-£259,847	-£251,837	-£270,151	-£263,381
10%	75%	£10,586	£11,275	£11,285	£11,974	£10,282	£10,981
15%	75%	-£4,740	-£3,707	-£3,692	-£2,659	-£5,196	-£4,148
20%	75%	-£20,066	-£18,688	-£18,669	-£17,291	-£20,674	-£19,276
25%	75%	-£35,393	-£33,670	-£33,646	-£31,924	-£36,152	-£34,406
30%	75%	-£50,718	-£48,652	-£48,622	-£46,556	-£51,630	-£49,534
35%	75%	-£66,044	-£63,634	-£63,600	-£61,188	-£67,109	-£64,663
40%	75%	-£81,371	-£78,616	-£78,576	-£75,821	-£82,586	-£79,791
45%	75%	-£96,697	-£93,597	-£93,553	-£90,453	-£98,064	-£94,920
50%	75%	-£112,023	-£108,579	-£108,529	-£105,086	-£113,543	-£110,049
10%	60%	£10,978	£12,081	£11,537	£12,639	£10,493	£11,051
15%	60%	-£4,152	-£2,499	-£3,313	-£1,660	-£4,881	-£4,042
20%	60%	-£19,281	-£17,077	-£18,164	-£15,959	-£20,254	-£19,136
25%	60%	-£34,411	-£31,656	-£33,014	-£30,259	-£35,626	-£34,229
30%	60%	-£49,541	-£46,234	-£47,865	-£44,558	-£51,000	-£49,323
35%	60%	-£64,671	-£60,814	-£62,715	-£58,857	-£66,372	-£64,416
40%	60%	-£79,801	-£75,393	-£77,566	-£73,157	-£81,746	-£79,510
45%	60%	-£94,931	-£89,971	-£92,416	-£87,456	-£97,119	-£94,603
50%	60%	-£110.061	-£104 551	-£107.266	-£101 756	-£112 491	-£109 697

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£108,138	£108,138	£108,138	£108,138	£108,138	£108,138
10%	71%	£77.579	£78.367	£78,244	£79.032	£77.232	£77.898
15%	71%	£62,300	£63,481	£63,298	£64,479	£61,779	£62,777
20%	71%	£47.021	£48.595	£48.352	£49.926	£46.326	£47.657
25%	71%	£31,741	£33,709	£33,405	£35,372	£30,873	£32,536
30%	71%	£16,462	£18,823	£18,459	£20,819	£15,420	£17,417
35%	71%	£1,182	£3,938	£3,511	£6,266	-£33	£2,296
40%	71%	-£14,097	-£10,948	-£11,435	-£8,286	-£15,486	-£12,824
45%	71%	-£29,376	-£25,834	-£26,382	-£22,839	-£30,939	-£27,945
50%	71%	-£44.656	-£40.720	-£41.328	-£37.392	-£46.392	-£43.065
100%	71%	-£199,718	-£191,708				-£196,481
10%	75%	£77.486	£78.175	£78.185	£78.874	£77.182	£77.881
15%	75%	£62,160	£63,193	£63,208	£64,241	£61,704	£62,752
20%	75%	£46.834	£48.212	£48,231	£49,609	£46.226	£47.624
25%	75%	£31,507	£33,230	£33,254	£34,976	£30,748	£32,494
30%	75%	£16.182	£18.248	£18,278	£20.344	£15.270	£17,366
35%	75%	£856	£3,266	£3,300	£5,712	-£209	£2,237
40%	75%	-£14.471	-£11.716	-£11.676	-£8.921	-£15.686	-£12,891
45%	75%	-£29,797	-£26,697	-£26,653	-£23,553	-£31,164	-£28,020
50%	75%	-£45.123	-£41.679	-£41.629	-£38.186	-£46.643	-£43.149
10%	60%	£77.878	£78.981	£78,437	£79.539	£77.393	£77.951
15%	60%	£62,748	£64,401	£63,587	£65,240	£62,019	£62,858
20%	60%	£47.619	£49.823	£48.736	£50.941	£46.646	£47.764
25%	60%	£32,489	£35,244	£33,886	£36,641	£31,274	£32,671
30%	60%	£17.359	£20,666	£19.035	£22,342	£15.900	£17.577
35%	60%	£2,229	£6.086	£4.185	£8.043	£528	£2,484
40%	60%	-£12.901	-£8.493	-£10.666	-£6.257	-£14.846	-£12.610
45%	60%	-£28.031	-£23.071	-£25.516	-£20.556	-£30,219	-£27,703
50%	60%	-643 161	-637 651	-F40 366	-F34 856	-645 591	-£42 797

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T17-1 Unit Development

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£139,338	£139,338	£139,338	£139,338	£139,338	£139,338
10%	71%	£112,293	£112,937	£113,108	£113,752	£111,761	£112,576
15%	71%	£98,771	£99,736	£99,994	£100,960	£97,972	£99,195
20%	71%	£85,248	£86,535	£86,879	£88,167	£84,183	£85,814
25%	71%	£71,726	£73,335	£73,764	£75,374	£70,394	£72,433
30%	71%	£58,203	£60,134	£60,650	£62,581	£56,605	£59,051
35%	71%	£44,681	£46,934	£47,535	£49,788	£42,816	£45,671
40%	71%	£31,159	£33,734	£34,421	£36,996	£29,027	£32,290
45%	71%	£17,636	£20,533	£21,305	£24,203	£15,239	£18,908
50%	71%	£4,113	£7,332	£8,191	£11,410	£1,450	£5,528
100%	71%	-£133,406	-£126,854	-£125,107	-£118,557	-£138,825	-£130,528
10%	75%	£112,192	£112,755	£113,049	£113,612	£111,726	£112,582
15%	75%	£98,620	£99,464	£99,904	£100,748	£97,920	£99,205
20%	75%	£85,046	£86,173	£86,759	£87,886	£84,114	£85,827
25%	75%	£71,473	£72,881	£73,614	£75,022	£70,308	£72,449
30%	75%	£57,901	£59,590	£60,469	£62,160	£56,503	£59,071
35%	75%	£44,328	£46,299	£47,324	£49,296	£42,696	£45,693
40%	75%	£30,754	£33,008	£34,180	£36,433	£28,890	£32,315
45%	75%	£17,181	£19,716	£21,035	£23,570	£15,084	£18,937
50%	75%	£3,609	£6,425	£7,890	£10,707	£1,278	£5,559
10%	60%	£112,616	£113,518	£113,301	£114,203	£111,870	£112,556
15%	60%	£99,255	£100,608	£100,282	£101,635	£98,137	£99,164
20%	60%	£85,894	£87,697	£87,264	£89,067	£84,403	£85,773
25%	60%	£72,533	£74,786	£74,246	£76,500	£70,669	£72,382
30%	60%	£59,173	£61,876	£61,228	£63,931	£56,935	£58,990
35%	60%	£45,812	£48,966	£48,209	£51,363	£43,201	£45,599
40%	60%	£32,450	£36,055	£35,190	£38,796	£29,467	£32,208
45%	60%	£19,089	£23,145	£22,172	£26,228	£15,734	£18,816
50%	60%	£5,728	£10,235	£9,154	£13,660	£2,000	£5,425

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£760,662	-£760,662	-£760,662	-£760,662	-£760,662	-£760,662
10%	71%	-£787,707	-£787,063	-£786,892	-£786,248	-£788,239	-£787,424
15%	71%	-£801,229	-£800,264	-£800,006	-£799,040		
20%	71%	-£814,752	-£813,465		-£811,833		-£814,186
25%	71%	-£828,274			-£824,626		
30%	71%	-£841,797	-£839,866	-£839,350	-£837,419	-£843,395	-£840,949
35%	71%	-£855,319			-£850,212		
40%	71%	-£868,841	-£866,266	-£865,579	-£863,004	-£870,973	-£867,710
45%	71%	-£882,364			-£875,797		
50%	71%	-£895,887	-£892,668		-£888,590		-£894,472
100%	71%	-£1,033,406			-£1,018,557		
10%	75%	-£787,808	-£787,245	-£786,951	-£786,388	-£788,274	-£787,418
15%	75%	-£801,380	-£800,536	-£800,096	-£799,252		
20%	75%	-£814,954	-£813,827	-£813,241	-£812,114	-£815,886	-£814,173
25%	75%	-£828,527	-£827,119	-£826,386	-£824,978		
30%	75%	-£842,099			-£837,840		
35%	75%	-£855,672		-£852,676	-£850,704	-£857,304	-£854,307
40%	75%	-£869,246			-£863,567		
45%	75%	-£882,819	-£880,284	-£878,965	-£876,430	-£884,916	-£881,063
50%	75%	-£896,391			-£889,293		
10%	60%	-£787,384	-£786,482	-£786,699	-£785,797	-£788,130	-£787,444
15%	60%	-£800,745			-£798,365		
20%	60%	-£814,106		-£812,736	-£810,933		
25%	60%	-£827,467			-£823,500		
30%	60%	-£840,827			-£836,069		
35%	60%	-£854,188			-£848,637		
40%	60%	-£867,550	-£863,945	-£864,810	-£861,204		-£867,792
45%	60%	-£880,911			-£873,772		
50%	60%	-£894.272			-£886.340		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%						-£583,912
10%	71%			-£610,142	-£609,498	-£611,489	-£610,674
15%	71%						-£624,055
20%	71%		-£636,715	-£636,371		-£639,067	-£637,436
25%	71%						-£650,817
30%	71%	-£665,047	-£663,116	-£662,600	-£660,669	-£666,645	-£664,199
35%	71%				-£673,462	-£680,434	-£677,579
40%	71%	-£692,091	-£689,516	-£688,829	-£686,254	-£694,223	-£690,960
45%	71%						-£704,342
50%	71%	-£719,137	-£715,918	-£715,059	-£711,840	-£721,800	-£717,722
100%	71%						-£853,778
10%	75%	-£611,058	-£610,495	-£610,201	-£609,638	-£611,524	-£610,668
15%	75%						-£624,045
20%	75%	-£638,204	-£637,077	-£636,491	-£635,364	-£639,136	-£637,423
25%	75%						-£650,801
30%	75%	-£665,349	-£663,660	-£662,781	-£661,090	-£666,747	-£664,179
35%	75%						-£677,557
40%	75%	-£692,496	-£690,242	-£689,070	-£686,817	-£694,360	-£690,935
45%	75%						-£704,313
50%	75%	-£719,641	-£716,825	-£715,360	-£712,543	-£721,972	-£717,691
10%	60%	-£610,634					-£610,694
15%	60%			-£622,968	-£621,615		-£624,086
20%	60%						-£637,477
25%	60%		-£648,464	-£649,004	-£646,750	-£652,581	-£650,868
30%	60%						-£664,260
35%	60%						-£677,651
40%	60%		-£687,195	-£688,060	-£684,454		-£691,042
45%	60%						-£704,434
50%	60%	-£717,522	-£713,015	-£714,096	-£709,590		-£717,825

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£276,182	-£276,182	-£276,182	-£276,182	-£276,182	-£276,182
10%	71%	-£303,227	-£302,583				-£302,944
15%	71%	-£316,749	-£315,784				
20%	71%	-£330,272	-£328,985				
25%	71%	-£343,794	-£342,185	-£341,756	-£340,146	-£345,126	-£343,087
30%	71%	-£357,317	-£355,386				
35%	71%	-£370,839	-£368,586	-£367,985	-£365,732	-£372,704	-£369,849
40%	71%	-£384,361	-£381,786		-£378,524		
45%	71%	-£397,884	-£394,987	-£394,215		-£400,281	-£396,612
50%	71%	-£411,407	-£408,188				
100%	71%	-£548,926	-£542,374	-£540,627	-£534,077	-£554,345	-£546,048
10%	75%	-£303.328	-£302.765			-£303.794	
15%	75%	-£316,900	-£316,056				
20%	75%	-£330,474	-£329,347		-£327,634	-£331,406	
25%	75%	-£344,047	-£342,639			-£345,212	
30%	75%	-£357,619	-£355,930				
35%	75%	-£371,192	-£369,221	-£368,196	-£366,224	-£372,824	
40%	75%	-£384,766	-£382,512				
45%	75%	-£398,339	-£395,804				
50%	75%	-£411,911	-£409,095				-£409,961
10%	60%	-£302,904	-£302,002				-£302,964
15%	60%	-£316,265	-£314,912				
20%	60%	-£329.626	-£327.823				
25%	60%	-£342,987	-£340,734	-£341,274			
30%	60%	-£356.347	-£353.644		-£351.589		-£356.530
35%	60%	-£369.708	-£366,554				
40%	60%	-£383.070	-£379.465		-£376.724		-£383.312
45%	60%	-£396.431	-£392.375				-£396,704
E00/	60%	£400.702	C40E 20E		6401.960		£410.00E

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£136.902	-£136.902	-£136.902	-£136.902	-£136.902	-£136.902
10%	71%	-£163,947	-£163,303	-£163,132	-£162,488	-£164,479	-£163,664
15%	71%	-£177,469	-£176,504	-£176,246	-£175,280	-£178,268	-£177,045
20%	71%	-£190,992	-£189,705		-£188.073		-£190.426
25%	71%	-£204,514	-£202,905	-£202,476	-£200,866		-£203,807
30%	71%	-£218.037	-£216.106		-£213,659		-£217,189
35%	71%	-£231.559	-£229.306	-£228.705	-£226,452	-£233.424	-£230,569
40%	71%	-£245.081	-£242.506		-£239.244		-£243.950
45%	71%	-£258 604	-£255.707	-£254 935	-£252.037		-£257,332
50%	71%	-£272.127	-£268.908		-£264.830		-£270,712
100%	71%	-£409 646	-£403.094		-£394 797		-£406.768
10%	75%	-£164.048	-£163.485		-£162.628	-£164.514	-£163,658
15%	75%	-£177 620	-£176.776		-£175 492		-£177.035
20%	75%	-£191.194	-£190,067				
25%	75%	-£204,767	-£203,359		-£201.218		-£203,791
30%	75%	-£218,339	-£216,650				
35%	75%	-£231,912	-£229,941		-£226,944	-£233,544	-£230,547
40%	75%	-£245.486	-£243,232				
45%	75%	-£259.059	-£256.524		-£252.670		-£257,303
50%	75%	-£272.631	-£269,815		-£265,533		-£270.681
10%	60%	-£163.624	-£162.722		-£162.037		-£163.684
15%	60%	-£176,985	-£175,632		-£174,605		-£177,076
20%	60%	-£190.346	-£188.543		-£187,173		-£190,467
25%	60%	-£203,707	-£201,454	-£201,994	-£199,740		-£203,858
30%	60%	-£217.067	-£214.364	-£215.012			
35%	60%	-£230,428	-£227,274		-£224,877		-£230,641
40%	60%	-£243,790	-£240,185		-£237.444		-£244,032
45%	60%	-£257,151	-£253,095	-£254,068	-£250,012	-£260,506	-£257,424
50%	60%	-£270.512	-£266 005		-£262.580	-£274.240	-£270.815

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£33,652	-£33,652	-£33,652	-£33,652	-£33,652	-£33,652
10%	71%	-£60,697	-£60,053	-£59,882	-£59,238	-£61,229	-£60,414
15%	71%	-£74,219	-£73,254	-£72,996	-£72,030	-£75,018	-£73,795
20%	71%	-£87,742	-£86,455	-£86,111	-£84,823	-£88,807	-£87,176
25%	71%	-£101,264	-£99,655	-£99,226	-£97,616	-£102,596	-£100,557
30%	71%	-£114,787	-£112,856	-£112,340	-£110,409	-£116,385	-£113,939
35%	71%	-£128,309	-£126,056	-£125,455	-£123,202	-£130,174	-£127,319
40%	71%	-£141,831	-£139,256	-£138,569	-£135,994	-£143,963	-£140,700
45%	71%	-£155,354	-£152,457		-£148,787		-£154,082
50%	71%	-£168,877	-£165,658	-£164,799	-£161,580	-£171,540	-£167,462
100%	71%	-£306,396	-£299,844				-£303,518
10%	75%	-£60,798	-£60,235	-£59,941	-£59,378	-£61,264	-£60,408
15%	75%	-£74,370	-£73,526	-£73,086	-£72,242	-£75,070	-£73,785
20%	75%	-£87,944	-£86,817	-£86,231	-£85,104	-£88,876	-£87,163
25%	75%	-£101,517	-£100,109	-£99,376	-£97,968	-£102,682	-£100,541
30%	75%	-£115,089	-£113,400	-£112,521	-£110,830	-£116,487	-£113,919
35%	75%	-£128,662	-£126,691	-£125,666	-£123,694	-£130,294	-£127,297
40%	75%	-£142,236	-£139,982	-£138,810	-£136,557	-£144,100	-£140,675
45%	75%	-£155,809	-£153,274		-£149,420		-£154,053
50%	75%	-£169,381	-£166,565	-£165,100		-£171,712	-£167,431
10%	60%	-£60,374	-£59,472	-£59,689	-£58,787	-£61,120	-£60,434
15%	60%	-£73,735	-£72,382	-£72,708	-£71,355	-£74,853	-£73,826
20%	60%	-£87,096	-£85,293	-£85,726	-£83,923	-£88,587	-£87,217
25%	60%	-£100,457	-£98,204	-£98,744	-£96,490	-£102,321	-£100,608
30%	60%	-£113,817	-£111,114	-£111,762	-£109,059	-£116,055	-£114,000
35%	60%	-£127,178	-£124,024	-£124,781	-£121,627	-£129,789	-£127,391
40%	60%	-£140,540	-£136,935	-£137,800	-£134,194	-£143,523	-£140,782
45%	60%	-£153,901	-£149,845	-£150,818	-£146,762		-£154,174
50%	60%	-£167.262	-£162 755				-£167.565

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£71,498	£71,498	£71,498	£71,498	£71,498	£71,498
10%	71%	£44,453	£45,097	£45,268	£45,912	£43,921	£44,736
15%	71%	£30,931	£31,896	£32,154	£33,120	£30,132	£31,355
20%	71%	£17,408	£18,695	£19,039	£20,327	£16,343	£17,974
25%	71%	£3,886	£5,495	£5,924	£7,534	£2,554	£4,593
30%	71%	-£9,637	-£7,706	-£7,190	-£5,259	-£11,235	-£8,789
35%	71%	-£23,159	-£20,906	-£20,305	-£18,052	-£25,024	-£22,169
40%	71%	-£36,681	-£34,106	-£33,419	-£30,844	-£38,813	-£35,550
45%	71%	-£50,204	-£47,307	-£46,535	-£43,637	-£52,601	-£48,932
50%	71%	-£63,727	-£60,508	-£59,649	-£56,430	-£66,390	-£62,312
100%	71%	-£201,246	-£194,694				-£198,368
10%	75%	£44,352	£44,915	£45,209	£45,772	£43,886	£44,742
15%	75%	£30,780	£31,624	£32,064	£32,908	£30,080	£31,365
20%	75%	£17,206	£18,333	£18,919	£20,046	£16,274	£17,987
25%	75%	£3,633	£5,041	£5,774	£7,182	£2,468	£4,609
30%	75%	-£9,939	-£8,250	-£7,371	-£5,680	-£11,337	-£8,769
35%	75%	-£23,512	-£21,541	-£20,516	-£18,544	-£25,144	-£22,147
40%	75%	-£37,086	-£34,832	-£33,660	-£31,407	-£38,950	-£35,525
45%	75%	-£50,659	-£48,124	-£46,805	-£44,270	-£52,756	-£48,903
50%	75%	-£64,231	-£61,415	-£59,950	-£57,133	-£66,562	-£62,281
10%	60%	£44,776	£45,678	£45,461	£46,363	£44,030	£44,716
15%	60%	£31,415	£32,768	£32,442	£33,795	£30,297	£31,324
20%	60%	£18,054	£19,857	£19,424	£21,227	£16,563	£17,933
25%	60%	£4,693	£6,946	£6,406	£8,660	£2,829	£4,542
30%	60%	-£8,667	-£5,964	-£6,612	-£3,909	-£10,905	-£8,850
35%	60%	-£22,028	-£18,874	-£19,631	-£16,477	-£24,639	-£22,241
40%	60%	-£35,390	-£31,785	-£32,650	-£29,044	-£38,373	-£35,632
45%	60%	-£48,751	-£44,695	-£45,668	-£41,612	-£52,106	-£49,024
50%	60%	-£62,112	-£57,605	-£58,686	-£54,180	-£65,840	-£62,415

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£140,092	-£140,092	-£140,092	-£140,092	-£140,092	-£140,092
10%	71%	-£167.137	-£166.493		-£165.678		-£166.854
15%	71%	-£180,659	-£179,694	-£179,436			
20%	71%	-£194,182	-£192,895				
25%	71%	-£207,704	-£206,095				
30%	71%	-£221,227	-£219,296				-£220,379
35%	71%	-£234,749	-£232,496			-£236,614	
40%	71%	-£248,271	-£245,696		-£242,434	-£250,403	-£247,140
45%	71%	-£261,794	-£258,897				
50%	71%	-£275,317	-£272,098			-£277,980	-£273,902
100%	71%	-£412,836	-£406,284				
10%	75%	-£167,238	-£166,675	-£166,381	-£165,818	-£167,704	-£166,848
15%	75%	-£180,810	-£179,966				
20%	75%	-£194,384	-£193,257	-£192,671	-£191,544	-£195,316	-£193,603
25%	75%	-£207,957	-£206,549				
30%	75%	-£221,529	-£219,840	-£218,961		-£222,927	-£220,359
35%	75%	-£235,102	-£233,131	-£232,106	-£230,134	-£236,734	
40%	75%	-£248,676	-£246,422			-£250,540	-£247,115
45%	75%	-£262,249	-£259,714				
50%	75%	-£275,821	-£273,005	-£271,540		-£278,152	
10%	60%	-£166,814	-£165,912				-£166,874
15%	60%	-£180,175	-£178,822				
20%	60%	-£193,536	-£191,733	-£192,166	-£190,363	-£195,027	-£193,657
25%	60%	-£206,897	-£204,644	-£205,184			
30%	60%	-£220,257	-£217,554		-£215,499	-£222,495	-£220,440
35%	60%	-£233,618	-£230,464				
40%	60%	-£246,980	-£243,375	-£244,240	-£240,634	-£249,963	
45%	60%	-£260,341	-£256,285			-£263,696	-£260,614
50%	60%	-£273,702	-£269.195				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,598	£4,598	£4,598	£4,598	£4,598	£4,598
10%	71%	-£22,447	-£21,803	-£21,632	-£20,988	-£22,979	-£22,164
15%	71%	-£35,969	-£35,004	-£34,746	-£33,780	-£36,768	-£35,545
20%	71%	-£49,492	-£48,205	-£47,861	-£46,573	-£50,557	-£48,926
25%	71%	-£63,014	-£61,405	-£60,976	-£59,366	-£64,346	-£62,307
30%	71%	-£76,537	-£74,606	-£74,090	-£72,159	-£78,135	-£75,689
35%	71%	-£90,059	-£87,806	-£87,205	-£84,952	-£91,924	-£89,069
40%	71%	-£103,581	-£101,006	-£100,319	-£97,744	-£105,713	-£102,450
45%	71%	-£117,104	-£114,207	-£113,435	-£110,537	-£119,501	-£115,832
50%	71%	-£130,627	-£127,408	-£126,549	-£123,330	-£133,290	-£129,212
100%	71%	-£268,146	-£261,594	-£259,847	-£253,297	-£273,565	-£265,268
10%	75%	-£22,548	-£21,985	-£21,691	-£21,128	-£23,014	-£22,158
15%	75%	-£36,120	-£35,276	-£34,836	-£33,992	-£36,820	-£35,535
20%	75%	-£49,694	-£48,567	-£47,981	-£46,854	-£50,626	-£48,913
25%	75%	-£63,267	-£61,859	-£61,126	-£59,718	-£64,432	-£62,291
30%	75%	-£76,839	-£75,150	-£74,271	-£72,580	-£78,237	-£75,669
35%	75%	-£90,412	-£88,441	-£87,416	-£85,444	-£92,044	-£89,047
40%	75%	-£103,986	-£101,732	-£100,560	-£98,307	-£105,850	-£102,425
45%	75%	-£117,559	-£115,024	-£113,705	-£111,170	-£119,656	-£115,803
50%	75%	-£131,131	-£128,315	-£126,850	-£124,033	-£133,462	-£129,181
10%	60%	-£22,124	-£21,222	-£21,439	-£20,537	-£22,870	-£22,184
15%	60%	-£35,485	-£34,132	-£34,458	-£33,105	-£36,603	-£35,576
20%	60%	-£48,846	-£47,043	-£47,476	-£45,673	-£50,337	-£48,967
25%	60%	-£62,207	-£59,954	-£60,494	-£58,240	-£64,071	-£62,358
30%	60%	-£75,567	-£72,864	-£73,512	-£70,809	-£77,805	-£75,750
35%	60%	-£88,928	-£85,774	-£86,531	-£83,377	-£91,539	-£89,141
40%	60%	-£102,290	-£98,685		-£95,944	-£105,273	-£102,532
45%	60%	-£115,651	-£111,595	-£112,568	-£108,512	-£119,006	-£115,924
50%	60%	-£129.012	-£124 505	-£125 586	-£121 080	-£132 740	£120 21E

00% -£15,651 50% 60% -£129,012 Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£71,498	£71,498	£71,498	£71,498	£71,498	£71,498
10%	71%	£44,453	£45,097	£45,268	£45,912	£43,921	£44,736
15%	71%	£30,931	£31,896	£32,154	£33,120	£30,132	£31,355
20%	71%	£17,408	£18,695	£19,039	£20,327	£16,343	£17,974
25%	71%	£3,886	£5,495	£5,924	£7,534	£2,554	£4,593
30%	71%	-£9,637	-£7,706	-£7,190	-£5,259	-£11,235	-£8,789
35%	71%	-£23,159	-£20,906	-£20,305	-£18,052	-£25,024	-£22,169
40%	71%	-£36,681	-£34,106	-£33,419	-£30,844	-£38,813	-£35,550
45%	71%	-£50,204	-£47,307	-£46,535	-£43,637	-£52,601	-£48,932
50%	71%	-£63,727	-£60,508	-£59,649	-£56,430	-£66,390	-£62,312
100%	71%	-£201,246	-£194,694	-£192,947	-£186,397	-£206,665	-£198,368
10%	75%	£44,352	£44,915	£45,209	£45,772	£43,886	£44,742
15%	75%	£30,780	£31,624	£32,064	£32,908	£30,080	£31,365
20%	75%	£17,206	£18,333	£18,919	£20,046	£16,274	£17,987
25%	75%	£3,633	£5,041	£5,774	£7,182	£2,468	£4,609
30%	75%	-£9,939	-£8,250	-£7,371	-£5,680	-£11,337	-£8,769
35%	75%	-£23,512	-£21,541	-£20,516	-£18,544	-£25,144	-£22,147
40%	75%	-£37,086	-£34,832	-£33,660	-£31,407	-£38,950	-£35,525
45%	75%	-£50,659	-£48,124	-£46,805	-£44,270	-£52,756	-£48,903
50%	75%	-£64,231	-£61,415	-£59,950	-£57,133	-£66,562	-£62,281
10%	60%	£44,776	£45,678	£45,461	£46,363	£44,030	£44,716
15%	60%	£31,415	£32,768	£32,442	£33,795	£30,297	£31,324
20%	60%	£18,054	£19,857	£19,424	£21,227	£16,563	£17,933
25%	60%	£4,693	£6,946	£6,406	£8,660	£2,829	£4,542
30%	60%	-£8,667	-£5,964	-£6,612	-£3,909	-£10,905	-£8,850
35%	60%	-£22,028	-£18,874	-£19,631	-£16,477	-£24,639	-£22,241
40%	60%	-£35.390	-£31,785	-£32.650	-£29.044	-£38.373	-£35,632
45%	60%	-£48,751	-£44,695	-£45,668	-£41,612	-£52,106	-£49,024
E09/	60%	CG2 112	CE7 COE	202 022	CEA 190	CGE 940	CG2 41E

£13,474,000

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

% of AH		SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£856,289	£856,289	£856,289	£856,289	£856,289	£856,289
10%	71%	£745,650	£747,052	£745,739	£747,140	£745,858	£745,946
15%	71%	£690,331	£692,433	£690,463	£692,565	£690,643	£690,774
20%	71%	£635,013	£637,814	£635,188	£637,989	£635,427	£635,603
25%	71%	£579,693	£583,195	£579,912	£583,414	£580,212	£580,431
30%	71%	£524,374	£528,576	£524,637	£528,839	£524,996	£525,258
35%	71%	£469,055	£473,957	£469,362	£474,264	£469,780	£470,087
40%	71%	£413.735	£419.338	£414.086	£419.690	£414.565	£414.915
45%	71%	£358,416	£364,721	£358,811	£365,115	£359,349	£359,744
50%	71%	£303.098	£310.102	£303.536	£310.540	£304.134	£304.572
100%	71%	-£254,471	-£240.218	-£253.579	-£239.326	-£252.362	-£251.470
10%	75%	£745.579	£746.804	£745.671	£746.896	£745.760	£745.852
15%	75%	£690,223	£692,062	£690,361	£692,200	£690,496	£690,633
20%	75%	£634.868	£637.319	£635.052	£637.503	£635.231	£635.414
25%	75%	£579,513	£582,576	£579,742	£582,807	£579,966	£580,196
30%	75%	£524.157	£527.834	£524.434	£528.110	£524.701	£524.977
35%	75%	£468,802	£473,092	£469,124	£473,414	£469,436	£469,759
40%	75%	£413.446	£418.350	£413.815	£418.718	£414.172	£414.541
45%	75%	£358,091	£363,607	£358,505	£364,021	£358,908	£359,321
50%	75%	£302.736	£308.865	£303.195	£309.324	£303.643	£304.103
10%	60%	£745,882	£747,843	£745,956	£747,917	£746,172	£746,246
15%	60%	£690.678	£693.621	£690.789	£693.730	£691.114	£691,224
20%	60%	£635,475	£639,398	£635,622	£639,545	£636,056	£636,203
25%	60%	£580,272	£585,174	£580,455	£585,358	£580,997	£581,181
30%	60%	£525,068	£530,951	£525,289	£531,172	£525,939	£526,160
35%	60%	£469,864	£476,728	£470,122	£476,986	£470,880	£471,138
40%	60%	£414,661	£422,505	£414,955	£422,800	£415,822	£416,117
45%	60%	£359,457	£368,283	£359,788	£368,613	£360,763	£361,095
50%	60%	£304.254	£314.060	£304 622	£314.428	£305.705	£306.073

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£253,289	£253,289	£253,289	£253,289	£253,289	£253,289
10%	71%	£142,650	£144,052	£142,739	£144,140	£142,858	£142,946
15%	71%	£87,331	£89,433	£87,463	£89,565	£87,643	£87,774
20%	71%	£32,013	£34,814	£32,188	£34,989	£32,427	£32,603
25%	71%	-£23,307	-£19,805	-£23,088	-£19,586	-£22,788	-£22,569
30%	71%	-£78,626	-£74,424	-£78,363	-£74,161	-£78,004	-£77,742
35%	71%		-£129,043		-£128,736		
40%	71%		-£183,662	-£188,914		-£188,435	
45%	71%	-£244,584	-£238,279				
50%	71%	-£299,902	-£292,898	-£299,464	-£292,460	-£298,866	-£298,428
100%	71%		-£843,218				
10%	75%	£142,579	£143,804	£142,671	£143,896	£142,760	£142,852
15%	75%	£87,223	£89,062	£87,361	£89,200	£87,496	£87,633
20%	75%	£31,868	£34,319	£32,052	£34,503	£32,231	£32,414
25%	75%	-£23,487	-£20,424	-£23,258	-£20,193	-£23,034	-£22,804
30%	75%	-£78,843	-£75,166	-£78,566	-£74,890	-£78,299	-£78,023
35%	75%	-£134,198	-£129,908				
40%	75%	-£189,554	-£184,650				
45%	75%		-£239,393				
50%	75%	-£300,264	-£294,135				
10%	60%	£142,882	£144,843	£142,956	£144,917	£143,172	£143,246
15%	60%	£87,678	£90,621	£87,789	£90,730	£88,114	£88,224
20%	60%	£32,475	£36,398	£32,622	£36,545	£33,056	£33,203
25%	60%	-£22,728	-£17,826	-£22,545	-£17,642	-£22,003	-£21,819
30%	60%	-£77,932	-£72,049	-£77,711	-£71,828	-£77,061	-£76,840
35%	60%	-£133,136	-£126,272	-£132,878	-£126,014		
40%	60%	-£188,339	-£180,495	-£188,045	-£180,200	-£187,178	-£186,883
45%	60%		-£234,717				
50%	60%	-£298,746	-£288,940		-£288,572		

% of AH a	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£371,712	£371,712	£371,712	£371,712	£371,712	£371,712
10%	71%	£261,073	£262,474	£261,161	£262,562	£261,280	£261,368
15%	71%	£205,754	£207,855	£205,886	£207,987	£206,065	£206,196
20%	71%	£150,435	£153,236	£150,610	£153,411	£150,849	£151,025
25%	71%	£95,116	£98,617	£95,335	£98,837	£95,634	£95,853
30%	71%	£39,797	£43,999	£40,060	£44,262	£40,419	£40,681
35%	71%	-£15,523	-£10,620	-£15,216	-£10,313	-£14,797	-£14,490
40%	71%	-£70,842	-£65,239	-£70,491	-£64,888	-£70,012	-£69,662
45%	71%	-£126,161	-£119,857	-£125,766	-£119,463	-£125,229	-£124,833
50%	71%		-£174.476				
100%	71%		-£724,795				
10%	75%	£261,001	£262,227	£261,093	£262,318	£261,182	£261,275
15%	75%	£205.645	£207,484	£205.783	£207.622	£205,918	£206.055
20%	75%	£150.290	£152.741	£150.475	£152.926	£150.653	£150.837
25%	75%	£94.935	£97.999	£95,165	£98,230	£95,389	£95,618
30%	75%	£39.580	£43.256	£39.856	£43.532	£40.124	£40,400
35%	75%	-£15.775	-£11.485	-£15.454	-£11.164	-£15.141	-£14.819
40%	75%	-£71.131	-£66,228	-£70.762	-£65.860	-£70.406	-£70.037
45%	75%		-£120.970				
50%	75%		-£175,713			-£180,935	
10%	60%	£261.304	£263.265	£261.378	£263.339	£261.595	£261,669
15%	60%	£206,101	£209,043	£206,211	£209,153	£206,536	£206,647
20%	60%	£150,898	£154,820	£151,045	£154,967	£151,478	£151,625
25%	60%	£95,694	£100,597	£95,878	£100,780	£96,420	£96,603
30%	60%	£40,490	£46,374	£40,711	£46,595	£41,361	£41,582
35%	60%	-£14,713	-£7,849	-£14,456	-£7,592	-£13,697	-£13,440
40%	60%	-£69.916	-£62.072	-£69.622	-£61.778	-£68.756	-£68,461
45%	60%	-£125,121	-£116,295	-£124,789	-£115,964	-£123,814	-£123,483
50%	60%	-£180.324	-£170.518		-£170 150		-£178.505

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£577,891	£577,891	£577,891	£577,891	£577,891	£577,891
10%	71%	£467,252	£468,653	£467,340	£468,741	£467,460	£467,548
15%	71%	£411,933	£414,034	£412,065	£414,166	£412,244	£412,375
20%	71%	£356,614	£359,415	£356,789	£359,590	£357,028	£357,204
25%	71%	£301,295	£304,797	£301,514	£305,016	£301,813	£302,032
30%	71%	£245,976	£250,178	£246,239	£250,441	£246,598	£246,860
35%	71%	£190,656	£195,559	£190,963	£195,866	£191,382	£191,689
40%	71%	£135,337	£140,940	£135,688	£141,291	£136,167	£136,517
45%	71%	£80,018	£86,322	£80,413	£86,716	£80,951	£81,346
50%	71%	£24,699	£31,703	£25,137	£32,141	£25,735	£26,174
100%	71%	-£532,869	-£518,616	-£531,978	-£517,724	-£530,760	-£529,868
10%	75%	£467,181	£468,406	£467,272	£468,497	£467,361	£467,454
15%	75%	£411,824	£413,663	£411,962	£413,801	£412,097	£412,234
20%	75%	£356,469	£358,921	£356,654	£359,105	£356,833	£357,016
25%	75%	£301,114	£304,178	£301,344	£304,409	£301,568	£301,798
30%	75%	£245,759	£249,435	£246,035	£249,712	£246,303	£246,579
35%	75%	£190,404	£194,694	£190,725	£195,015	£191,038	£191,361
40%	75%	£135,048	£139,951	£135,417	£140,319	£135,773	£136,142
45%	75%	£79,693	£85,209	£80,107	£85,623	£80,509	£80,923
50%	75%	£24,337	£30,466	£24,797	£30,926	£25,245	£25,704
10%	60%	£467,483	£469,445	£467,557	£469,518	£467,774	£467,848
15%	60%	£412,280	£415,222	£412,391	£415,332	£412,715	£412,826
20%	60%	£357,077	£360,999	£357,224	£361,146	£357,658	£357,805
25%	60%	£301,874	£306,776	£302,057	£306,960	£302,599	£302,782
30%	60%	£246,669	£252,553	£246,890	£252,774	£247,540	£247,761
35%	60%	£191,466	£198,330	£191,723	£198,587	£192,482	£192,739
40%	60%	£136,263	£144,107	£136,557	£144,402	£137,423	£137,718
45%	60%	£81,058	£89,884	£81,390	£90,215	£82,365	£82,696
50%	60%	£25.855	£35.661	£26.223	£36.029	£27,306	£27.674

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£671,208	£671,208	£671,208	£671,208	£671,208	£671,208
10%	71%	£560,570	£561,971	£560,658	£562,059	£560,777	£560,865
15%	71%	£505,250	£507,352	£505,382	£507,484	£505,562	£505,693
20%	71%	£449,932	£452,733	£450,107	£452,908	£450,346	£450,522
25%	71%	£394,613	£398,114	£394,832	£398,333	£395,131	£395,350
30%	71%	£339,293	£343,495	£339,556	£343,758	£339,916	£340,178
35%	71%	£283,974	£288,876	£284,281	£289,184	£284,699	£285,007
40%	71%	£228,655	£234,258	£229,006	£234,609	£229,484	£229,834
45%	71%	£173,335	£179,640	£173,730	£180,034	£174,268	£174,663
50%	71%	£118,017	£125,021	£118,455	£125,459	£119,053	£119,491
100%	71%						
10%	75%	£560,498	£561,723	£560,590	£561,815	£560,679	£560,771
15%	75%	£505,142	£506,981	£505,280	£507,119	£505,415	£505,552
20%	75%	£449,787	£452,238	£449,971	£452,423	£450,150	£450,334
25%	75%	£394,432	£397,496	£394,662	£397,726	£394,885	£395,115
30%	75%	£339,077	£342,753	£339,353	£343,029	£339,620	£339,897
35%	75%	£283,721	£288,011	£284,043	£288,333	£284,356	£284,678
40%	75%	£228,365	£233,269	£228,734	£233,637	£229,091	£229,460
45%	75%	£173,010	£178,526	£173,424	£178,941	£173,827	£174,240
50%	75%	£117,655	£123,784	£118,115	£124,243	£118,562	£119,022
10%	60%	£560,801	£562,762	£560,875	£562,836	£561,091	£561,165
15%	60%	£505,598	£508,540	£505,708	£508,649	£506,033	£506,143
20%	60%	£450,394	£454,317	£450,541	£454,464	£450,975	£451,122
25%	60%	£395,191	£400,094	£395,375	£400,277	£395,917	£396,100
30%	60%	£339,987	£345,871	£340,208	£346,091	£340,858	£341,079
35%	60%	£284,784	£291,647	£285,041	£291,905	£285,800	£286,057
40%	60%	£229,580	£237,424	£229,874	£237,719	£230,741	£231,036
45%	60%	£174,376	£183,202	£174,708	£183,533	£175,682	£176,014
50%	60%	£119.173	£128,979	£119.541	£129.347	£120.624	£120.992

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£740,386	£740,386	£740,386	£740,386	£740,386	£740,386
10%	71%	£629,747	£631,148	£629,835	£631,236	£629,955	£630,043
15%	71%	£574,428	£576,529	£574,560	£576,661	£574,739	£574,871
20%	71%	£519,109	£521,911	£519,285	£522,086	£519,523	£519,699
25%	71%	£463,790	£467,292	£464,009	£467,511	£464,308	£464,527
30%	71%	£408,471	£412,673	£408,734	£412,936	£409,093	£409,355
35%	71%	£353,151	£358,054	£353,459	£358,361	£353,877	£354,184
40%	71%	£297,832	£303,435	£298,183	£303,786	£298,662	£299,012
45%	71%	£242,513	£248,817	£242,908	£249,211	£243,446	£243,841
50%	71%	£187,194	£194,198	£187,632	£194,637	£188,231	£188,669
100%	71%	-£370,374	-£356,121				
10%	75%	£629,676	£630,901	£629,767	£630,992	£629,856	£629,949
15%	75%	£574,320	£576,158	£574,458	£576,296	£574,592	£574,730
20%	75%	£518,964	£521,416	£519,149	£521,600	£519,328	£519,511
25%	75%	£463,609	£466.673	£463.839	£466,904	£464.063	£464,293
30%	75%	£408,254	£411,931	£408,530	£412,207	£408,798	£409,074
35%	75%	£352.899	£357.189	£353,221	£357.510	£353.533	£353,856
40%	75%	£297.543	£302,446	£297.912	£302.814	£298.268	£298.637
45%	75%	£242.188	£247.704	£242.602	£248,118	£243.005	£243,418
50%	75%	£186,833	£192,961	£187,292	£193,421	£187,740	£188,199
10%	60%	£629,978	£631,940	£630,052	£632,014	£630,269	£630,343
15%	60%	£574,775	£577,717	£574,886	£577,827	£575,210	£575,321
20%	60%	£519.572	£523.494	£519.719	£523,641	£520.153	£520,300
25%	60%	£464,369	£469,271	£464,552	£469,455	£465,094	£465,278
30%	60%	£409.164	£415.048	£409.385	£415,269	£410.036	£410.257
35%	60%	£353,961	£360,825	£354,219	£361,082	£354,977	£355,234
40%	60%	£298.758	£306.602	£299.052	£306.897	£299.918	£300.213
45%	60%	£243,554	£252,380	£243,885	£252,710	£244,860	£245,191
50%	60%	£188.350	£198 156	£188 718	£198.524	£189.801	£190 169

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£810,836	£810,836	£810,836	£810,836	£810,836	£810,836
10%	71%	£700,198	£701,599	£700,286	£701,687	£700,405	£700,493
15%	71%	£644,878	£646,980	£645,010	£647,112	£645,190	£645,321
20%	71%	£589,560	£592,361	£589,735	£592,536	£589,974	£590,150
25%	71%	£534,241	£537,742	£534,460	£537,961	£534,759	£534,978
30%	71%	£478,921	£483,123	£479,184	£483,386	£479,544	£479,806
35%	71%	£423,602	£428,504	£423,909	£428,812	£424,327	£424,635
40%	71%	£368,283	£373,886	£368,634	£374,237	£369,112	£369,462
45%	71%	£312,963	£319,268	£313,358	£319,662	£313,896	£314,291
50%	71%	£257,645	£264,649	£258,083	£265,087	£258,681	£259,119
100%	71%	-£299.924			-£284,779	-£297.814	-£296.923
10%	75%	£700,126	£701,351	£700,218	£701,443	£700,307	£700,399
15%	75%	£644,770	£646.609	£644.908	£646,747	£645.043	£645.180
20%	75%	£589,415	£591,866	£589,599	£592,051	£589,778	£589,962
25%	75%	£534.060	£537.124	£534.290	£537.354	£534.513	£534,743
30%	75%	£478,705	£482,381	£478,981	£482,657	£479,248	£479,525
35%	75%	£423.349	£427.639	£423.671	£427,961	£423.984	£424.306
40%	75%	£367,993	£372,897	£368,362	£373,265	£368,719	£369,088
45%	75%	£312.638	£318.154	£313.052	£318,569	£313.455	£313.868
50%	75%	£257,283	£263,412	£257,743	£263,871	£258,190	£258,650
10%	60%	£700,429	£702,390	£700,503	£702,464	£700,719	£700,793
15%	60%	£645,226	£648,168	£645,336	£648,277	£645,661	£645,771
20%	60%	£590,022	£593,945	£590,169	£594,092	£590,603	£590,750
25%	60%	£534,819	£539,722	£535,003	£539,905	£535,545	£535,728
30%	60%	£479,615	£485,499	£479,836	£485,719	£480,486	£480,707
35%	60%	£424,412	£431,275	£424,669	£431,533	£425,428	£425,685
40%	60%	£369,208	£377,052	£369,502	£377,347	£370,369	£370,664
45%	60%	£314,004	£322,830	£314,336	£323,161	£315,310	£315,642
50%	60%	£258.801	£268.607	£259.169	£268,975	£260.252	£260.620

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£669,071	£669,071	£669,071	£669,071	£669,071	£669,071
10%	71%	£558,432	£559,833	£558,520	£559,921	£558,640	£558,728
15%	71%	£503,113	£505,215	£503,245	£505,347	£503,425	£503,556
20%	71%	£447,795	£450,596	£447,970	£450,771	£448,209	£448,385
25%	71%	£392,475	£395,977	£392,694	£396,196	£392,993	£393,212
30%	71%	£337,156	£341,358	£337,419	£341,621	£337,778	£338,040
35%	71%	£281,837	£286,739	£282,144	£287,046	£282,562	£282,869
40%	71%	£226,517	£232,120	£226,868	£232,471	£227,347	£227,697
45%	71%	£171,198	£177,502	£171,593	£177,897	£172,131	£172,526
50%	71%	£115,880	£122,884	£116,318	£123,322	£116,916	£117,354
100%	71%						
10%	75%	£558,361	£559,586	£558,453	£559,678	£558,541	£558,634
15%	75%	£503,005	£504,843	£503,143	£504,981	£503,278	£503,415
20%	75%	£447,650	£450,101	£447,834	£450,285	£448,013	£448,196
25%	75%	£392,294	£395,358	£392,524	£395,589	£392,748	£392,978
30%	75%	£336,939	£340,616	£337,215	£340,892	£337,483	£337,759
35%	75%	£281,584	£285,874	£281,906	£286,196	£282,218	£282,541
40%	75%	£226,228	£231,132	£226,597	£231,499	£226,954	£227,322
45%	75%	£170,873	£176,389	£171,287	£176,803	£171,690	£172,103
50%	75%	£115,518	£121,646	£115,977	£122,106	£116,425	£116,885
10%	60%	£558,664	£560,625	£558,738	£560,699	£558,954	£559,028
15%	60%	£503,460	£506,403	£503,571	£506,512	£503,895	£504,006
20%	60%	£448,257	£452,180	£448,404	£452,326	£448,838	£448,985
25%	60%	£393,054	£397,956	£393,237	£398,140	£393,779	£393,963
30%	60%	£337,850	£343,733	£338,071	£343,954	£338,721	£338,942
35%	60%	£282,646	£289,510	£282,904	£289,768	£283,662	£283,920
40%	60%	£227,443	£235,287	£227,737	£235,582	£228,604	£228,899
45%	60%	£172,239	£181,065	£172,570	£181,395	£173,545	£173,877
50%	60%	£117,036	£126,842	£117,403	£127,210	£118,487	£118,854

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£766,013	£766,013	£766,013	£766,013	£766,013	£766,013
10%	71%	£655,375	£656,776	£655,463	£656,864	£655,582	£655,670
15%	71%	£600,055	£602,157	£600,187	£602,289	£600,367	£600,498
20%	71%	£544,737	£547,538	£544,912	£547,713	£545,151	£545,327
25%	71%	£489,418	£492,919	£489,637	£493,138	£489,936	£490,155
30%	71%	£434,098	£438,300	£434,361	£438,563	£434,721	£434,983
35%	71%	£378,779	£383,681	£379,086	£383,989	£379,504	£379,812
40%	71%	£323,460	£329,063	£323,811	£329,414	£324,289	£324,639
45%	71%	£268,140	£274,445	£268,535	£274,839	£269,073	£269,468
50%	71%	£212,822	£219,826	£213,260	£220,264	£213,858	£214,296
100%	71%	-£344,747	-£330,493				-£341,746
10%	75%	£655,303	£656,528	£655,395	£656,620	£655,484	£655,576
15%	75%	£599,947	£601,786	£600,085	£601,924	£600,220	£600,357
20%	75%	£544,592	£547,043	£544,776	£547,228	£544,955	£545,139
25%	75%	£489,237	£492,301	£489,467	£492,531	£489,690	£489,920
30%	75%	£433.882	£437,558	£434,158	£437.834	£434.425	£434,702
35%	75%	£378,526	£382,816	£378,848	£383,138	£379,161	£379,483
40%	75%	£323.170	£328.074	£323,539	£328.442	£323.896	£324,265
45%	75%	£267,815	£273,331	£268,229	£273,746	£268,632	£269,045
50%	75%	£212,460	£218,589	£212,920	£219,048	£213,367	£213,827
10%	60%	£655,606	£657,567	£655,680	£657,641	£655,896	£655,970
15%	60%	£600,403	£603,345	£600,513	£603,454	£600,838	£600,948
20%	60%	£545,199	£549,122	£545,346	£549,269	£545,780	£545,927
25%	60%	£489,996	£494,899	£490,180	£495,082	£490,722	£490,905
30%	60%	£434,792	£440,676	£435,013	£440,896	£435,663	£435,884
35%	60%	£379,589	£386,452	£379,846	£386,710	£380,605	£380,862
40%	60%	£324,385	£332,229	£324,679	£332,524	£325,546	£325,841
45%	60%	£269,181	£278,007	£269,513	£278,338	£270,487	£270,819
E09/	60%	£212 070	£222 70A	CO4.4.0.4C	COO4.4EO	£24£ 420	C04E 707

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

% of AH a	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£810,836	£810,836	£810,836	£810,836	£810,836	£810,836
10%	71%	£700.198	£701.599	£700.286	£701.687	£700.405	£700,493
15%	71%	£644,878	£646,980	£645,010	£647,112	£645,190	£645,321
20%	71%	£589.560	£592.361	£589,735	£592.536	£589.974	£590,150
25%	71%	£534,241	£537,742	£534,460	£537,961	£534,759	£534,978
30%	71%	£478.921	£483.123	£479.184	£483.386	£479.544	£479.806
35%	71%	£423,602	£428,504	£423,909	£428,812	£424,327	£424,635
40%	71%	£368.283	£373.886	£368.634	£374.237	£369.112	£369,462
45%	71%	£312,963	£319,268	£313,358	£319,662	£313,896	£314,291
50%	71%	£257.645	£264.649	£258.083	£265.087	£258.681	£259,119
100%	71%	-£299,924	-£285,670		-£284,779	-£297,814	
10%	75%	£700.126	£701.351	£700.218	£701.443	£700.307	£700.399
15%	75%	£644,770	£646,609	£644,908	£646,747	£645,043	£645,180
20%	75%	£589.415	£591,866	£589,599	£592.051	£589.778	£589.962
25%	75%	£534,060	£537,124	£534,290	£537,354	£534,513	£534,743
30%	75%	£478.705	£482.381	£478,981	£482.657	£479.248	£479.525
35%	75%	£423,349	£427,639	£423,671	£427,961	£423,984	£424,306
40%	75%	£367.993	£372.897	£368,362	£373.265	£368.719	£369.088
45%	75%	£312,638	£318,154	£313,052	£318,569	£313,455	£313,868
50%	75%	£257.283	£263,412	£257,743	£263.871	£258.190	£258,650
10%	60%	£700.429	£702.390	£700.503	£702.464	£700.719	£700.793
15%	60%	£645.226	£648.168	£645.336	£648.277	£645.661	£645,771
20%	60%	£590.022	£593.945	£590,169	£594.092	£590.603	£590,750
25%	60%	£534.819	£539.722	£535,003	£539.905	£535.545	£535,728
30%	60%	£479.615	£485,499	£479.836	£485.719	£480.486	£480.707
35%	60%	£424.412	£431.275	£424,669	£431.533	£425.428	£425.685
40%	60%	£369,208	£377.052	£369,502	£377.347	£370.369	£370,664
45%	60%	£314.004	£322.830	£314.336	£323.161	£315.310	£315.642
50%	60%	£258 801	£268 607	£259.169	£268 975	£260.252	£260 620

£13,474,000

T18 - 1 Unit Development							
No Units	1						
Site Area	0.01 Ha						

	CIL Zone	1
	Value Area	Med
0.1		
Sales value inflation		09
Build cost inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£440,020	£440,020	£440,020	£440,020	£440,020	£440,020
10%	71%	£370,950	£372,351	£371,096	£372,497	£371,148	£371,295
15%	71%	£336,415	£338,516	£336,634	£338,735	£336,713	£336,932
20%	71%	£301,880	£304,682	£302,172	£304,974	£302,277	£302,569
25%	71%	£267,345	£270,847	£267,710	£271,212	£267,842	£268,207
30%	71%	£232,810	£237,012	£233,249	£237,451	£233,406	£233,844
35%	71%	£198,276	£203,178	£198,786	£203,690	£198,970	£199,482
40%	71%	£163,740	£169,343	£164,325	£169,928	£164,534	£165,119
45%	71%	£129,205	£135,509	£129,863	£136,166	£130,099	£130,757
50%	71%	£94,671	£101,675	£95,400	£102,404	£95,663	£96,394
100%	71%	-£255,066	-£240,813	-£253,579	-£239,326	-£253,045	-£251,559
10%	75%	£370,874	£372,100	£371,028	£372,254	£371,049	£371,202
15%	75%	£336,302	£338,141	£336,532	£338,371	£336,563	£336,793
20%	75%	£301,729	£304,181	£302,036	£304,488	£302,077	£302,384
25%	75%	£267,157	£270,221	£267,541	£270,604	£267,591	£267,975
30%	75%	£232.584	£236.262	£233.045	£236,721	£233.106	£233.566
35%	75%	£198,012	£202,302	£198,549	£202,839	£198,620	£199,157
40%	75%	£163.439	£168.343	£164.052	£168.956	£164.135	£164.748
45%	75%	£128,867	£134,382	£129,557	£135,073	£129,649	£130,339
50%	75%	£94,294	£100,423	£95,061	£101,190	£95,163	£95,930
10%	60%	£371,190	£373,151	£371,313	£373,274	£371,469	£371,591
15%	60%	£336,776	£339,718	£336,960	£339,901	£337,193	£337,377
20%	60%	£302,361	£306,283	£302,606	£306,529	£302,918	£303,163
25%	60%	£267,946	£272,850	£268,254	£273,156	£268,642	£268,949
30%	60%	£233,532	£239,416	£233,900	£239,784	£234,366	£234,734
35%	60%	£199,117	£205,981	£199,547	£206,411	£200,091	£200,521
40%	60%	£164,703	£172,548	£165,194	£173,038	£165,815	£166,306
45%	60%	£130,288	£139,113	£130,841	£139,666	£131,540	£132,091
50%	60%	£95.874	£105.679	£96.487	£106,293	£97,264	£97.878

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£162,980	-£162,980	-£162,980	-£162,980	-£162,980	-£162,980
10%	71%		-£230,649	-£231,904	-£230,503		-£231,705
15%	71%		-£264.484		-£264,265		-£266.068
20%	71%		-£298,318		-£298,026		-£300,431
25%	71%		-£332,153		-£331,788		-£334,793
30%	71%	-£370,190	-£365,988	-£369,751	-£365,549	-£369,594	-£369,156
35%	71%	-£404,724	-£399,822	-£404,214	-£399,310		-£403,518
40%	71%	-£439,260	-£433,657	-£438,675	-£433,072	-£438,466	-£437,881
45%	71%		-£467,491		-£466,834		-£472,243
50%	71%		-£501,325		-£500,596		-£506,606
100%	71%		-£843,813		-£842,326		-£854,559
10%	75%		-£230,900	-£231,972	-£230,746		-£231,798
15%	75%		-£264.859		-£264.629		-£266,207
20%	75%		-£298,819	-£300,964	-£298,512		-£300,616
25%	75%		-£332.779		-£332.396		-£335.025
30%	75%		-£366.738		-£366.279		-£369.434
35%	75%		-£400.698		-£400.161		-£403.843
40%	75%		-£434.657		-£434,044		-£438,252
45%	75%		-£468,618		-£467,927		-£472,661
50%	75%	-£508.706	-£502,577		-£501.810		-£507,070
10%	60%		-£229.849		-£229.726		-£231,409
15%	60%		-£263,282		-£263,099		-£265,623
20%	60%		-£296.717	-£300.394	-£296.471		-£299.837
25%	60%	-£335.054	-£330.150		-£329.844		-£334.051
30%	60%		-£363,584		-£363,216		-£368,266
35%	60%		-£397.019		-£396,589		-£402,479
40%	60%		-£430,452		-£429,962		-£436,694
45%	60%	-£472,712	-£463,887		-£463,334		-£470,909
50%	60%		-F497 321		-£496,707	-£505.736	-£505 122

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£44,557	-£44,557	-£44,557	-£44,557	-£44,557	-£44,557
10%	71%	-£113,628	-£112,227	-£113,482		-£113,429	-£113,283
15%	71%	-£148,162	-£146,062	-£147,943	-£145,843	-£147,865	-£147,645
20%	71%	-£182,698	-£179,896	-£182,405	-£179,603	-£182,301	-£182,008
25%	71%		-£213,730			-£216,736	-£216,371
30%	71%		-£247,565	-£251,329	-£247,127		-£250,734
35%	71%		-£281,399				-£285,095
40%	71%	-£320,838	-£315,235		-£314,650	-£320,043	-£319,458
45%	71%		-£349,069				-£353,821
50%	71%		-£382,903			-£388,914	-£388,184
100%	71%	-£739,644	-£725,390				-£736,136
10%	75%		-£112,477		-£112,324		-£113,375
15%	75%		-£146.437				-£147.785
20%	75%		-£180,396				-£182,193
25%	75%		-£214.357				-£216,603
30%	75%		-£248,316			-£251,472	-£251,011
35%	75%		-£282,275				-£285,421
40%	75%		-£316.235				-£319.829
45%	75%		-£350.195				-£354,239
50%	75%		-£384,155			-£389,414	-£388,647
10%	60%		-£111.426		-£111.303		-£112.986
15%	60%		-£144.860				-£147,201
20%	60%		-£178,294		-£178.049		-£181.414
25%	60%		-£211.727				-£215.629
30%	60%		-£245,162		-£244.794		-£249.843
35%	60%		-£278.596		-£278.166		-£284.057
40%	60%		-£312,030		-£311,539		-£318.272
45%	60%		-£345,464		-£344,912	-£353,038	-£352,486
50%	60%	-£388 704	-£378.899		-£378.284	-£387.314	-£386 700

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£161,622	£161,622	£161,622	£161,622	£161,622	£161,622
10%	71%	£92,552	£93,953	£92,697	£94,098	£92,750	£92,896
15%	71%	£58,017	£60,117	£58,236	£60,337	£58,315	£58,534
20%	71%	£23,481	£26,283	£23,774	£26,576	£23,878	£24,171
25%	71%	-£11,054	-£7,551	-£10,689	-£7,186	-£10,557	-£10,192
30%	71%	-£45,588	-£41,386	-£45,150	-£40,948	-£44,993	-£44,555
35%	71%	-£80,123	-£75,220	-£79,612	-£74,709	-£79,428	-£78,916
40%	71%		-£109,055			-£113,864	-£113,279
45%	71%	-£149,193	-£142,890	-£148,536	-£142,232	-£148,299	-£147,642
50%	71%		-£176,724		-£175,994		-£182,004
100%	71%	-£533,465	-£519,211	-£531,978	-£517,724	-£531,443	-£529,957
10%	75%	£92,476	£93,702	£92,629	£93,856	£92,650	£92,804
15%	75%	£57,904	£59,743	£58,134	£59,972	£58,165	£58,394
20%	75%	£23,331	£25,783	£23,638	£26,089	£23,679	£23,986
25%	75%	-£11,241	-£8,177	-£10,858	-£7,794	-£10,807	-£10,424
30%	75%	-£45,814	-£42,137	-£45,353	-£41,677	-£45,293	-£44,832
35%	75%	-£80,386	-£76,096	-£79,849	-£75,559	-£79,779	-£79,242
40%	75%		-£110.056				-£113,650
45%	75%		-£144,016				-£148,059
50%	75%	-£184,104	-£177,976				-£182,468
10%	60%	£92,792	£94,753	£92,914	£94,876	£93,070	£93,193
15%	60%	£58,377	£61,320	£58,562	£61,503	£58,795	£58,978
20%	60%	£23,963	£27,885	£24,208	£28,130	£24,519	£24,765
25%	60%	-£10,452	-£5,548	-£10,145	-£5,242	-£9,756	-£9,450
30%	60%	-£44,866	-£38,983	-£44,498	-£38,615	-£44,032	-£43,664
35%	60%	-£79,281	-£72,417	-£78,851	-£71,987	-£78,308	-£77,878
40%	60%	-£113.696	-£105.851				-£112.092
45%	60%		-£139,285				-£146,307
E00/	600/		0470 700		C470 40E		0400.500

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£254,939	£254,939	£254,939	£254,939	£254,939	£254,939
10%	71%	£185,869	£187,270	£186,015	£187,416	£186,067	£186,214
15%	71%	£151,334	£153,435	£151,554	£153,654	£151,632	£151,851
20%	71%	£116,799	£119,601	£117,091	£119,893	£117,196	£117,489
25%	71%	£82,264	£85,767	£82,629	£86,132	£82,761	£83,126
30%	71%	£47,729	£51,931	£48,168	£52,370	£48,325	£48,763
35%	71%	£13,195	£18,097	£13,705	£18,609	£13,890	£14,401
40%	71%	-£21,341	-£15,738	-£20,756	-£15,153	-£20,546	-£19,961
45%	71%	-£55,876	-£49,572	-£55,218	-£48,915	-£54,982	-£54,324
50%	71%	-£90,410	-£83,406	-£89,680	-£82,676	-£89,418	-£88,687
100%	71%		-£425,894				-£436,639
10%	75%	£185,793	£187,020	£185,947	£187,173	£185,968	£186,121
15%	75%	£151,221	£153,060	£151,451	£153,290	£151,482	£151,712
20%	75%	£116,648	£119,101	£116,956	£119,407	£116,996	£117,304
25%	75%	£82,076	£85,140	£82,460	£85,524	£82,511	£82,894
30%	75%	£47,503	£51,181	£47,964	£51,641	£48,025	£48,486
35%	75%	£12,931	£17,221	£13,468	£17,758	£13,539	£14,076
40%	75%	-£21,642	-£16,738	-£21,028	-£16,125	-£20,946	-£20,332
45%	75%	-£56,214	-£50,699	-£55,524	-£50,008	-£55,432	-£54,742
50%	75%	-£90,787	-£84,658	-£90,020	-£83,891	-£89,917	-£89,150
10%	60%	£186,109	£188,071	£186,232	£188,193	£186,388	£186,510
15%	60%	£151,695	£154,637	£151,879	£154,821	£152,112	£152,296
20%	60%	£117,280	£121,203	£117,526	£121,448	£117,837	£118,082
25%	60%	£82,866	£87,769	£83,173	£88,075	£83,562	£83,868
30%	60%	£48,451	£54,335	£48,819	£54,703	£49,285	£49,653
35%	60%	£14,037	£20,900	£14,466	£21,330	£15,010	£15,440
40%	60%	-£20,378	-£12,533	-£19,887	-£12,042	-£19,266	-£18,775
45%	60%	-£54,793	-£45,968	-£54,240	-£45,415	-£53,541	-£52,989
50%	60%	-£89.207	-£79.402	-£88.594	-£78.788	-£87.817	-£87.203

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£324,117	£324,117	£324,117	£324,117	£324,117	£324,117
10%	71%	£255,047	£256,448	£255,192	£256,593	£255,245	£255,391
15%	71%	£220,512	£222,612	£220,731	£222,832	£220,810	£221,029
20%	71%	£185,976	£188,778	£186,269	£189,071	£186,374	£186,666
25%	71%	£151,442	£154,944	£151,806	£155,309	£151,938	£152,303
30%	71%	£116,907	£121,109	£117,345	£121,547	£117,502	£117,941
35%	71%	£82,372	£87,275	£82,883	£87,786	£83,067	£83,579
40%	71%	£47,837	£53,440	£48,422	£54,025	£48,631	£49,216
45%	71%	£13,302	£19,605	£13,959	£20,263	£14,196	£14,853
50%	71%	-£21,233	-£14,229	-£20,503	-£13,499	-£20,240	-£19,509
100%	71%		-£356,716				-£367,462
10%	75%	£254,971	£256,197	£255,125	£256,351	£255,145	£255,299
15%	75%	£220,399	£222,238	£220,629	£222,468	£220,660	£220,890
20%	75%	£185,826	£188,278	£186,133	£188,584	£186,174	£186,481
25%	75%	£151,254	£154,318	£151,637	£154,701	£151,688	£152,072
30%	75%	£116,681	£120,358	£117,142	£120,818	£117,202	£117,663
35%	75%	£82,109	£86,399	£82,646	£86,936	£82,716	£83,254
40%	75%	£47,536	£52,439	£48,149	£53,053	£48,232	£48,845
45%	75%	£12,964	£18,479	£13,653	£19,170	£13,746	£14,436
50%	75%	-£21,609	-£15,481	-£20,842	-£14,714	-£20,740	-£19,973
10%	60%	£255,287	£257,248	£255,410	£257,371	£255,565	£255,688
15%	60%	£220,872	£223,815	£221,057	£223,998	£221,290	£221,473
20%	60%	£186,458	£190,380	£186,703	£190,626	£187,014	£187,260
25%	60%	£152,043	£156,947	£152,350	£157,253	£152,739	£153,045
30%	60%	£117,629	£123,512	£117,997	£123,880	£118,463	£118,831
35%	60%	£83,214	£90,078	£83,644	£90,508	£84,187	£84,617
40%	60%	£48,799	£56,644	£49,290	£57,135	£49,912	£50,403
45%	60%	£14,385	£23,210	£14,937	£23,762	£15,637	£16,188
50%	60%	-£20.030	-£10.225	-£19.416	-£9.610	-£18.640	-£18.025

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£394,567	£394,567	£394,567	£394,567	£394,567	£394,567
10%	71%	£325,497	£326,898	£325,643	£327,044	£325,695	£325,842
15%	71%	£290,962	£293,063	£291,182	£293,282	£291,260	£291,479
20%	71%	£256,427	£259,229	£256,719	£259,521	£256,824	£257,117
25%	71%	£221,892	£225,395	£222,257	£225,760	£222,389	£222,754
30%	71%	£187,357	£191,559	£187,796	£191,998	£187,953	£188,391
35%	71%	£152,823	£157,725	£153,333	£158,237	£153,518	£154,029
40%	71%	£118,287	£123,890	£118,872	£124,475	£119,082	£119,667
45%	71%	£83,752	£90,056	£84,410	£90,713	£84,646	£85,304
50%	71%	£49,218	£56,222	£49,948	£56,952	£50,210	£50,941
100%	71%		-£286,266				-£297,011
10%	75%	£325,421	£326,648	£325,575	£326,801	£325,596	£325,749
15%	75%	£290,849	£292,688	£291,079	£292,918	£291,110	£291,340
20%	75%	£256,276	£258,729	£256,584	£259,035	£256,624	£256,932
25%	75%	£221,704	£224,768	£222,088	£225,152	£222,139	£222,522
30%	75%	£187,131	£190,809	£187,592	£191,269	£187,653	£188,114
35%	75%	£152,559	£156,849	£153,096	£157,386	£153,167	£153,704
40%	75%	£117,986	£122,890	£118,600	£123,503	£118,682	£119,296
45%	75%	£83,414	£88,929	£84,104	£89,620	£84,196	£84,886
50%	75%	£48,841	£54,970	£49,608	£55,737	£49,711	£50,478
10%	60%	£325,737	£327,699	£325,860	£327,821	£326,016	£326,138
15%	60%	£291,323	£294,265	£291,507	£294,449	£291,740	£291,924
20%	60%	£256,908	£260,831	£257,154	£261,076	£257,465	£257,710
25%	60%	£222,494	£227,397	£222,801	£227,703	£223,190	£223,496
30%	60%	£188,079	£193,963	£188,447	£194,331	£188,913	£189,281
35%	60%	£153,665	£160,528	£154,094	£160,958	£154,638	£155,068
40%	60%	£119,250	£127,095	£119,741	£127,586	£120,362	£120,853
45%	60%	£84,835	£93,660	£85,388	£94,213	£86,087	£86,639

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£252,802	£252,802	£252,802	£252,802	£252,802	£252,802
10%	71%	£183,732	£185,133	£183,878	£185,279	£183,930	£184,077
15%	71%	£149,197	£151,298	£149,416	£151,517	£149,495	£149,714
20%	71%	£114,661	£117,464	£114,954	£117,756	£115,059	£115,351
25%	71%	£80,127	£83,629	£80,492	£83,994	£80,624	£80,988
30%	71%	£45,592	£49,794	£46,030	£50,232	£46,187	£46,626
35%	71%	£11,057	£15,960	£11,568	£16,472	£11,752	£12,264
40%	71%	-£23,478	-£17,875	-£22,893	-£17,290	-£22,684	-£22,099
45%	71%	-£58,013	-£51,709	-£57,355	-£51,052	-£57,119	-£56,461
50%	71%	-£92,548	-£85,543	-£91,818	-£84,814	-£91,555	-£90,824
100%	71%		-£428,031		-£426,544		-£438,777
10%	75%	£183,656	£184,882	£183,810	£185,036	£183,831	£183,984
15%	75%	£149,084	£150,923	£149,314	£151,153	£149,345	£149,575
20%	75%	£114,511	£116,963	£114,818	£117,270	£114,859	£115,166
25%	75%	£79,939	£83,003	£80,323	£83,386	£80,373	£80,757
30%	75%	£45,366	£49,043	£45,827	£49,503	£45,887	£46,348
35%	75%	£10,794	£15,084	£11,331	£15,621	£11,402	£11,939
40%	75%	-£23,779	-£18,875	-£23,166	-£18,262	-£23,083	-£22,470
45%	75%	-£58,351	-£52,836	-£57,661	-£52,145	-£57,569	-£56,879
50%	75%	-£92,924	-£86,795	-£92,157	-£86,028	-£92,055	-£91,288
10%	60%	£183,972	£185,933	£184,095	£186,056	£184,250	£184,373
15%	60%	£149,557	£152,500	£149,742	£152,683	£149,975	£150,159
20%	60%	£115,143	£119,065	£115,388	£119,311	£115,700	£115,945
25%	60%	£80,728	£85,632	£81,036	£85,938	£81,424	£81,730
30%	60%	£46,314	£52,197	£46,682	£52,566	£47,148	£47,516
35%	60%	£11,899	£18,763	£12,329	£19,193	£12,873	£13,302
40%	60%	-£22,515	-£14,670	-£22,025	-£14,180	-£21,403	-£20,912
45%	60%	-£56,930	-£48,105	-£56,377	-£47,552	-£55,678	-£55,127
50%	60%	-£91.344	-£81.539	-£90.731	-£80.925	-£89.955	-£89.340

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£349,744	£349,744	£349,744	£349,744	£349,744	£349,744
10%	71%	£280,674	£282,075	£280,820	£282,221	£280,872	£281,019
15%	71%	£246,139	£248,240	£246,359	£248,459	£246,437	£246,656
20%	71%	£211,604	£214,406	£211,896	£214,698	£212,001	£212,294
25%	71%	£177,069	£180,572	£177,434	£180,937	£177,566	£177,931
30%	71%	£142,534	£146,736	£142,973	£147,175	£143,130	£143,568
35%	71%	£108,000	£112,902	£108,510	£113,414	£108,695	£109,206
40%	71%	£73,464	£79,067	£74,049	£79,652	£74,259	£74,844
45%	71%	£38,929	£45,233	£39,587	£45,890	£39,823	£40,481
50%	71%	£4,395	£11,399	£5,125	£12,129	£5,387	£6,118
100%	71%		-£331,089				-£341,834
10%	75%	£280,598	£281,825	£280,752	£281,978	£280,773	£280,926
15%	75%	£246,026	£247,865	£246,256	£248,095	£246,287	£246,517
20%	75%	£211,453	£213,906	£211,761	£214,212	£211,801	£212,109
25%	75%	£176,881	£179,945	£177,265	£180,329	£177,316	£177,699
30%	75%	£142.308	£145.986	£142,769	£146,446	£142.830	£143,291
35%	75%	£107,736	£112,026	£108,273	£112,563	£108,344	£108,881
40%	75%	£73.163	£78.067	£73.777	£78,680	£73.859	£74,473
45%	75%	£38,591	£44,106	£39,281	£44,797	£39,373	£40,063
50%	75%	£4.018	£10.147	£4.785	£10.914	£4.888	£5.655
10%	60%	£280,914	£282,876	£281,037	£282,998	£281,193	£281,315
15%	60%	£246.500	£249.442	£246.684	£249.626	£246.917	£247.101
20%	60%	£212,085	£216,008	£212,331	£216,253	£212,642	£212,887
25%	60%	£177.671	£182.574	£177.978	£182.880	£178.367	£178.673
30%	60%	£143,256	£149,140	£143,624	£149,508	£144,090	£144,458
35%	60%	£108.842	£115.705	£109.271	£116.135	£109.815	£110.245
40%	60%	£74,427	£82,272	£74,918	£82,763	£75,539	£76,030
45%	60%	£40.012	£48.837	£40.565	£49,390	£41.264	£41.816
50%	60%	£5.598	£15,403	£6.211	£16.017	£6.988	£7.602

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£394,567	£394,567	£394,567	£394,567	£394,567	£394,567
10%	71%	£325,497	£326,898	£325,643	£327,044	£325,695	£325,842
15%	71%	£290,962	£293,063	£291,182	£293,282	£291,260	£291,479
20%	71%	£256,427	£259,229	£256,719	£259,521	£256,824	£257,117
25%	71%	£221,892	£225,395	£222,257	£225,760	£222,389	£222,754
30%	71%	£187,357	£191,559	£187,796	£191,998	£187,953	£188,391
35%	71%	£152,823	£157,725	£153,333	£158,237	£153,518	£154,029
40%	71%	£118,287	£123,890	£118,872	£124,475	£119,082	£119,667
45%	71%	£83,752	£90,056	£84,410	£90,713	£84,646	£85,304
50%	71%	£49,218	£56,222	£49,948	£56,952	£50,210	£50,941
100%	71%		-£286,266		-£284,779		-£297,011
10%	75%	£325,421	£326,648	£325,575	£326,801	£325,596	£325,749
15%	75%	£290,849	£292,688	£291,079	£292,918	£291,110	£291,340
20%	75%	£256,276	£258,729	£256,584	£259,035	£256,624	£256,932
25%	75%	£221,704	£224,768	£222,088	£225,152	£222,139	£222,522
30%	75%	£187,131	£190,809	£187,592	£191,269	£187,653	£188,114
35%	75%	£152,559	£156,849	£153,096	£157,386	£153,167	£153,704
40%	75%	£117,986	£122,890	£118,600	£123,503	£118,682	£119,296
45%	75%	£83,414	£88,929	£84,104	£89,620	£84,196	£84,886
50%	75%	£48,841	£54,970	£49,608	£55,737	£49,711	£50,478
10%	60%	£325,737	£327,699	£325,860	£327,821	£326,016	£326,138
15%	60%	£291,323	£294,265	£291,507	£294,449	£291,740	£291,924
20%	60%	£256,908	£260,831	£257,154	£261,076	£257,465	£257,710
25%	60%	£222,494	£227,397	£222,801	£227,703	£223,190	£223,496
30%	60%	£188.079	£193.963	£188,447	£194,331	£188.913	£189,281
35%	60%	£153,665	£160,528	£154,094	£160,958	£154,638	£155,068
40%	60%	£119.250	£127.095	£119.741	£127.586	£120.362	£120.853
45%	60%	£84.835	£93.660	£85,388	£94,213	£86.087	£86,639
E09/	600/	EEO 424	£60.226	CE1 024	C60 640	CE4 044	CEO 40E

£13,474,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£302,182	£302,182	£302,182	£302,182	£302,182	£302,182
10%	71%	£246,800	£248,201	£247,042	£248,443	£246,999	£247,241
15%	71%	£219,109	£221,210	£219,472	£221,574	£219,407	£219,770
20%	71%	£191,418	£194,219	£191,903	£194,704	£191,815	£192,300
25%	71%	£163,726	£167,229	£164,332	£167,835	£164,223	£164,829
30%	71%	£136,036	£140,238	£136,762	£140,965	£136,631	£137,358
35%	71%	£108,345	£113,247	£109,192	£114,094	£109,039	£109,887
40%	71%	£80,653	£86,257	£81,622	£87,225	£81,447	£82,417
45%	71%	£52,963	£59,266	£54,052	£60,355	£53,857	£54,946
50%	71%	£25,271	£32.275	£26.482	£33.486	£26,265	£27.475
100%	71%	-£256,044	-£241,791	-£253,579	-£239,326	-£254,022	-£251,559
10%	75%	£246,720	£247,946	£246,974	£248,200	£246,894	£247,148
15%	75%	£218,989	£220,827	£219,370	£221,209	£219,249	£219,631
20%	75%	£191,258	£193,710	£191,766	£194,218	£191,605	£192,114
25%	75%	£163,527	£166,591	£164,162	£167,227	£163,961	£164,597
30%	75%	£135.795	£139,473	£136.559	£140.235	£136.317	£137.079
35%	75%	£108,064	£112,354	£108,955	£113,245	£108,673	£109,563
40%	75%	£80.334	£85.236	£81.351	£86.253	£81.029	£82.046
45%	75%	£52,602	£58,118	£53,747	£59,262	£53,384	£54,529
50%	75%	£24.871	£30.999	£26.143	£32,271	£25.740	£27.011
10%	60%	£247,056	£249,017	£247,260	£249,221	£247,334	£247,537
15%	60%	£219,493	£222,435	£219,798	£222,740	£219,910	£220,215
20%	60%	£191,930	£195,852	£192,337	£196,259	£192,486	£192,893
25%	60%	£164,367	£169,270	£164,875	£169,778	£165,062	£165,571
30%	60%	£136,804	£142,687	£137,414	£143,298	£137,638	£138,248
35%	60%	£109,241	£116,105	£109,953	£116,817	£110,214	£110,926
40%	60%	£81,678	£89,522	£82,491	£90,336	£82,790	£83,603
45%	60%	£54,115	£62,940	£55,030	£63,855	£55,365	£56,282
50%	60%	£26.552	£36.357	£27.569	£37,374	£27.941	£28,959

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£300,818	-£300,818	-£300,818	-£300,818	-£300,818	-£300,818
10%	71%	-£356,200	-£354,799	-£355,958	-£354,557		-£355,759
15%	71%	-£383,891	-£381,790				-£383,230
20%	71%	-£411,582	-£408,781	-£411,097	-£408,296	-£411,185	-£410,700
25%	71%	-£439,274	-£435,771				-£438,171
30%	71%	-£466,964	-£462,762				-£465,642
35%	71%	-£494,655	-£489,753				-£493,113
40%	71%	-£522,347	-£516,743	-£521,378	-£515,775	-£521,553	-£520,583
45%	71%	-£550,037	-£543,734				-£548,054
50%	71%	-£577,729	-£570,725	-£576,518	-£569,514		-£575,525
100%	71%	-£859,044	-£844,791				-£854,559
10%	75%	-£356,280	-£355,054	-£356,026	-£354,800	-£356,106	-£355,852
15%	75%	-£384,011	-£382,173				-£383,369
20%	75%	-£411,742	-£409,290	-£411,234	-£408,782	-£411,395	-£410,886
25%	75%	-£439,473	-£436,409	-£438,838	-£435,773	-£439,039	-£438,403
30%	75%	-£467,205	-£463,527				-£465,921
35%	75%	-£494,936	-£490,646	-£494,045	-£489,755	-£494,327	-£493,437
40%	75%	-£522,666	-£517,764				-£520,954
45%	75%	-£550,398	-£544,882				-£548,471
50%	75%	-£578,129	-£572,001				-£575,989
10%	60%	-£355,944	-£353,983	-£355,740	-£353,779	-£355,666	-£355,463
15%	60%	-£383,507	-£380,565				-£382,785
20%	60%	-£411,070	-£407,148	-£410,663	-£406,741	-£410,514	-£410,107
25%	60%	-£438,633	-£433,730				-£437,429
30%	60%	-£466,196	-£460,313	-£465,586		-£465,362	-£464,752
35%	60%	-£493,759	-£486,895				-£492,074
40%	60%	-£521,322	-£513,478		-£512,664		-£519,397
45%	60%	-£548,885	-£540,060				-£546,718
50%	60%	-£576,448	-£566.643	-£575.431	-£565.626	-£575.059	-£574.041

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£182,396	-£182,396	-£182,396	-£182,396	-£182,396	-£182,396
10%	71%	-£237,778	-£236,377	-£237,536		-£237,578	-£237,337
15%	71%	-£265,468	-£263,368		-£263,004		-£264,808
20%	71%	-£293,160	-£290,359		-£289,874		-£292,278
25%	71%	-£320,851	-£317,348			-£320,354	-£319,749
30%	71%	-£348,542	-£344,339	-£347,815	-£343,613	-£347,946	-£347,220
35%	71%	-£376,233	-£371,330				-£374,691
40%	71%	-£403,924	-£398,320	-£402,955		-£403,130	-£402,161
45%	71%	-£431,615	-£425,311				-£429,632
50%	71%	-£459,306	-£452,302				-£457,103
100%	71%	-£740,621	-£726,368				-£736,136
10%	75%	-£237,857	-£236,631	-£237,604		-£237,684	-£237,429
15%	75%	-£265,589	-£263,750				-£264.947
20%	75%	-£293,319	-£290,868	-£292,812	-£290,359		-£292,464
25%	75%	-£321,051	-£317,987				-£319,980
30%	75%	-£348,782	-£345,105				-£347,498
35%	75%	-£376.513	-£372.223				-£375.015
40%	75%	-£404,244	-£399,341		-£398,324		-£402,532
45%	75%	-£431.975	-£426.459				-£430.048
50%	75%	-£459,707	-£453,578				-£457,566
10%	60%	-£237,522	-£235,561				-£237,040
15%	60%	-£265,085	-£262,143	-£264,780			-£264,362
20%	60%	-£292,647	-£288,726				-£291,685
25%	60%	-£320,210	-£315,308	-£319,703	-£314,799		-£319,007
30%	60%	-£347,773	-£341,891	-£347,164			-£346,329
35%	60%	-£375,336	-£368,473				-£373,651
40%	60%	-£402,900	-£395,056				-£400,974
45%	60%	-£430,463	-£421,638			-£429,212	-£428,296
50%	60%	-£458.026	-£448,221				-£455.619

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,784	£23,784	£23,784	£23,784	£23,784	£23,784
10%	71%	-£31,598	-£30,197	-£31,357	-£29,956	-£31,399	-£31,158
15%	71%	-£59,289	-£57,188	-£58,926	-£56,825	-£58,991	-£58,629
20%	71%	-£86,980	-£84,179	-£86,496	-£83,695	-£86,583	-£86,099
25%	71%	-£114,672	-£111,169	-£114,066	-£110,564	-£114,175	-£113,570
30%	71%	-£142,362	-£138,160	-£141,636	-£137,434		
35%	71%	-£170,054	-£165,151	-£169,207	-£164,304	-£169,359	-£168,512
40%	71%	-£197,745	-£192,141	-£196,776		-£196,951	
45%	71%	-£225,436	-£219,132	-£224,347	-£218,043	-£224,542	-£223,453
50%	71%	-£253,127	-£246,123		-£244,912	-£252,134	-£250,924
100%	71%	-£534,442	-£520,189	-£531,978	-£517,724	-£532,421	
10%	75%	-£31,678	-£30,452	-£31,424	-£30,198	-£31,505	-£31,250
15%	75%	-£59,410	-£57,571	-£59,029	-£57,190	-£59,149	-£58,768
20%	75%	-£87,140	-£84,689	-£86,633	-£84,180	-£86,793	-£86,285
25%	75%	-£114,872	-£111,808	-£114,237	-£111,172	-£114,437	-£113,801
30%	75%	-£142,603	-£138,926				
35%	75%	-£170,334	-£166,044	-£169,444	-£165,154		
40%	75%	-£198,065	-£193,162		-£192,145		-£196,353
45%	75%	-£225,796	-£220,280		-£219,136	-£225,014	
50%	75%	-£253,528	-£247,399	-£252,256	-£246,128		
10%	60%	-£31,343	-£29,382	-£31,138	-£29,177	-£31,064	-£30,861
15%	60%	-£58,906	-£55,964	-£58,600	-£55,658	-£58,488	-£58,183
20%	60%	-£86,468	-£82,547	-£86,061	-£82,139	-£85,912	-£85,506
25%	60%	-£114,031	-£109,129	-£113,523	-£108,620	-£113,336	-£112,828
30%	60%	-£141,594	-£135,712				
35%	60%	-£169,157	-£162,294	-£168,445		-£168,184	-£167,472
40%	60%	-£196,720	-£188,877				
45%	60%	-£224,284	-£215,459		-£214,544		
E00/	600/	0054.047	0040.040		0044.004		0040 440

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£117,101	£117,101	£117,101	£117,101	£117,101	£117,101
10%	71%	£61,719	£63,120	£61,961	£63,362	£61,918	£62,160
15%	71%	£34,029	£36,129	£34,391	£36,493	£34,326	£34,689
20%	71%	£6,337	£9,138	£6,822	£9,623	£6,734	£7,219
25%	71%	-£21,354	-£17,852	-£20,749	-£17,246	-£20,858	-£20,252
30%	71%	-£49,045	-£44,843	-£48,318	-£44,116	-£48,449	-£47,723
35%	71%	-£76,736	-£71,834	-£75,889	-£70,986	-£76,041	-£75,194
40%	71%	-£104,428	-£98,824		-£97,855	-£103,633	-£102,664
45%	71%	-£132.118	-£125.815		-£124.726		
50%	71%	-£159,810	-£152,806		-£151,595	-£158,816	-£157,606
100%	71%	-£441.125	-£426.871				
10%	75%	£61,639	£62,865	£61,893	£63,119	£61,813	£62,068
15%	75%	£33,908	£35.747	£34.289	£36.128	£34,169	£34,550
20%	75%	£6,177	£8,629	£6,685	£9,137	£6,524	£7,033
25%	75%	-£21,554	-£18,490	-£20,919	-£17,854	-£21,120	-£20,484
30%	75%	-£49,285	-£45,608	-£48,522	-£44,846	-£48,764	-£48,001
35%	75%	-£77.017	-£72.727	-£76.126	-£71.836	-£76.408	-£75.518
40%	75%	-£104,747	-£99,845		-£98,827		
45%	75%	-£132.479	-£126.962	-£131.334	-£125.819		
50%	75%	-£160,210	-£154,081				
10%	60%	£61.975	£63.936	£62.179	£64.140	£62,253	£62.456
15%	60%	£34,412	£37,354	£34,717	£37,659	£34,829	£35,135
20%	60%	£6,850	£10,771	£7,256	£11,179	£7,405	£7,812
25%	60%	-£20,714	-£15,811	-£20,206	-£15,302	-£20,019	-£19,510
30%	60%	-£48,277	-£42,394	-£47,667	-£41,783	-£47,443	-£46,833
35%	60%	-£75,840	-£68,976	-£75,128	-£68,264	-£74,866	-£74,155
40%	60%	-£103.403	-£95.559		-£94.745		-£101,477
45%	60%	-£130,966	-£122,141		-£121,226		-£128,799
50%	60%	-£158 529	-£148 724		-£147 707		-£156 122

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£186,279	£186,279	£186,279	£186,279	£186,279	£186,279
10%	71%	£130,897	£132,298	£131,138	£132,539	£131,096	£131,338
15%	71%	£103,206	£105,307	£103,569	£105,670	£103,504	£103,867
20%	71%	£75,515	£78,316	£75,999	£78,800	£75,912	£76,397
25%	71%	£47,823	£51,326	£48,429	£51,931	£48,320	£48,926
30%	71%	£20,133	£24,335	£20,859	£25,061	£20,728	£21,455
35%	71%	-£7,559	-£2,656	-£6,711	-£1,809	-£6,864	-£6,017
40%	71%	-£35,250	-£29,646	-£34,281	-£28,678	-£34,456	-£33,487
45%	71%	-£62,941	-£56,637	-£61,852	-£55,548	-£62,047	-£60,958
50%	71%	-£90,632	-£83,628	-£89,421	-£82,417	-£89,639	-£88,429
100%	71%	-£371,947	-£357,694				
10%	75%	£130,817	£132,043	£131,071	£132,297	£130,990	£131,245
15%	75%	£103,085	£104,924	£103,467	£105,305	£103,346	£103,727
20%	75%	£75,355	£77,806	£75,863	£78,315	£75,702	£76,211
25%	75%	£47,624	£50,687	£48,259	£51,323	£48,058	£48,694
30%	75%	£19,892	£23,570	£20,656	£24,332	£20,414	£21,176
35%	75%	-£7,839	-£3,549	-£6,948	-£2,658	-£7,231	-£6,341
40%	75%	-£35,570	-£30,667	-£34,552	-£29,650	-£34,875	-£33,858
45%	75%	-£63,301	-£57,785	-£62,156	-£56,641	-£62,519	-£61,374
50%	75%	-£91,033	-£84,904	-£89,760	-£83,633	-£90,163	-£88,892
10%	60%	£131,152	£133,114	£131,357	£133,318	£131,431	£131,634
15%	60%	£103,589	£106,532	£103,895	£106,837	£104,007	£104,312
20%	60%	£76,027	£79,949	£76,434	£80,356	£76,583	£76,989
25%	60%	£48,464	£53,367	£48,972	£53,875	£49,159	£49,668
30%	60%	£20,901	£26,784	£21,511	£27,394	£21,735	£22,345
35%	60%	-£6,662	£202	-£5,950	£913	-£5,689	-£4,977
40%	60%	-£34,225	-£26,382	-£33,412	-£25,568	-£33,113	-£32,300
45%	60%	-£61,789	-£52,964	-£60,873	-£52,048	-£60,538	-£59,622
50%	60%	-£89.352	-£79.547	-£88.334	-£78,529	-£87.962	-£86,945

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£256,729	£256,729	£256,729	£256,729	£256,729	£256,729
10%	71%	£201,347	£202,748	£201,589	£202,990	£201,546	£201,788
15%	71%	£173,657	£175,757	£174,019	£176,121	£173,954	£174,317
20%	71%	£145,965	£148,766	£146,450	£149,251	£146,362	£146,847
25%	71%	£118,274	£121,776	£118,879	£122,382	£118,770	£119,376
30%	71%	£90,583	£94,785	£91,310	£95,512	£91,179	£91,905
35%	71%	£62,892	£67,794	£63,739	£68,642	£63,587	£64,434
40%	71%	£35,200	£40,804	£36,170	£41,773	£35,995	£36,964
45%	71%	£7,510	£13,813	£8,599	£14,902	£8,404	£9,493
50%	71%	-£20,182	-£13,178	-£18,971	-£11,967	-£19,188	-£17,978
100%	71%	-£301,497	-£287,243		-£284,779		
10%	75%	£201,267	£202,493	£201,521	£202,747	£201,441	£201,696
15%	75%	£173,536	£175,375	£173,917	£175,756	£173,797	£174,178
20%	75%	£145,805	£148,257	£146,313	£148,765	£146,152	£146,661
25%	75%	£118,074	£121,138	£118,709	£121,774	£118,508	£119,144
30%	75%	£90,343	£94,020	£91,106	£94,782	£90,864	£91,627
35%	75%	£62,611	£66,901	£63,502	£67,792	£63,220	£64,110
40%	75%	£34,881	£39,783	£35,898	£40,801	£35,576	£36,593
45%	75%	£7,149	£12,666	£8,294	£13,809	£7,932	£9,076
50%	75%	-£20,582	-£14,453	-£19,310	-£13,182	-£19,713	-£18,442
10%	60%	£201,603	£203,564	£201,807	£203,768	£201,881	£202,084
15%	60%	£174,040	£176,982	£174,345	£177,287	£174,457	£174,763
20%	60%	£146,478	£150,399	£146,884	£150,807	£147,033	£147,440
25%	60%	£118,914	£123,817	£119,422	£124,326	£119,609	£120,118
30%	60%	£91,351	£97,234	£91,961	£97,845	£92,185	£92,795
35%	60%	£63,788	£70,652	£64,500	£71,364	£64,762	£65,473
40%	60%	£36,225	£44,069	£37,038	£44,883	£37,338	£38,151
45%	60%	£8,662	£17,487	£9,577	£18,402	£9,913	£10,829
50%	60%	-£18 901	-69 096	-£17.884	-£8.079	-£17.511	-£16 494

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£114,964	£114,964	£114,964	£114,964	£114,964	£114,964
10%	71%	£59,582	£60,983	£59,824	£61,225	£59,781	£60,023
15%	71%	£31,891	£33,992	£32,254	£34,356	£32,189	£32,552
20%	71%	£4,200	£7,001	£4,685	£7,486	£4,597	£5,082
25%	71%	-£23,492	-£19,989	-£22,886	-£19,384	-£22,995	-£22,389
30%	71%	-£51,182	-£46,980	-£50,456	-£46,254	-£50,587	-£49,860
35%	71%	-£78,874	-£73,971	-£78,026	-£73,124	-£78,179	-£77,331
40%	71%	-£106,565	-£100,961	-£105,596	-£99,993		
45%	71%	-£134.256	-£127.952		-£126.863		-£132.272
50%	71%	-£161.947	-£154.943				
100%	71%	-£443.262	-£429.009				
10%	75%	£59.502	£60.728	£59.756	£60.982	£59.675	£59.930
15%	75%	£31.771	£33.609	£32.152	£33.991	£32.031	£32,413
20%	75%	£4,040	£6,491	£4,548	£7,000	£4,387	£4,896
25%	75%	-£23.691	-£20.627	-£23.056	-£19.991	-£23.257	-£22.621
30%	75%	-£51.423	-£47.745	-£50.659	-£46.983	-£50.901	-£50.139
35%	75%	-£79.154	-£74.864	-£78.263	-£73.973	-£78.545	-£77.656
40%	75%	-£106.884	-£101.982		-£100.965	-£106.190	-£105,172
45%	75%	-£134.616	-£129.100				
50%	75%	-£162.347	-£156.219				
10%	60%	£59.838	£61.799	£60.042	£62.003	£60.116	£60.319
15%	60%	£32.274	£35.217	£32.580	£35.522	£32,692	£32.997
20%	60%	£4.712	£8.634	£5.119	£9.041	£5,268	£5.675
25%	60%	-£22,851	-£17,948	-£22,343	-£17,440	-£22,156	-£21,647
30%	60%	-£50.414	-£44.531	-£49.804	-£43.921	-£49.580	-£48.970
35%	60%	-£77,977	-£71,113	-£77,265	-£70,401	-£77,004	-£76,292
40%	60%	-£105,540	-£97.696		-£96.882	-£104,428	
45%	60%	-£133,103	-£124,278		-£123,363		-£130,937
50%	60%	-£160.666	-£150.861				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£211,906	£211,906	£211,906	£211,906	£211,906	£211,906
10%	71%	£156,524	£157,925	£156,766	£158,167	£156,723	£156,965
15%	71%	£128,834	£130,934	£129,196	£131,298	£129,131	£129,494
20%	71%	£101,142	£103,943	£101,627	£104,428	£101,539	£102,024
25%	71%	£73,451	£76,953	£74,056	£77,559	£73,947	£74,553
30%	71%	£45,760	£49,962	£46,487	£50,689	£46,356	£47,082
35%	71%	£18,069	£22,971	£18,916	£23,819	£18,764	£19,611
40%	71%	-£9,623	-£4,019		-£3,050	-£8,828	-£7,859
45%	71%	-£37,313	-£31,010	-£36,224	-£29,921	-£36,419	-£35,330
50%	71%	-£65,005	-£58,001	-£63,794	-£56,790	-£64,011	-£62,801
100%	71%	-£346,320	-£332,066	-£343,855	-£329,602	-£344,298	-£341,834
10%	75%	£156,444	£157,670	£156,698	£157,924	£156,618	£156,873
15%	75%	£128,713	£130,552	£129,094	£130,933	£128,974	£129,355
20%	75%	£100,982	£103,434	£101,490	£103,942	£101,329	£101,838
25%	75%	£73,251	£76,315	£73,886	£76,951	£73,685	£74,321
30%	75%	£45,520	£49,197	£46,283	£49,959	£46,041	£46,804
35%	75%	£17,788	£22,078	£18,679	£22,969	£18,397	£19,287
40%	75%	-£9,942	-£5,040	-£8,925	-£4,022	-£9,247	-£8,230
45%	75%	-£37,674	-£32,157	-£36,529	-£31,014	-£36,891	-£35,747
50%	75%	-£65,405	-£59,276	-£64,133	-£58,005	-£64,536	-£63,265
10%	60%	£156,780	£158,741	£156,984	£158,945	£157,058	£157,261
15%	60%	£129,217	£132,159	£129,522	£132,464	£129,634	£129,940
20%	60%	£101,655	£105,576	£102,061	£105,984	£102,210	£102,617
25%	60%	£74,091	£78,994	£74,599	£79,503	£74,786	£75,295
30%	60%	£46,528	£52,411	£47,138	£53,022	£47,362	£47,972
35%	60%	£18,965	£25,829	£19,677	£26,541	£19,939	£20,650
40%	60%	-£8,598	-£754	-£7,785	£60	-£7,485	-£6,672
45%	60%	-£36,161	-£27,336	-£35,246	-£26,421	-£34,910	-£33,994
50%	60%	-£63.724	-£53.919	-£62.707	-£52.902	-£62.334	-£61.317

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£256,729	£256,729	£256,729	£256,729	£256,729	£256,729
10%	71%	£201,347	£202,748	£201,589	£202,990	£201,546	£201,788
15%	71%	£173,657	£175,757	£174,019	£176,121	£173,954	£174,317
20%	71%	£145,965	£148,766	£146,450	£149,251	£146,362	£146,847
25%	71%	£118,274	£121,776	£118,879	£122,382	£118,770	£119,376
30%	71%	£90,583	£94,785	£91,310	£95,512	£91,179	£91,905
35%	71%	£62,892	£67,794	£63,739	£68,642	£63,587	£64,434
40%	71%	£35,200	£40,804	£36,170	£41,773	£35,995	£36,964
45%	71%	£7,510	£13,813	£8,599	£14,902	£8,404	£9,493
50%	71%	-£20,182	-£13,178	-£18,971	-£11,967	-£19,188	-£17,978
100%	71%	-£301,497	-£287,243		-£284,779	-£299,475	-£297,011
10%	75%	£201,267	£202,493	£201,521	£202,747	£201,441	£201,696
15%	75%	£173,536	£175,375	£173,917	£175,756	£173,797	£174,178
20%	75%	£145,805	£148,257	£146,313	£148,765	£146,152	£146,661
25%	75%	£118,074	£121,138	£118,709	£121,774	£118,508	£119,144
30%	75%	£90,343	£94,020	£91,106	£94,782	£90,864	£91,627
35%	75%	£62,611	£66,901	£63,502	£67,792	£63,220	£64,110
40%	75%	£34,881	£39,783	£35,898	£40,801	£35,576	£36,593
45%	75%	£7,149	£12,666	£8,294	£13,809	£7,932	£9,076
50%	75%	-£20,582	-£14,453	-£19,310	-£13,182	-£19,713	-£18,442
10%	60%	£201,603	£203,564	£201,807	£203,768	£201,881	£202,084
15%	60%	£174,040	£176,982	£174,345	£177,287	£174,457	£174,763
20%	60%	£146,478	£150,399	£146,884	£150,807	£147,033	£147,440
25%	60%	£118,914	£123,817	£119,422	£124,326	£119,609	£120,118
30%	60%	£91,351	£97,234	£91,961	£97,845	£92,185	£92,795
35%	60%	£63,788	£70,652	£64,500	£71,364	£64,762	£65,473
40%	60%	£36,225	£44,069	£37,038	£44,883	£37,338	£38,151
45%	60%	£8,662	£17,487	£9,577	£18,402	£9,913	£10,829
50%	60%	-£18.901	-£9.096	-£17.884	-£8.079	-£17.511	-£16,494

£13,474,000

T18 - 1 Unit I	Development	
No Units	1	
Site Area	0.01 Ha	

	CIL Zone	2
	Value Area	High
		1
Sales value inflation		0%
Build cost inflation		

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£328,457	£328,457	£328,457	£328,457	£328,457	£328,457
10%	71%	£270,457	£271,885	£270,690	£272,118	£270,255	£270,487
15%	71%	£241,457	£243,599	£241,806	£243,948	£241,153	£241,502
20%	71%	£212,457	£215,312	£212,922	£215,778	£212,051	£212,516
25%	71%	£183,457	£187,026	£184,038	£187,608	£182,951	£183,532
30%	71%	£154,458	£158,740	£155,155	£159,438	£153,849	£154,547
35%	71%	£125,457	£130,454	£126,271	£131,268	£124,747	£125,562
40%	71%	£96,457	£102,168	£97,387	£103,098	£95,647	£96,577
45%	71%	£67,457	£73,881	£68,503	£74,928	£66,545	£67,591
50%	71%	£38,457	£45,595	£39,619	£46,758	£37,443	£38,606
100%	71%	-£255,946	-£241,418	-£253,579	-£239,052	-£258,008	-£255,642
10%	75%	£270,378	£271,627	£270,622	£271,871	£270,201	£270,445
15%	75%	£241,338	£243,212	£241,704	£243,578	£241,072	£241,438
20%	75%	£212,298	£214,797	£212,787	£215,285	£211,943	£212,432
25%	75%	£183,258	£186,381	£183,869	£186,992	£182,815	£183,425
30%	75%	£154,219	£157,967	£154,951	£158,699	£153,687	£154,419
35%	75%	£125,179	£129,552	£126,033	£130,405	£124,558	£125,413
40%	75%	£96,139	£101,136	£97,115	£102,113	£95,429	£96,406
45%	75%	£67,099	£72,721	£68,198	£73,820	£66,301	£67,399
50%	75%	£38,059	£44,305	£39,280	£45,526	£37,173	£38,393
10%	60%	£270,711	£272,711	£270,907	£272,906	£270,428	£270,624
15%	60%	£241,839	£244,837	£242,132	£245,130	£241,413	£241,707
20%	60%	£212,967	£216,964	£213,357	£217,355	£212,399	£212,790
25%	60%	£184,093	£189,091	£184,582	£189,579	£183,384	£183,872
30%	60%	£155,221	£161,217	£155,807	£161,804	£154,369	£154,955
35%	60%	£126,347	£133,344	£127,032	£134,027	£125,355	£126,038
40%	60%	£97,475	£105,471	£98,256	£106,252	£96,340	£97,121
45%	60%	£68,602	£77,597	£69,482	£78,476	£67,325	£68,204
50%	60%	£39.729	£49.724	£40.706	£50.701	£38.311	£39.288

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£274,543					
10%	71%	-£332,543	-£331,115	-£332,310	-£330,882	-£332,745	-£332,513
15%	71%	-£361,543					
20%	71%	-£390,543					
25%	71%	-£419,543					
30%	71%	-£448,542	-£444,260	-£447,845	-£443,562	-£449,151	-£448,453
35%	71%	-£477,543					
40%	71%	-£506,543			-£499,902		-£506,423
45%	71%	-£535,543					
50%	71%	-£564,543	-£557,405	-£563,381			-£564,394
100%	71%	-£858,946	-£844,418			-£861,008	
10%	75%	-£332,622					
15%	75%	-£361,662		-£361,296			
20%	75%	-£390,702		-£390,213			-£390,568
25%	75%	-£419,742	-£416,619	-£419,131	-£416,008	-£420,185	-£419,575
30%	75%	-£448,781					
35%	75%	-£477,821	-£473,448	-£476,967		-£478,442	
40%	75%	-£506,861					
45%	75%	-£535,901					
50%	75%	-£564,941					
10%	60%	-£332,289					
15%	60%	-£361,161					
20%	60%	-£390,033					
25%	60%	-£418,907					
30%	60%	-£447,779			-£441,196		
35%	60%	-£476,653					
40%	60%	-£505,525	-£497,529	-£504,744	-£496,748	-£506,660	-£505,879
45%	60%	-£534,398					-£534,796
50%	60%	-£563.271					-£563,712

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium			

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£156,120					
10%	71%	-£214,120		-£213,888	-£212,460	-£214,323	-£214,090
15%	71%	-£243,120					
20%	71%	-£272,120				-£272,526	-£272,061
25%	71%	-£301,120					
30%	71%	-£330,120	-£325,837	-£329,422	-£325,140	-£330,728	-£330,031
35%	71%	-£359,121					
40%	71%	-£388,121	-£382,409		-£381,479		
45%	71%	-£417,121	-£410,696	-£416,074			
50%	71%	-£446,121	-£438,982	-£444,958	-£437,819	-£447,134	-£445,972
100%	71%	-£740,523	-£725,996				
10%	75%	-£214,200		-£213,956	-£212,706	-£214,377	-£214,133
15%	75%	-£243,239					-£243,140
20%	75%	-£272,280	-£269,781				-£272,145
25%	75%	-£301,319	-£298,196				
30%	75%	-£330,359					
35%	75%	-£359,399					
40%	75%	-£388,438			-£382,464	-£389,148	
45%	75%	-£417,479					
50%	75%	-£446,518	-£440,272	-£445,297	-£439,051	-£447,405	-£446,184
10%	60%	-£213,866					
15%	60%	-£242,739	-£239,740	-£242,445	-£239,447	-£243,164	
20%	60%	-£271,611	-£267,613				-£271,788
25%	60%	-£300,484				-£301,194	-£300,706
30%	60%	-£329,357	-£323,361		-£322,774	-£330,208	
35%	60%	-£358,230					
40%	60%	-£387,103		-£386,321		-£388,238	-£387,456
45%	60%	-£415,975					
50%	60%	-£444,848	-£434,854				

s compared to benchmark land values

Residual Land	values
Bonchmark 71	- 1 000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£50,059	£50,059	£50,059	£50,059	£50,059	£50,059
10%	71%	-£7,941	-£6,513	-£7,709	-£6,281	-£8,144	-£7,911
15%	71%	-£36,941	-£34,799	-£36,593	-£34,451	-£37,245	-£36,896
20%	71%	-£65,941	-£63,086	-£65,476	-£62,620	-£66,347	-£65,882
25%	71%	-£94,941	-£91,372	-£94,360	-£90,790	-£95,448	-£94,867
30%	71%	-£123,941	-£119,658				
35%	71%	-£152,942	-£147,944	-£152,128	-£147,131	-£153,651	-£152,837
40%	71%	-£181,942	-£176,230				
45%	71%	-£210,942	-£204,517	-£209,895	-£203,470	-£211,853	-£210,808
50%	71%	-£239,942	-£232,803				
100%	71%	-£534,344	-£519,817	-£531,978	-£517,450	-£536,406	-£534,040
10%	75%	-£8,020	-£6,771	-£7,776	-£6,527	-£8,198	-£7,954
15%	75%	-£37,060	-£35,186	-£36,694	-£34,820	-£37,326	-£36,960
20%	75%	-£66,101	-£63,602	-£65,612	-£63,114	-£66,455	-£65,966
25%	75%	-£95,140	-£92,017	-£94,529	-£91,406	-£95,583	-£94,973
30%	75%	-£124,180	-£120,432			-£124,712	
35%	75%	-£153,220	-£148,847				
40%	75%	-£182.259	-£177.262				
45%	75%	-£211,300	-£205,678				
50%	75%	-£240,339	-£234,093	-£239,118	-£232,872		
10%	60%	-£7,687	-£5,687	-£7,491	-£5,493	-£7,970	-£7,775
15%	60%	-£36,559	-£33,561	-£36,266	-£33,268	-£36,985	-£36,692
20%	60%	-£65.432	-£61.434	-£65.042	-£61.043	-£66,000	-£65,609
25%	60%	-£94,305	-£89,307	-£93,816	-£88,819	-£95,014	-£94,526
30%	60%	-£123,178	-£117.181				
35%	60%	-£152,051	-£145,055				
40%	60%	-£180.923	-£172.928				-£181,277
45%	60%	-£209.796	-£200.802				-£210,194
		-11.00	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£143.376	£143.376	£143.376	£143.376	£143.376	£143.376
10%	71%	£85.377	£86.804	£85,609	£87.037	£85,174	£85,407
15%	71%	£56.377	£58.518	£56,725	£58,867	£56.072	£56,422
20%	71%	£27,377	£30.232	£27.842	£30,698	£26,971	£27,436
25%	71%	-£1.623	£1.946	-£1.043	£2.527	-£2,130	-£1.549
30%	71%	-£30.623	-£26.340	-£29.926	-£25.643	-£31,232	-£30.534
35%	71%	-£59.624	-£54.626	-£58.810	-£53.813	-£60.333	-£59,519
40%	71%	-£88.624	-£82.912	-£87.694	-£81.982	-£89.434	-£88.504
45%	71%	-£117 624	-£111 199	-£116.577	-£110 153	-£118.536	-£117 490
50%	71%	-£146.624	-£139.485				-£146,475
100%	71%	-£441.027	-£426,499		-£424.132		-£440.723
10%	75%	£85,297	£86.547	£85.541	£86.791	£85.120	£85,364
15%	75%	£56,258	£58.131	£56.624	£58,497	£55.991	£56.357
20%	75%	£27,217	£29,716	£27,706	£30,204	£26,862	£27,351
25%	75%	-£1.823	£1,300	-£1.212	£1.911	-£2.265	-£1.655
30%	75%	-£30,862	-£27,114	-£30,129	-£26,382	-£31,394	-£30,662
35%	75%	-£59.902	-£55,529	-£59.048	-£54.675	-£60.523	-£59,668
40%	75%	-£88,942	-£83,945	-£87,966	-£82,968	-£89,652	-£88,675
45%	75%	-£117,982	-£112.360			-£118.779	-£117.682
50%	75%	-£147,022	-£140,775				-£146,687
10%	60%	£85,631	£87,630	£85,826	£87,825	£85,347	£85,543
15%	60%	£56,758	£59,756	£57,052	£60,050	£56,332	£56,626
20%	60%	£27,886	£31,883	£28,276	£32,274	£27,318	£27,709
25%	60%	-£988	£4,010	-£499	£4,498	-£1,697	-£1,209
30%	60%	-£29,860	-£23,864	-£29,274	-£23,277	-£30,712	-£30,126
35%	60%	-£58,733	-£51,737	-£58,049	-£51,053	-£59,726	-£59,043
40%	60%	-£87,606	-£79,610	-£86,825	-£78,829	-£88,741	-£87,959
45%	60%	-£116,478	-£107,484	-£115,599	-£106,605	-£117,755	-£116,876
50%	60%	-£145,352	-£135.357				-£145.793

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£212,554	£212,554	£212,554	£212,554	£212,554	£212,554
10%	71%	£154,554	£155,982	£154,787	£156,214	£154,352	£154,584
15%	71%	£125,554	£127,696	£125,902	£128,044	£125,250	£125,599
20%	71%	£96,554	£99,409	£97,019	£99,875	£96,148	£96,613
25%	71%	£67,554	£71,123	£68,135	£71,705	£67,047	£67,628
30%	71%	£38,554	£42,837	£39,252	£43,535	£37,946	£38,643
35%	71%	£9,553	£14,551	£10,368	£15,364	£8,844	£9,658
40%	71%	-£19,447	-£13,735	-£18,517	-£12,805	-£20,257	-£19,327
45%	71%	-£48,447	-£42,022	-£47,400	-£40,975	-£49,358	-£48,312
50%	71%	-£77,447	-£70,308	-£76,284	-£69,145	-£78,460	-£77,297
100%	71%	-£371,849	-£357,322	-£369,482		-£373,911	-£371,545
10%	75%	£154,475	£155,724	£154,719	£155,968	£154,297	£154,541
15%	75%	£125,435	£127,309	£125,801	£127,675	£125,169	£125,535
20%	75%	£96,394	£98,893	£96,883	£99,381	£96,040	£96,529
25%	75%	£67,355	£70,478	£67,966	£71,089	£66,912	£67,522
30%	75%	£38,315	£42,064	£39,048	£42,796	£37,783	£38,515
35%	75%	£9,276	£13,648	£10,130	£14,502	£8,655	£9,510
40%	75%	-£19,764	-£14,767	-£18,788	-£13,790	-£20,474	-£19,497
45%	75%	-£48,805	-£43,183	-£47,706	-£42,084	-£49,602	-£48,504
50%	75%	-£77,844	-£71,598	-£76,623	-£70,377	-£78,731	-£77,510
10%	60%	£154,808	£156,808	£155,004	£157,002	£154,525	£154,720
15%	60%	£125,936	£128,934	£126,229	£129,227	£125,510	£125,803
20%	60%	£97,063	£101,061	£97,453	£101,452	£96,495	£96,886
25%	60%	£68,190	£73,188	£68,679	£73,676	£67,481	£67,969
30%	60%	£39,317	£45,314	£39,903	£45,900	£38,466	£39,052
35%	60%	£10,444	£17,441	£11,129	£18,124	£9,451	£10,135
40%	60%	-£18,428	-£10,432	-£17,647	-£9,651	-£19,563	-£18,782
45%	60%	-£47,301	-£38,307	-£46,422	-£37,427	-£48,578	-£47,699
50%	60%	-£76,174	-£66,180	-£75,197	-£65,203	-£77,593	-£76,616

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£283,004	£283,004	£283,004	£283,004	£283,004	£283,004
10%	71%	£225,005	£226,432	£225,237	£226,665	£224,802	£225,035
15%	71%	£196,005	£198,146	£196,353	£198,495	£195,700	£196,050
20%	71%	£167,005	£169,860	£167,470	£170,326	£166,599	£167,064
25%	71%	£138,005	£141,574	£138,585	£142,155	£137,498	£138,079
30%	71%	£109,005	£113,288	£109,702	£113,985	£108,396	£109,094
35%	71%	£80,004	£85,002	£80,818	£85,815	£79,295	£80,109
40%	71%	£51,004	£56,716	£51,934	£57,646	£50,194	£51,124
45%	71%	£22,004	£28,429	£23,051	£29,475	£21,092	£22,138
50%	71%	-£6,996	£143	-£5,833	£1,305	-£8,010	-£6,847
100%	71%	-£301,399					-£301,095
10%	75%	£224,925	£226,175	£225,169	£226,419	£224,748	£224,992
15%	75%	£195,886	£197,759	£196,252	£198,125	£195,619	£195,985
20%	75%	£166,845	£169,344	£167,334	£169,832	£166,490	£166,979
25%	75%	£137,805	£140,928	£138,416	£141,539	£137,363	£137,973
30%	75%	£108,766	£112,514	£109,499	£113,246	£108,234	£108,966
35%	75%	£79,726	£84,099	£80,580	£84,953	£79,105	£79,960
40%	75%	£50,686	£55,683	£51,662	£56,660	£49,976	£50,953
45%	75%	£21,646	£27,268	£22,745	£28,367	£20,849	£21,946
50%	75%	-£7,394	-£1,147	-£6,173	£73	-£8,280	-£7,059
10%	60%	£225,259	£227,258	£225,454	£227,453	£224,975	£225,171
15%	60%	£196,386	£199,384	£196,680	£199,678	£195,960	£196,254
20%	60%	£167,514	£171,511	£167,904	£171,902	£166,946	£167,337
25%	60%	£138,640	£143,638	£139,129	£144,126	£137,931	£138,419
30%	60%	£109,768	£115,764	£110,354	£116,351	£108,916	£109,502
35%	60%	£80,895	£87,891	£81,579	£88,575	£79,902	£80,585
40%	60% 60%	£52,022	£60,018	£52,803	£60,799	£50,887	£51,669
45%		£23,150	£32.144	£24.029	£33.023	£21.873	£22.752

£17,299,000

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

SR and SO at council Income thresholds SR and SO at GLA Income thresholds thresholds LAR and SO at GLA Income thresholds % of AH as rented SR and LLR E54,120 E55,994 E54,486 E56,380 E53,854 E54,220 E25,080 E27,579 E25,569 E28,067 E24,725 E25,214 E3,960 -E837 -3,349 E-226 E-4,403 E-2,786

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£238,181	£238,181	£238,181	£238,181	£238,181	£238,181
10%	71%	£180,182	£181,609	£180,414	£181,842	£179,979	£180,212
15%	71%	£151,182	£153,323	£151,530	£153,672	£150,877	£151,227
20%	71%	£122,182	£125,037	£122,647	£125,503	£121,776	£122,241
25%	71%	£93,182	£96,751	£93,762	£97,332	£92,675	£93,256
30%	71%	£64,182	£68,465	£64,879	£69,162	£63,573	£64,271
35%	71%	£35,181	£40,179	£35,995	£40,992	£34,472	£35,286
40%	71%	£6,181	£11,893	£7,111	£12,823	£5,371	£6,301
45%	71%	-£22,819	-£16,394	-£21,772	-£15,348	-£23,731	-£22,685
50%	71%	-£51,819	-£44,680	-£50,656	-£43,518		-£51,670
100%	71%	-£346,222	-£331,694			-£348,284	-£345,918
10%	75%	£180,102	£181,352	£180,346	£181,596	£179,925	£180,169
15%	75%	£151,063	£152,936	£151,429	£153,302	£150,796	£151,162
20%	75%	£122,022	£124,521	£122,511	£125,009	£121,667	£122,156
25%	75%	£92,982	£96,105	£93,593	£96,716	£92,540	£93,150
30%	75%	£63,943	£67,691	£64,676	£68,423	£63,411	£64,143
35%	75%	£34,903	£39,276	£35,757	£40,130	£34,282	£35,137
40%	75%	£5,863	£10,860	£6,839	£11,837	£5,153	£6,130
45%	75%	-£23,177	-£17,555	-£22,078	-£16,456	-£23,974	-£22,877
50%	75%	-£52,217	-£45,970	-£50,996	-£44,750	-£53,103	-£51,882
10%	60%	£180,436	£182,435	£180,631	£182,630	£180,152	£180,348
15%	60%	£151,563	£154,561	£151,857	£154,855	£151,137	£151,431
20%	60%	£122,691	£126,688	£123,081	£127,079	£122,123	£122,514
25%	60%	£93,817	£98,815	£94,306	£99,303	£93,108	£93,596
30%	60%	£64,945	£70,941	£65,531	£71,528	£64,093	£64,679
35%	60%	£36,072	£43,068	£36,756	£43,752	£35,079	£35,762
40%	60%	£7,199	£15,195	£7,980	£15,976	£6,064	£6,846
45%	60%	-£21,673	-£12,679	-£20,794	-£11,800	-£22,950	-£22,071
50%	60%	-£50.547	-£40.552	-£49.570	-£39.575	-£51.965	-£50.988

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£283,004	£283,004	£283,004	£283,004	£283,004	£283,004
10%	71%	£225,005	£226,432	£225,237	£226,665	£224,802	£225,035
15%	71%	£196,005	£198,146	£196,353	£198,495	£195,700	£196,050
20%	71%	£167,005	£169,860	£167,470	£170,326	£166,599	£167,064
25%	71%	£138,005	£141,574	£138,585	£142,155	£137,498	£138,079
30%	71%	£109,005	£113,288	£109,702	£113,985	£108,396	£109,094
35%	71%	£80,004	£85,002	£80,818	£85,815	£79,295	£80,109
40%	71%	£51,004	£56,716	£51,934	£57,646	£50,194	£51,124
45%	71%	£22,004	£28,429	£23,051	£29,475	£21,092	£22,138
50%	71%	-£6,996	£143	-£5.833	£1.305	-£8.010	-£6.847
100%	71%	-£301,399	-£286,871		-£284,504		-£301,095
10%	75%	£224.925	£226.175	£225,169	£226.419	£224.748	£224,992
15%	75%	£195,886	£197,759	£196,252	£198,125	£195,619	£195,985
20%	75%	£166.845	£169.344	£167.334	£169.832	£166,490	£166,979
25%	75%	£137,805	£140,928	£138,416	£141,539	£137,363	£137,973
30%	75%	£108,766	£112.514	£109,499	£113,246	£108.234	£108,966
35%	75%	£79,726	£84,099	£80,580	£84,953	£79,105	£79,960
40%	75%	£50,686	£55.683	£51.662	£56,660	£49.976	£50.953
45%	75%	£21,646	£27,268	£22,745	£28,367	£20,849	£21,946
50%	75%	-£7.394	-£1.147	-£6.173	£73	-£8.280	-£7.059
10%	60%	£225,259	£227.258	£225,454	£227.453	£224.975	£225,171
15%	60%	£196,386	£199,384	£196,680	£199,678	£195,960	£196,254
20%	60%	£167.514	£171.511	£167.904	£171.902	£166.946	£167.337
25%	60%	£138.640	£143.638	£139,129	£144.126	£137.931	£138,419
30%	60%	£109.768	£115.764	£110.354	£116.351	£108.916	£109.502
35%	60%	£80.895	£87.891	£81.579	£88.575	£79.902	£80.585
40%	60%	£52 022	£60.018	£52.803	£60,799	£50.887	£51,669
45%	60%	£23,150	£32.144	£24.029	£33.023	£21.873	£22,752
60%	60%	SE 724	£4.274	EA 747	CE 249	.67.142	£6 16E

£27,943,000

£13,474,000

	CIL Zone	2
	Value Area	Med
value inflation		0%
cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£149,269	£149,269	£149,269	£149,269	£149,269	£149,269
10%	71%	£108,908	£109,984	£109,420	£110,497	£108,586	£109,099
15%	71%	£88,727	£90,342	£89,495	£91,111	£88,245	£89,013
20%	71%	£68,547	£70,701	£69,571	£71,726	£67,904	£68,929
25%	71%	£48,366	£51,059	£49,647	£52,340	£47,563	£48,843
30%	71%	£28,186	£31,417	£29,722	£32,955	£27,221	£28,759
35%	71%	£8,005	£11,775	£9,798	£13,568	£6,880	£8,673
40%	71%	-£12,375	-£7,996	-£10,292	-£5,913	-£13,682	-£11,599
45%	71%	-£32,886	-£27,959	-£30,542	-£25,615	-£34,355	-£32,011
50%	71%	-£53,396	-£47,923	-£50,792	-£45,319	-£55,029	-£52,425
100%	71%	-£258,793	-£247,833	-£253,579	-£242,619	-£262,063	-£256,850
10%	75%	£108,814	£109,757	£109,353	£110,295	£108,533	£109,071
15%	75%	£88,587	£90,000	£89,394	£90,808	£88,165	£88,971
20%	75%	£68,359	£70,245	£69,436	£71,320	£67,797	£68,873
25%	75%	£48,132	£50,488	£49,477	£51,833	£47,430	£48,774
30%	75%	£27.905	£30.733	£29.519	£32.347	£27.062	£28.675
35%	75%	£7,678	£10,976	£9,560	£12,860	£6,694	£8,576
40%	75%	-£12,755	-£8,923	-£10,568	-£6,736	-£13,898	-£11,712
45%	75%	-£33,313	-£29,003	-£30,853	-£26,541	-£34,600	-£32,139
50%	75%	-£53,871	-£49,082	-£51,137	-£46,347	-£55,300	-£52,567
10%	60%	£109,207	£110,715	£109,638	£111,146	£108,757	£109,188
15%	60%	£89,176	£91,438	£89,821	£92,083	£88,501	£89,147
20%	60%	£69,145	£72,161	£70,006	£73,022	£68,245	£69,106
25%	60%	£49,115	£52,884	£50,190	£53,960	£47,990	£49,065
30%	60%	£29,083	£33,607	£30,375	£34,899	£27,734	£29,024
35%	60%	£9,053	£14,330	£10,559	£15,837	£7,477	£8,984
40%	60%	-£11,158	-£5,027	-£9,409	-£3,278	-£12,987	-£11,237
45%	60%	-£31,516	-£24,620	-£29,548	-£22,651	-£33,574	-£31,606
50%	60%	-£51.875	-£44.211	-£49.688	-£42.024	-£54.162	-£51.975

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£453,731	-£453,731	-£453,731	-£453,731	-£453,731	-£453,731
10%	71%	-£494,092	-£493,016	-£493,580	-£492,503	-£494,414	-£493,901
15%	71%	-£514.273	-£512,658		-£511,889		-£513,987
20%	71%	-£534,453	-£532,299		-£531,274	-£535,096	-£534,071
25%	71%	-£554.634	-£551.941		-£550.660		-£554.157
30%	71%	-£574,814	-£571,583	-£573,278	-£570,045	-£575,779	-£574,241
35%	71%	-£594,995	-£591,225		-£589,432		-£594,327
40%	71%	-£615,375	-£610,996		-£608,913		-£614,599
45%	71%	-£635.886	-£630.959		-£628.615		-£635.011
50%	71%	-£656,396	-£650,923		-£648,319		-£655,425
100%	71%	-£861.793	-£850.833		-£845.619		-£859,850
10%	75%	-£494,186	-£493,243		-£492,705		-£493,929
15%	75%	-£514.413	-£513.000		-£512.192		-£514.029
20%	75%	-£534,641	-£532,755	-£533,564	-£531,680		-£534,127
25%	75%	-£554.868	-£552.512		-£551.167		-£554,226
30%	75%	-£575,095	-£572,267		-£570,653		-£574,325
35%	75%	-£595,322	-£592,024		-£590,140		-£594,424
40%	75%	-£615,755	-£611,923		-£609,736		-£614,712
45%	75%	-£636,313	-£632,003		-£629,541		-£635,139
50%	75%	-£656.871	-£652,082		-£649.347		-£655,567
10%	60%	-£493.793	-£492.285		-£491.854		-£493.812
15%	60%	-£513,824	-£511,562		-£510,917		-£513,853
20%	60%	-£533,855	-£530,839		-£529,978		-£533,894
25%	60%	-£553.885	-£550.116		-£549.040		-£553,935
30%	60%	-£573,917	-£569,393		-£568,101		-£573,976
35%	60%	-£593.947	-£588.670		-£587.163		-£594.016
40%	60%	-£614.158	-£608.027		-£606.278		-£614,237
45%	60%	-£634.516	-£627.620		-£625.651	-£636.574	-£634.606
50%	60%	-F654 875	-£647.211		-£645.024		-£654 975

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£335,309	-£335,309				
10%	71%	-£375,670	-£374,593		-£374,080		-£375,479
15%	71%	-£395,851	-£394,235				
20%	71%	-£416,031	-£413,876	-£415,006		-£416,673	
25%	71%	-£436,212	-£433,518				-£435,734
30%	71%	-£456,392	-£453,160				
35%	71%	-£476,573	-£472,802				-£475,904
40%	71%	-£496,952	-£492,574	-£494,869		-£498,259	-£496,176
45%	71%	-£517,463	-£512,536				
50%	71%	-£537,973	-£532,500		-£529,896		
100%	71%	-£743,371	-£732,411				
10%	75%	-£375,763	-£374,821		-£374,283	-£376,045	
15%	75%	-£395,990	-£394,577				-£395,606
20%	75%	-£416,218	-£414,333	-£415,142		-£416,781	-£415,704
25%	75%	-£436,446	-£434,089				
30%	75%	-£456,673	-£453,845				
35%	75%	-£476,900	-£473,601		-£471,718		
40%	75%	-£497,332	-£493,501	-£495,145	-£491,314	-£498,476	-£496,289
45%	75%	-£517,890	-£513,580				
50%	75%	-£538,448	-£533,659			-£539,878	-£537,144
10%	60%	-£375,371	-£373,863				
15%	60%	-£395,401	-£393,139	-£394,756	-£392,494	-£396,076	-£395,431
20%	60%	-£415,433	-£412,416				
25%	60%	-£435,463	-£431,694			-£436,588	
30%	60%	-£455,494	-£450,970		-£449,679	-£456,844	
35%	60%	-£475,525	-£470,247				
40%	60%	-£495,736	-£489,605	-£493,986	-£487,855	-£497,565	-£495,815
45%	60%	-£516,094	-£509,197				
50%	60%	-£536,453	-£528,789	-£534,266		-£538,739	

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£129,130	-£129,130	-£129,130	-£129,130	-£129,130	-£129,130
10%	71%	-£169,491	-£168,414				
15%	71%	-£189,672	-£188,056	-£188,903	-£187,287	-£190,153	-£189,385
20%	71%	-£209,852	-£207,697				
25%	71%	-£230,033	-£227,339	-£228,751	-£226,059	-£230,836	-£229,555
30%	71%	-£250,213	-£246,981				
35%	71%	-£270,394	-£266,623	-£268,600	-£264,830	-£271,518	-£269,725
40%	71%	-£290,773	-£286,394				
45%	71%	-£311,284	-£306,357	-£308,941	-£304,014	-£312,753	-£310,410
50%	71%	-£331,794	-£326,321				
100%	71%	-£537,192	-£526,232	-£531,978	-£521,018	-£540,462	-£535,248
10%	75%	-£169,584	-£168,642		-£168,104		
15%	75%	-£189,811	-£188,398	-£189,004		-£190,234	
20%	75%	-£210,039	-£208,154	-£208,963	-£207,078		
25%	75%	-£230,266	-£227,910			-£230,969	
30%	75%	-£250,494	-£247,666	-£248,880	-£246,052		
35%	75%	-£270,721	-£267,422				
40%	75%	-£291,153	-£287,322				
45%	75%	-£311,711	-£307,401		-£304,940		
50%	75%	-£332,269	-£327,480	-£329,536	-£324,745		-£330,965
10%	60%	-£169,192	-£167,684			-£169,641	
15%	60%	-£189,222	-£186,960	-£188,577	-£186,315	-£189,897	-£189,251
20%	60%	-£209,253	-£206,237				
25%	60%	-£229,284	-£225,515	-£228,208	-£224,438	-£230,409	
30%	60%	-£249,315	-£244,791				-£249,374
260/	60%	-6260-246	£264.069			£270 024	£260 A1A

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£35,812	-£35,812	-£35,812	-£35,812	-£35,812	-£35,812
10%	71%	-£76,173	-£75,096	-£75,660	-£74,584	-£76,495	-£75,982
15%	71%	-£96,354	-£94,738	-£95,585	-£93,970	-£96,835	-£96,068
20%	71%	-£116,534	-£114,380		-£113,355		-£116,152
25%	71%	-£136,715	-£134,022	-£135,434	-£132,741		-£136,238
30%	71%	-£156,895	-£153,664	-£155,359	-£152,126	-£157,860	-£156,322
35%	71%	-£177,076	-£173,306		-£171,512		-£176,408
40%	71%	-£197,456	-£193,077	-£195,372	-£190,994	-£198,762	-£196,679
45%	71%	-£217,967	-£213,040		-£210,696	-£219,436	-£217,092
50%	71%	-£238,477	-£233,003		-£230,399	-£240,110	-£237,506
100%	71%	-£443.874	-£432.914		-£427,700	-£447.144	-£441.931
10%	75%	-£76,266	-£75,324	-£75,728	-£74,786	-£76,548	-£76,010
15%	75%	-£96.494	-£95.081	-£95.687	-£94,273	-£96.916	-£96.109
20%	75%	-£116,722	-£114,836		-£113,761	-£117,284	-£116,208
25%	75%	-£136.949	-£134.593		-£133,247		-£136,307
30%	75%	-£157,176	-£154,348		-£152,734		-£156,405
35%	75%	-£177,403	-£174.105		-£172,221		-£176,505
40%	75%	-£197,836	-£194,004		-£191,817		-£196,792
45%	75%	-£218.394	-£214.083		-£211.622		-£217,219
50%	75%	-£238,952	-£234,162		-£231,428		-£237,647
10%	60%	-£75.874	-£74.366	-£75.443	-£73.935	-£76.324	-£75.893
15%	60%	-£95,904	-£93,642	-£95,260	-£92,998	-£96,580	-£95,934
20%	60%	-£115.936	-£112.920		-£112.059		-£115.975
25%	60%	-£135,966	-£132,197		-£131,120		-£136,016
30%	60%	-£155,998	-£151,473	-£154,706	-£150,182		-£156,056
35%	60%	-£176,028	-£170,751	-£174,522	-£169,243	-£177,604	-£176,096
40%	60%	-£196.239	-£190.108		-£188.358		-£196,318
45%	60%	-£216,597	-£209,701		-£207,731		-£216,687
50%	60%	-F236 956	-£229 292	-£234.769	-£227 105	-£239 242	-£237.055

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£33,365	£33,365	£33,365	£33,365	£33,365	£33,365
10%	71%	-£6,996	-£5,919	-£6,483	-£5,406	-£7,317	-£6,805
15%	71%	-£27,177	-£25,561	-£26,408	-£24,792	-£27,658	-£26,890
20%	71%	-£47,357	-£45,202	-£46,332	-£44,177	-£47,999	-£46,975
25%	71%	-£67,538	-£64,844	-£66,256	-£63,564	-£68,341	-£67,060
30%	71%	-£87,717	-£84,486	-£86,181	-£82,949	-£88,682	-£87,145
35%	71%	-£107,898	-£104,128	-£106,105			
40%	71%	-£128,278	-£123,899	-£126,195	-£121,816	-£129,585	-£127,502
45%	71%	-£148,789	-£143,862				
50%	71%	-£169,299	-£163,826	-£166,695	-£161,222	-£170,933	-£168,329
100%	71%	-£374,697	-£363,737			-£377,966	
10%	75%	-£7,089	-£6,147	-£6,551	-£5,608	-£7,371	-£6,832
15%	75%	-£27,316	-£25,903	-£26,509	-£25,095	-£27,739	-£26,932
20%	75%	-£47,544	-£45,659	-£46,468	-£44,583	-£48,107	-£47,030
25%	75%	-£67,771	-£65,415	-£66,426	-£64,070	-£68,474	-£67,130
30%	75%	-£87,999	-£85,171	-£86,385	-£83,557	-£88,842	-£87,228
35%	75%	-£108,226	-£104,927				
40%	75%	-£128,658	-£124,827	-£126,471	-£122,640	-£129,802	-£127,615
45%	75%	-£149,216	-£144,906				
50%	75%	-£169,774	-£164,985	-£167,041	-£162,250	-£171,204	-£168,470
10%	60%	-£6,697	-£5,188	-£6,266	-£4,758	-£7,146	-£6,715
15%	60%	-£26,727	-£24,465	-£26,082	-£23,820	-£27,402	-£26,756
20%	60%	-£46,758	-£43,742	-£45,898	-£42,882	-£47,658	-£46,797
25%	60%	-£66,789	-£63,020	-£65,713	-£61,943	-£67,914	-£66,838
30%	60%	-£86,820	-£82,296	-£85,529	-£81,004	-£88,169	-£86,879
35%	60%	-£106,851	-£101,573	-£105,344	-£100,066	-£108,426	-£106,919
40%	60%	-£127,062	-£120,930	-£125,312	-£119,181	-£128,890	-£127,141
45%	60%	-£147,419	-£140,523		-£138,554		
50%	60%	-£167.778	-£160,115				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£103,816	£103,816	£103,816	£103,816	£103,816	£103,816
10%	71%	£63,455	£64,532	£63,968	£65,044	£63,133	£63,646
15%	71%	£43,274	£44,890	£44,043	£45,658	£42,793	£43,560
20%	71%	£23,094	£25,248	£24,119	£26,273	£22,451	£23,476
25%	71%	£2,913	£5,606	£4,194	£6,887	£2,110	£3,390
30%	71%	-£17,267	-£14,036	-£15,731	-£12,498	-£18,232	-£16,694
35%	71%	-£37,448	-£33,678	-£35,655	-£31,884	-£38,573	-£36,780
40%	71%	-£57,828	-£53,449	-£55,744	-£51,366	-£59,134	-£57,051
45%	71%	-£78,339	-£73,412	-£75,995	-£71,068	-£79,808	-£77,464
50%	71%	-£98,849	-£93,375	-£96,245	-£90,771	-£100,482	-£97,878
100%	71%	-£304,246			-£288,072		-£302,303
10%	75%	£63,362	£64,304	£63,900	£64,842	£63,080	£63,618
15%	75%	£43,134	£44,547	£43,941	£45,355	£42,712	£43,519
20%	75%	£22,906	£24,792	£23,983	£25,867	£22,344	£23,420
25%	75%	£2,679	£5,035	£4,024	£6,381	£1,977	£3,321
30%	75%	-£17,548	-£14,720	-£15,934	-£13,106	-£18,391	-£16,777
35%	75%	-£37,775	-£34,477	-£35,893	-£32,593	-£38,759	-£36,877
40%	75%	-£58,208	-£54,376	-£56,021	-£52,189	-£59,351	-£57,164
45%	75%	-£78,766	-£74,455	-£76,305	-£71,994	-£80,053	-£77,591
50%	75%	-£99,324	-£94,534	-£96,590	-£91,800		-£98,019
10%	60%	£63,754	£65,262	£64,185	£65,693	£63,304	£63,735
15%	60%	£43,724	£45,986	£44,368	£46,630	£43,048	£43,694
20%	60%	£23,692	£26,708	£24,553	£27,569	£22,793	£23,653
25%	60%	£3,662	£7,431	£4,737	£8,508	£2,537	£3,612
30%	60%	-£16,370	-£11,845	-£15,078	-£10,554	-£17,719	-£16,428
35%	60%	-£36,400	-£31,123	-£34,894	-£29,615	-£37,976	-£36,468
40%	60%	-£56,611	-£50,480	-£54,862	-£48,730	-£58,440	-£56,690
45%	60%	-£76,969	-£70,073	-£75,001	-£68,103	-£79,027	-£77,059
50%	60%	-£97,328	-£89,664	-£95,141	-£87,477	-£99,614	-£97,427

£17,299,000

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

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLI
0%	71%	-£37,950	-£37,950	-£37,950	-£37,950	-£37,950	-£37,950
10%	71%	-£78,310	-£77,234	-£77,798	-£76,721	-£78,632	-£78,120
15%	71%	-£98,491	-£96,876	-£97,723	-£96,107	-£98,973	-£98,205
20%	71%	-£118,671	-£116,517	-£117,647	-£115,492	-£119,314	-£118,289
25%	71%	-£138,852	-£136,159				-£138,375
30%	71%	-£159,032	-£155,801	-£157,496	-£154,264	-£159,997	-£158,459
35%	71%	-£179,213	-£175,443				-£178,545
40%	71%	-£199,593	-£195,214				-£198,817
45%	71%	-£220,104	-£215,177				-£219,230
50%	71%	-£240,614	-£235,141			-£242,247	-£239,644
100%	71%	-£446,011	-£435,051				-£444,068
10%	75%	-£78,404	-£77,461	-£77,866	-£76,923	-£78,686	-£78,147
15%	75%	-£98,631	-£97,218	-£97,824	-£96,410	-£99,054	-£98,247
20%	75%	-£118,859	-£116,973	-£117,782	-£115,898	-£119,422	-£118,345
25%	75%	-£139,086	-£136,730				-£138,444
30%	75%	-£159,313	-£156,485		-£154,872	-£160,157	-£158,543
35%	75%	-£179,540	-£176,242				-£178,642
40%	75%	-£199,973	-£196,141	-£197,786	-£193,955	-£201,117	-£198,930
45%	75%	-£220,531	-£216,221				-£219,357
50%	75%	-£241,089	-£236,300	-£238,355	-£233,565	-£242,518	-£239,785
10%	60%	-£78,011	-£76,503	-£77,581	-£76,072	-£78,461	-£78,030
15%	60%	-£98,042	-£95,780	-£97,397	-£95,135	-£98,717	-£98,071
20%	60%	-£118,073	-£115,057		-£114,196		-£118,112
25%	60%	-£138,104	-£134,334				-£138,153
30%	60%	-£158,135	-£153,611	-£156,843	-£152,319	-£159,484	-£158,194
35%	60%	-£178,165	-£172,888				-£178,234
40%	60%	-£198,376	-£192,245		-£190,496		-£198,456
45%	60%	-£218,734	-£211,838				-£218,824
50%	60%	-£239.093	-£231.429				-£239,193

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

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£58,993	£58,993	£58,993	£58,993	£58,993	£58,993
10%	71%	£18,632	£19,709	£19,145	£20,221	£18,310	£18,823
15%	71%	-£1,549	£67	-£780	£835	-£2,030	-£1,263
20%	71%	-£21,729	-£19,575	-£20,704	-£18,550	-£22,372	-£21,347
25%	71%	-£41,910	-£39,217	-£40,629	-£37,936	-£42,713	-£41,433
30%	71%	-£62,090	-£58,859	-£60,554	-£57,321	-£63,055	-£61,517
35%	71%	-£82,271	-£78,501	-£80,478	-£76,707	-£83,396	-£81,603
40%	71%	-£102,651	-£98,272		-£96,189		-£101,874
45%	71%	-£123,162	-£118,235	-£120,818	-£115,891	-£124,631	-£122,287
50%	71%	-£143,672	-£138,198		-£135,594		-£142,701
100%	71%	-£349,069					-£347,126
10%	75%	£18,539	£19,481	£19,077	£20,019	£18,257	£18,795
15%	75%	-£1,689	-£276	-£882	£532	-£2,111	-£1,304
20%	75%	-£21,917	-£20,031	-£20,840	-£18,956	-£22,479	-£21,403
25%	75%	-£42,144	-£39,788	-£40,799	-£38,442	-£42,846	-£41,502
30%	75%	-£62,371	-£59,543	-£60,757	-£57,929	-£63,214	-£61,600
35%	75%	-£82,598	-£79,300	-£80,716	-£77,416	-£83,582	-£81,700
40%	75%	-£103,031	-£99,199	-£100,844	-£97,012	-£104,174	-£101,987
45%	75%	-£123,589	-£119,278	-£121,128	-£116,817	-£124,876	-£122,414
50%	75%	-£144,147					-£142,842
10%	60%	£18,931	£20,439	£19,362	£20,870	£18,481	£18,912
15%	60%	-£1,099	£1,163	-£455	£1,807	-£1,775	-£1,129
20%	60%	-£21,131	-£18,115	-£20,270	-£17,254	-£22,030	-£21,170
25%	60%	-£41,161	-£37,392	-£40,086	-£36,315	-£42,286	-£41,211
30%	60%	-£61,193	-£56,668	-£59,901	-£55,377	-£62,542	-£61,251
35%	60%	-£81,223	-£75,946	-£79,717	-£74,438	-£82,799	-£81,291
40%	60%	-£101,434	-£95,303	-£99,685	-£93,553		-£101,513
45%	60%	-£121,792	-£114,896				-£121,882
50%	60%	-£142,151		-£139,964		-£144,437	-£142.250

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

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£103,816	£103,816	£103,816	£103,816	£103,816	£103,816
10%	71%	£63,455	£64,532	£63,968	£65,044	£63,133	£63,646
15%	71%	£43,274	£44,890	£44,043	£45,658	£42,793	£43,560
20%	71%	£23,094	£25,248	£24,119	£26,273	£22,451	£23,476
25%	71%	£2,913	£5,606	£4,194	£6,887	£2,110	£3,390
30%	71%	-£17,267	-£14,036	-£15,731	-£12,498	-£18,232	-£16,694
35%	71%	-£37,448	-£33,678	-£35,655	-£31,884	-£38,573	-£36,780
40%	71%	-£57,828	-£53,449	-£55,744	-£51,366	-£59,134	-£57,051
45%	71%	-£78,339	-£73,412	-£75,995	-£71,068	-£79,808	-£77,464
50%	71%	-£98,849	-£93,375	-£96,245	-£90,771	-£100,482	-£97,878
100%	71%	-£304,246	-£293,286			-£307,516	-£302,303
10%	75%	£63,362	£64,304	£63,900	£64,842	£63,080	£63,618
15%	75%	£43,134	£44,547	£43,941	£45,355	£42,712	£43,519
20%	75%	£22,906	£24,792	£23,983	£25,867	£22,344	£23,420
25%	75%	£2,679	£5,035	£4,024	£6,381	£1,977	£3,321
30%	75%	-£17,548	-£14,720	-£15,934	-£13,106	-£18,391	-£16,777
35%	75%	-£37,775	-£34,477	-£35,893	-£32,593	-£38,759	-£36,877
40%	75%	-£58,208	-£54,376	-£56,021	-£52,189	-£59,351	-£57,164
45%	75%	-£78,766	-£74,455	-£76,305	-£71,994	-£80,053	-£77,591
50%	75%	-£99.324	-£94.534	-£96.590	-£91.800		-£98.019
10%	60%	£63.754	£65.262	£64.185	£65,693	£63.304	£63,735
15%	60%	£43,724	£45,986	£44,368	£46,630	£43,048	£43,694
20%	60%	£23,692	£26.708	£24,553	£27,569	£22.793	£23,653
25%	60%	£3,662	£7,431	£4,737	£8,508	£2,537	£3,612
30%	60%	-£16.370	-£11.845	-£15.078	-£10.554	-£17.719	-£16.428
35%	60%	-£36,400	-£31,123	-£34,894	-£29,615	-£37,976	-£36,468
40%	60%	-£56.611	-£50.480	-£54.862	-£48.730	-£58.440	-£56,690
45%	60%	-£76.969	-£70.073	-£75.001	-£68.103	-£79.027	-£77.059
600/	609/	£07 220	.000.664	COE 141	£97 A77	C00 614	£07.427

	CIL Zone	2
	Value Area	Low
Sales value inflation		09
Build cost inflation		09

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£72,080	£72,080	£72,080	£72,080	£72,080	£72,080
10%	71%	£39,165	£40,021	£39,950	£40,806	£38,655	£39,439
15%	71%	£22,707	£23,992	£23,885	£25,169	£21,942	£23,119
20%	71%	£6,250	£7,962	£7,820	£9,533	£5,229	£6,799
25%	71%	-£10,374	-£8,199	-£8,380	-£6,204	-£11,670	-£9,677
30%	71%	-£27,101	-£24,490	-£24,707	-£22,097	-£28,656	-£26,264
35%	71%	-£43,827	-£40,782	-£41,035	-£37,990	-£45,643	-£42,851
40%	71%	-£60,553	-£57,073	-£57,363	-£53,883	-£62,629	-£59,437
45%	71%	-£77,280	-£73,364	-£73,690	-£69,775	-£79,614	-£76,024
50%	71%	-£94,006	-£89,657	-£90,018	-£85,668	-£96,600	-£92,612
100%	71%	-£261,566	-£252,855	-£253,579	-£244,869	-£266,759	-£258,773
10%	75%	£39,058	£39,807	£39,882	£40,632	£38,611	£39,436
15%	75%	£22,547	£23,671	£23,783	£24,907	£21,877	£23,114
20%	75%	£6,036	£7,534	£7,684	£9,182	£5,143	£6,792
25%	75%	-£10,646	-£8,743	-£8,552	-£6,649	-£11,780	-£9,687
30%	75%	-£27,427	-£25,144	-£24,914	-£22,631	-£28,789	-£26,276
35%	75%	-£44,209	-£41,544	-£41,276	-£38,612	-£45,797	-£42,866
40%	75%	-£60,989	-£57,944	-£57,639	-£54,594	-£62,805	-£59,454
45%	75%	-£77,770	-£74,344	-£74,001	-£70,575	-£79,813	-£76,044
50%	75%	-£94,550	-£90,744	-£90,363	-£86,557	-£96,820	-£92,632
10%	60%	£39,507	£40,706	£40,167	£41,366	£38,794	£39,452
15%	60%	£23,222	£25,020	£24,211	£26,008	£22,150	£23,139
20%	60%	£6,936	£9,333	£8,255	£10,652	£5,507	£6,826
25%	60%	-£9,503	-£6,458	-£7,828	-£4,782	-£11,318	-£9,643
30%	60%	-£26,055	-£22,401	-£24,045	-£20,390	-£28,234	-£26,224
35%	60%	-£42,607	-£38,344	-£40,262	-£35,998	-£45,149	-£42,804
40%	60%	-£59,160	-£54,287	-£56,479	-£51,607	-£62,065	-£59,384
45%	60%	-£75,712	-£70,231	-£72,696	-£67,215	-£78,980	-£75,965
50%	60%	-F92 264	-£86.174	-£88.914	-£82 823	-£95.895	-£92 545

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£530,920	-£530,920				
10%	71%	-£563,835	-£562,979	-£563,050	-£562,194	-£564,345	-£563,561
15%	71%	-£580,293	-£579,008				
20%	71%	-£596,750	-£595,038	-£595,180	-£593,467		-£596,201
25%	71%	-£613,374	-£611,199		-£609,204		
30%	71%	-£630,101	-£627,490			-£631,656	-£629,264
35%	71%	-£646,827	-£643,782				
40%	71%	-£663,553	-£660,073	-£660,363		-£665,629	-£662,437
45%	71%	-£680,280	-£676,364				
50%	71%	-£697,006	-£692,657	-£693,018	-£688,668	-£699,600	-£695,612
100%	71%	-£864,566	-£855,855				
10%	75%	-£563,942	-£563,193	-£563,118	-£562,368		-£563,564
15%	75%	-£580,453	-£579,329				
20%	75%	-£596,964	-£595,466	-£595,316	-£593,818		-£596,208
25%	75%	-£613,646	-£611,743	-£611,552	-£609,649	-£614,780	-£612,687
30%	75%	-£630,427	-£628,144				
35%	75%	-£647,209	-£644,544	-£644,276	-£641,612	-£648,797	-£645,866
40%	75%	-£663,989	-£660,944				
45%	75%	-£680,770	-£677,344	-£677,001	-£673,575	-£682,813	-£679,044
50%	75%	-£697,550	-£693,744				
10%	60%	-£563,493	-£562,294	-£562,833	-£561,634	-£564,206	-£563,548
15%	60%	-£579,778	-£577,980				
20%	60%	-£596,064	-£593,667				-£596,174
25%	60%	-£612,503	-£609,458				
30%	60%	-£629,055	-£625,401	-£627,045	-£623,390	-£631,234	-£629,224
35%	60%	-£645,607	-£641,344				
40%	60%	-£662,160	-£657,287	-£659,479		-£665,065	-£662,384
45%	60%	-£678,712	-£673,231				
50%	60%	-£695,264	-£689,174	-£691.914			

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£412,498	-£412,498				
10%	71%	-£445,413	-£444,556	-£444,628	-£443,771	-£445,923	-£445,138
15%	71%	-£461,870	-£460,585				
20%	71%	-£478,327	-£476,615	-£476,758	-£475,045	-£479,348	-£477,778
25%	71%	-£494,951	-£492,776			-£496,248	-£494,254
30%	71%	-£511,678	-£509,068	-£509,284	-£506,675	-£513,234	-£510,841
35%	71%	-£528,404	-£525,360				
40%	71%	-£545,131	-£541,651	-£541,940	-£538,460	-£547,206	-£544,015
45%	71%	-£561,858	-£557,942				
50%	71%	-£578,584	-£574,234	-£574,595	-£570,246	-£581,178	-£577,189
100%	71%	-£746,143	-£737,433				
10%	75%	-£445,520	-£444,770	-£444,696	-£443,946	-£445,966	-£445,142
15%	75%	-£462,030	-£460,907				
20%	75%	-£478,541	-£477,044	-£476,894	-£475,395	-£479,434	-£477,786
25%	75%	-£495,223	-£493,320				
30%	75%	-£512,005	-£509,721	-£509,492	-£507,208	-£513,367	-£510,854
35%	75%	-£528,786	-£526,121				
40%	75%	-£545,566	-£542,521	-£542,217	-£539,171	-£547,382	-£544,032
45%	75%	-£562,348	-£558,922				
50%	75%	-£579,128	-£575,322				
10%	60%	-£445,070	-£443,871				
15%	60%	-£461,355	-£459,557	-£460,366	-£458,569	-£462,427	-£461,438
20%	60%	-£477,641	-£475,245				
25%	60%	-£494,081	-£491,035	-£492,405	-£489,360	-£495,896	-£494,220
30%	60%	-£510,632	-£506,979		-£504,968	-£512,811	
35%	60%	-£527,184	-£522,921				
40%	60%	-£543,737	-£538,865	-£541,056	-£536,185	-£546,642	-£543,961
45%	60%	-£560,289	-£554,808				
50%	60%	-£576.841	-£570,752				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£206,319	-£206,319	-£206,319	-£206,319	-£206,319	-£206,319
10%	71%	-£239,234					
15%	71%	-£255,691	-£254,406	-£254,514	-£253,229	-£256,456	-£255,279
20%	71%	-£272,148					
25%	71%	-£288,772	-£286,597	-£286,778	-£284,603	-£290,069	-£288,075
30%	71%	-£305,499					
35%	71%	-£322,225	-£319,181		-£316,388	-£324,041	-£321,249
40%	71%	-£338,952					-£337,836
45%	71%	-£355,679		-£352,088			-£354,423
50%	71%	-£372,405			-£364,067		
100%	71%	-£539,964		-£531,978	-£523,268	-£545,157	
10%	75%	-£239,341	-£238,591	-£238,517	-£237,767	-£239,787	-£238,963
15%	75%	-£255,851					
20%	75%	-£272,362	-£270,865	-£270,714	-£269,216	-£273,255	-£271,607
25%	75%	-£289,044					
30%	75%	-£305,826	-£303,542	-£303,313	-£301,029	-£307,188	-£304,675
35%	75%	-£322,607					
40%	75%	-£339,387	-£336,342	-£336,037		-£341,203	
45%	75%	-£356,169			-£348,974		-£354,442
50%	75%	-£372,949	-£369,143		-£364,955	-£375,219	
10%	60%	-£238,891					
15%	60%	-£255,176	-£253,378	-£254,187	-£252,390	-£256,248	-£255,259
20%	60%	-£271,462					
25%	60%	-£287,901	-£284,856	-£286,226	-£283,181	-£289,716	-£288,041
30%	60%	-£304,453					
35%	60%	-£321,005	-£316,742		-£314,397	-£323,548	
40%	60%	-£337,558					
45%	60%	-£354,110			-£345,614		
50%	60%	-£370.662					

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£113,001	-£113,001				-£113,001
10%	71%	-£145,916	-£145,060	-£145,131	-£144,275	-£146,426	-£145,642
15%	71%	-£162,373	-£161,089	-£161,196			-£161,962
20%	71%	-£178,830	-£177,118	-£177,261	-£175,548	-£179,852	-£178,281
25%	71%	-£195,455	-£193,280				-£194,757
30%	71%	-£212,181	-£209,571	-£209,788	-£207,178	-£213,737	-£211,345
35%	71%	-£228,907	-£225,863				-£227,932
40%	71%	-£245,634	-£242,154	-£242,444	-£238,964	-£247,710	-£244,518
45%	71%	-£262,361	-£258,445				-£261,105
50%	71%	-£279,087	-£274,737	-£275,098	-£270,749	-£281,681	-£277,692
100%	71%	-£446,647	-£437,936				-£443,854
10%	75%	-£146,023	-£145,274	-£145,199	-£144,449	-£146,469	-£145,645
15%	75%	-£162,534	-£161,410				-£161,967
20%	75%	-£179,044	-£177,547	-£177,397	-£175,898	-£179,938	-£178,289
25%	75%	-£195,727	-£193,824				-£194,767
30%	75%	-£212,508	-£210,225	-£209,995	-£207,711	-£213,870	-£211,357
35%	75%	-£229,289	-£226,624				-£227,946
40%	75%	-£246,070	-£243,024	-£242,720	-£239,675	-£247,886	-£244,535
45%	75%	-£262,851	-£259,425		-£255,656	-£264,893	-£261,124
50%	75%	-£279,631	-£275,825	-£275,444			-£277,713
10%	60%	-£145,573	-£144,374	-£144,914	-£143,715	-£146,287	-£145,629
15%	60%	-£161,858	-£160,061				-£161,941
20%	60%	-£178,145	-£175,748	-£176,826	-£174,429	-£179,574	-£178,255
25%	60%	-£194,584	-£191,539				-£194,723
30%	60%	-£211,136	-£207,482	-£209,126	-£205,471	-£213,314	-£211,305
35%	60%	-£227,688	-£223,424				-£227,885
40%	60%	-£244,241	-£239,368	-£241,560	-£236,688	-£247,145	-£244,465
45%	60%	-£260,793	-£255,311		-£252,296		-£261,046
50%	60%	-F277 344	-£271 255				-£277,626

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

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£43,824	-£43,824	-£43,824	-£43,824	-£43,824	-£43,824
10%	71%	-£76,739	-£75,882	-£75,954	-£75,097	-£77,248	-£76,464
15%	71%	-£93,196	-£91,911	-£92,019	-£90,734	-£93,961	-£92,784
20%	71%	-£109,653	-£107,941	-£108,084	-£106,371	-£110,674	-£109,104
25%	71%	-£126,277	-£124,102				-£125,580
30%	71%	-£143,004	-£140,393	-£140,610	-£138,001	-£144,560	-£142,167
35%	71%	-£159,730	-£156,686				-£158,754
40%	71%	-£176,457	-£172,977	-£173,266	-£169,786	-£178,532	-£175,340
45%	71%	-£193,184	-£189,268				-£191,928
50%	71%	-£209,909	-£205,560		-£201,571	-£212,503	-£208,515
100%	71%	-£377,469	-£368,758				-£374,677
10%	75%	-£76,846	-£76,096	-£76,021	-£75,272	-£77,292	-£76,468
15%	75%	-£93,356	-£92,233	-£92,120	-£90,996	-£94,026	-£92,790
20%	75%	-£109,867	-£108,369	-£108,219	-£106,721	-£110,760	-£109,112
25%	75%	-£126,549	-£124,646			-£127,684	-£125,590
30%	75%	-£143,331	-£141,047	-£140,817	-£138,534	-£144,693	-£142,179
35%	75%	-£160,112	-£157.447				-£158,769
40%	75%	-£176,892	-£173,847			-£178,708	-£175,357
45%	75%	-£193.673	-£190.248	-£189.904			-£191,947
50%	75%	-£210,454	-£206,648			-£212,724	-£208,535
10%	60%	-£76.396	-£75.197	-£75.736	-£74.538	-£77.110	-£76.451
15%	60%	-£92,681	-£90,883	-£91,692	-£89,895	-£93,753	-£92,764
20%	60%	-£108,967	-£106,570			-£110,396	-£109,078
25%	60%	-£125,406	-£122,361		-£120,686	-£127,221	-£125,546
30%	60%	-£141,958	-£138,304				-£142,127
35%	60%	-£158,510	-£154,247	-£156,165	-£151,902	-£161,052	-£158,707
40%	60%	-£175.063	-£170.190				-£175.287
45%	60%	-£191,615	-£186,134		-£183,119		-£191,868
50%	60%	-£208.167	-£202.077		-£198.727		-£208,448

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£26,627	£26,627	£26,627	£26,627	£26,627	£26,627
10%	71%	-£6,288	-£5,432	-£5,503	-£4,647	-£6,798	-£6,014
15%	71%	-£22,745	-£21,461	-£21,568	-£20,283		-£22,334
20%	71%	-£39,202	-£37,490	-£37,633	-£35,920	-£40,224	-£38,653
25%	71%	-£55,827	-£53,652	-£53,833	-£51,657		-£55,129
30%	71%	-£72,553	-£69,943	-£70,160	-£67,550	-£74,109	-£71,717
35%	71%	-£89,279	-£86,235	-£86,488	-£83,442	-£91,095	-£88,304
40%	71%	-£106,006	-£102,526	-£102,816	-£99,336	-£108,082	-£104,890
45%	71%	-£122,733					-£121,477
50%	71%	-£139,459	-£135,109	-£135,470	-£131,121	-£142,053	-£138,064
100%	71%	-£307,019				-£312,212	-£304,226
10%	75%	-£6,395	-£5,646	-£5,571	-£4,821	-£6,841	-£6,017
15%	75%	-£22,906	-£21,782	-£21,669	-£20,546	-£23,576	-£22,339
20%	75%	-£39,416	-£37,919	-£37,769	-£36,270	-£40,310	-£38,661
25%	75%	-£56,099	-£54,196	-£54,005	-£52,102	-£57,233	-£55,139
30%	75%	-£72,880	-£70,597	-£70,367	-£68,083	-£74,242	-£71,729
35%	75%	-£89,661	-£86,996	-£86,729	-£84,065	-£91,250	-£88,318
40%	75%	-£106,442	-£103,396	-£103,092	-£100,047	-£108,258	-£104,907
45%	75%	-£123,223					-£121,496
50%	75%	-£140,003	-£136,197	-£135,816	-£132,010	-£142,273	-£138,085
10%	60%	-£5,945	-£4,746	-£5,286	-£4,087	-£6,659	-£6,001
15%	60%	-£22,230	-£20,433	-£21,241	-£19,445	-£23,302	-£22,313
20%	60%	-£38,517	-£36,120	-£37,198	-£34,801	-£39,946	-£38,627
25%	60%	-£54,956	-£51,911	-£53,280	-£50,235	-£56,771	-£55,095
30%	60%	-£71,508	-£67,854	-£69,498	-£65,843	-£73,686	-£71,677
35%	60%	-£88,060	-£83,796	-£85,714	-£81,451	-£90,602	-£88,257
40%	60%	-£104,613	-£99,740	-£101,932	-£97,060	-£107,517	-£104,837
45%	60%	-£121,165	-£115,683		-£112,668		-£121,418
50%	60%	-£137.716					-£137.998

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

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

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£18,196	-£18,196	-£18,196	-£18,196	-£18,196	-£18,196
10%	71%	-£51,111	-£50,255	-£50,326	-£49,470	-£51,621	-£50,837
15%	71%	-£67,568	-£66,284	-£66,391	-£65,106	-£68,334	-£67,157
20%	71%	-£84,025	-£82,313	-£82,456	-£80,743	-£85,047	-£83,476
25%	71%	-£100,650	-£98,475	-£98,656	-£96,480	-£101,946	-£99,952
30%	71%	-£117,376					
35%	71%	-£134,102	-£131,058	-£131,311		-£135,918	-£133,127
40%	71%	-£150,829					
45%	71%	-£167,556	-£163,640	-£163,966		-£169,890	-£166,300
50%	71%	-£184,282			-£175,944		
100%	71%	-£351,842			-£335,145		-£349,049
10%	75%	-£51,218	-£50,469	-£50,394	-£49,644	-£51,664	-£50,840
15%	75%	-£67,729	-£66,605	-£66,492	-£65,369	-£68,399	-£67,162
20%	75%	-£84,239	-£82,742	-£82,592	-£81,093	-£85,133	-£83,484
25%	75%	-£100,922	-£99,019	-£98,828	-£96,925	-£102,056	-£99,962
30%	75%	-£117,703			-£112,906		
35%	75%	-£134,484	-£131,819		-£128,888	-£136,073	-£133,141
40%	75%	-£151,265					
45%	75%	-£168,046					
50%	75%	-£184,826	-£181,020	-£180,639		-£187,096	-£182,908
10%	60%	-£50,768	-£49,569	-£50,109	-£48,910	-£51,482	-£50,824
15%	60%	-£67,053	-£65,256	-£66,064	-£64,268	-£68,125	-£67,136
20%	60%	-£83,340	-£80,943	-£82,021	-£79,624	-£84,769	-£83,450
25%	60%	-£99,779	-£96,734	-£98,103	-£95,058		-£99,918
30%	60%	-£116,331		-£114,321			
35%	60%	-£132,883	-£128,619		-£126,274	-£135,425	
40%	60%	-£149,436					
45%	60%	-£165,988	-£160,506	-£162,972	-£157,491	-£169,256	-£166,241
50%	60%	-£182,539					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£26,627	£26,627	£26,627	£26,627	£26,627	£26,627
10%	71%	-£6,288	-£5,432	-£5,503	-£4,647	-£6,798	-£6,014
15%	71%	-£22,745	-£21,461	-£21,568	-£20,283	-£23,511	-£22,334
20%	71%	-£39,202	-£37,490	-£37,633	-£35,920	-£40,224	-£38,653
25%	71%	-£55,827	-£53,652	-£53,833	-£51,657	-£57,123	-£55,129
30%	71%	-£72,553	-£69,943	-£70,160	-£67,550	-£74,109	-£71,717
35%	71%	-£89,279	-£86,235	-£86,488	-£83,442	-£91,095	-£88,304
40%	71%	-£106,006			-£99,336		
45%	71%	-£122,733	-£118,817	-£119,143	-£115,228	-£125,067	-£121,477
50%	71%	-£139,459			-£131,121	-£142,053	-£138,064
100%	71%	-£307,019					
10%	75%	-£6,395	-£5,646	-£5,571	-£4,821	-£6,841	-£6,017
15%	75%	-£22,906	-£21,782	-£21,669	-£20,546	-£23,576	-£22,339
20%	75%	-£39,416	-£37,919	-£37,769	-£36,270	-£40,310	-£38,661
25%	75%	-£56,099	-£54,196	-£54,005	-£52,102	-£57,233	-£55,139
30%	75%	-£72,880	-£70,597	-£70,367	-£68,083	-£74,242	-£71,729
35%	75%	-£89,661	-£86,996	-£86,729	-£84,065	-£91,250	-£88,318
40%	75%	-£106,442	-£103,396	-£103,092	-£100,047	-£108,258	-£104,907
45%	75%	-£123,223					
50%	75%	-£140,003	-£136,197	-£135,816	-£132,010	-£142,273	-£138,085
10%	60%	-£5,945	-£4,746	-£5,286	-£4,087	-£6,659	-£6,001
15%	60%	-£22,230	-£20,433	-£21,241	-£19,445	-£23,302	-£22,313
20%	60%	-£38,517	-£36,120	-£37,198	-£34,801	-£39,946	-£38,627
25%	60%	-£54,956	-£51,911	-£53,280	-£50,235	-£56,771	-£55,095
30%	60%	-£71,508	-£67,854	-£69,498	-£65,843	-£73,686	-£71,677
35%	60%	-£88,060	-£83,796	-£85,714	-£81,451	-£90,602	-£88,257
40%	60%	-£104,613	-£99,740		-£97,060		
45%	60%	-£121,165	-£115,683	-£118,149	-£112,668	-£124,433	-£121,418
E09/	60%	£127.716					

£27,943,000

£13,474,000

	CIL Zone	3
	Value Area	High
Sales value inflation		0
		0

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£117,358	£117,358	£117,358	£117,358	£117,358	£117,358
10%	71%	£80,063	£81,059	£80,700	£81,696	£79,794	£80,433
15%	71%	£61,414	£62,909	£62,371	£63,866	£61,012	£61,970
20%	71%	£42,767	£44,759	£44,043	£46,035	£42,230	£43,506
25%	71%	£24,119	£26,610	£25,714	£28,204	£23,448	£25,043
30%	71%	£5,471	£8,460	£7,385	£10,374	£4,667	£6,580
35%	71%	-£13,392	-£9,848	-£11,122	-£7,579	-£14,346	-£12,077
40%	71%	-£32,345	-£28,295	-£29,751	-£25,701	-£33,435	-£30,842
45%	71%	-£51,298	-£46,742	-£48,380	-£43,824	-£52,525	-£49,607
50%	71%	-£70,250	-£65,188	-£67,008	-£61,945	-£71,614	-£68,372
100%	71%	-£260,072	-£249,934	-£253,579	-£243,442	-£262,801	-£256,309
10%	75%	£79,963	£80,834	£80,633	£81,504	£79,728	£80,398
15%	75%	£61,265	£62,573	£62,270	£63,577	£60,913	£61,917
20%	75%	£42,567	£44,311	£43,906	£45,650	£42,097	£43,438
25%	75%	£23,869	£26,048	£25,544	£27,723	£23,282	£24,957
30%	75%	£5,172	£7,787	£7,181	£9,796	£4,467	£6,477
35%	75%	-£13,747	-£10,646	-£11,364	-£8,263	-£14,582	-£12,199
40%	75%	-£32,750	-£29,207	-£30,027	-£26,484	-£33,705	-£30,982
45%	75%	-£51,754	-£47,768	-£48,690	-£44,703	-£52,828	-£49,764
50%	75%	-£70,757	-£66,328	-£67,354	-£62,924	-£71,950	-£68,547
10%	60%	£80,382	£81,776	£80,918	£82,312	£80,007	£80,543
15%	60%	£61,893	£63,986	£62,698	£64,790	£61,330	£62,135
20%	60%	£43,405	£46,196	£44,477	£47,267	£42,654	£43,727
25%	60%	£24,917	£28,405	£26,257	£29,744	£23,979	£25,319
30%	60%	£6,429	£10,614	£8,037	£12,221	£5,302	£6,910
35%	60%	-£12,256	-£7,295	-£10,350	-£5,388	-£13,592	-£11,685
40%	60%	-£31,047	-£25,377	-£28,868	-£23,197	-£32,573	-£30,394
45%	60%	-£49,837	-£43,458	-£47,386	-£41,007	-£51,554	-£49,103
50%	60%	-£68,628	-£61,540	-£65,905	-£58,817	-£70,537	-£67,812

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£485,642	-£485,642	-£485,642	-£485,642	-£485,642	-£485,642
10%	71%	-£522,937	-£521,941		-£521,304		-£522,567
15%	71%	-£541.586	-£540,091		-£539.134		-£541.030
20%	71%	-£560,233	-£558,241		-£556,965		-£559,494
25%	71%	-£578,881	-£576,390		-£574,796		-£577,957
30%	71%	-£597,529	-£594,540		-£592,626		-£596,420
35%	71%	-£616,392	-£612,848		-£610,579		-£615,077
40%	71%	-£635,345	-£631,295		-£628,701	-£636,435	-£633,842
45%	71%	-£654,298	-£649,742		-£646,824		-£652,607
50%	71%	-£673,250	-£668,188		-£664,945	-£674,614	-£671,372
100%	71%	-£863,072	-£852,934		-£846,442		-£859,309
10%	75%	-£523,037	-£522,166	-£522,367	-£521,496		-£522,602
15%	75%	-£541,735	-£540,427		-£539,423		-£541,083
20%	75%	-£560,433	-£558,689	-£559,094	-£557,350	-£560,903	-£559,562
25%	75%	-£579,131	-£576,952	-£577,456	-£575,277	-£579,718	-£578,043
30%	75%	-£597,828	-£595,213		-£593,204		-£596,523
35%	75%	-£616,747	-£613,646	-£614,364	-£611,263		-£615,199
40%	75%	-£635,750	-£632,207		-£629,484		-£633,982
45%	75%	-£654,754	-£650,768	-£651,690	-£647,703	-£655,828	-£652,764
50%	75%	-£673,757	-£669,328	-£670,354	-£665,924		-£671,547
10%	60%	-£522,618	-£521,224		-£520,688		-£522,457
15%	60%	-£541,107	-£539,014		-£538,210		-£540,865
20%	60%	-£559,595	-£556,804		-£555,733	-£560,346	-£559,273
25%	60%	-£578,083	-£574,595		-£573,256		-£577,681
30%	60%	-£596,571	-£592,386	-£594,963	-£590,779	-£597,698	-£596,090
35%	60%	-£615,256	-£610,295		-£608,388		-£614,685
40%	60%	-£634,047	-£628,377	-£631,868	-£626,197		-£633,394
45%	60%	-£652,837	-£646,458		-£644,007		-£652,103
50%	60%	-£671.628	-£664.540		-£661.817		-£670.812

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£367,220					
10%	71%	-£404,515	-£403,519	-£403,877	-£402,881	-£404,784	-£404,145
15%	71%	-£423,163					-£422,608
20%	71%	-£441,810		-£440,534		-£442,347	
25%	71%	-£460,459					
30%	71%	-£479,106			-£474,204	-£479,911	
35%	71%	-£497,970					
40%	71%	-£516,923	-£512,873	-£514,328	-£510,279	-£518,013	-£515,420
45%	71%	-£535,875					
50%	71%	-£554,828	-£549,766	-£551,586	-£546,523	-£556,191	-£552,950
100%	71%	-£744,649					
10%	75%	-£404,615	-£403,743	-£403,945	-£403,074	-£404,850	-£404,180
15%	75%	-£423,313					
20%	75%	-£442,011	-£440,267	-£440,671	-£438,927	-£442,480	-£441,140
25%	75%	-£460,709					
30%	75%	-£479,406	-£476,790	-£477,396	-£474,781	-£480,110	-£478,101
35%	75%	-£498,325					
40%	75%	-£517,328	-£513,784	-£514,605	-£511,061	-£518,283	
45%	75%	-£536,332					
50%	75%	-£555,335	-£550,906				
10%	60%	-£404,196					
15%	60%	-£422,684					
20%	60%	-£441,172					
25%	60%	-£459,660					
30%	60%	-£478,148	-£473,964	-£476,540	-£472,356	-£479,275	-£477,667
35%	60%	-£496,834					
40%	60%	-£515,624	-£509,954	-£513,446		-£517,151	-£514,972
45%	60%	-£534,415					
50%	60%	-£553.205			-£543.394	-£555.114	

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£161,041	-£161,041	-£161,041	-£161,041	-£161,041	-£161,041
10%	71%	-£198,336	-£197,340				
15%	71%	-£216,984	-£215,490		-£214,533	-£217,387	-£216,429
20%	71%	-£235,631	-£233,639				
25%	71%	-£254,280	-£251,788	-£252,684	-£250,194	-£254,950	-£253,355
30%	71%	-£272,927	-£269,938				
35%	71%	-£291,791	-£288,246			-£292,745	-£290,476
40%	71%	-£310,743	-£306,694	-£308,149		-£311,834	
45%	71%	-£329,696	-£325,140				-£328,006
50%	71%	-£348,649	-£343,586	-£345,407	-£340,344		
100%	71%	-£538,470	-£528,332	-£531,978	-£521,841		-£534,707
10%	75%	-£198,436	-£197,564	-£197,766	-£196,895	-£198,671	-£198,001
15%	75%	-£217,134	-£215,826				
20%	75%	-£235,832	-£234,088	-£234,492	-£232,748	-£236,301	-£234,961
25%	75%	-£254,529	-£252,350				
30%	75%	-£273,226	-£270,611	-£271,217	-£268,602	-£273,931	-£271,922
35%	75%	-£292,146	-£289,044				
40%	75%	-£311,149	-£307,605	-£308,426	-£304,882	-£312,104	
45%	75%	-£330,153	-£326,166				
50%	75%	-£349,156	-£344,727		-£341,322	-£350,349	-£346,945
10%	60%	-£198,017	-£196,622				
15%	60%	-£216,505	-£214,412		-£213,609	-£217,068	-£216,264
20%	60%	-£234,993	-£232,203				
25%	60%	-£253,481	-£249,994	-£252,141	-£248,654	-£254,419	
30%	60%	-£271,969	-£267,784				
35%	60%	-£290,655	-£285,693	-£288,748		-£291,990	-£290,084
40%	60%	-£309,445	-£303,775				
45%	60%	-£328,236	-£321,856		-£319,405		
50%	60%	-£347.026	-£339.938				

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£67,723	-£67,723	-£67,723	-£67,723	-£67,723	-£67,723
10%	71%	-£105,018	-£104,022	-£104,380	-£103,384	-£105,287	-£104,648
15%	71%	-£123,666	-£122,172				-£123,111
20%	71%	-£142,314	-£140,322	-£141,038	-£139,046	-£142,850	-£141,574
25%	71%	-£160,962	-£158,471				-£160,037
30%	71%	-£179,610	-£176,621	-£177,696	-£174,707	-£180,414	-£178,500
35%	71%	-£198,473	-£194,929				-£197,158
40%	71%	-£217,426	-£213,376	-£214,832		-£218,516	-£215,923
45%	71%	-£236,378	-£231,822			-£237,606	-£234,688
50%	71%	-£255,331	-£250,269		-£247,026		-£253,453
100%	71%	-£445,152	-£435,015				-£441,390
10%	75%	-£105,118	-£104,247	-£104,448		-£105,353	-£104,683
15%	75%	-£123,816	-£122,508				-£123,164
20%	75%	-£142,514	-£140,770	-£141,174	-£139,431	-£142,984	-£141,643
25%	75%	-£161,212	-£159,033				-£160,124
30%	75%	-£179,909	-£177,294		-£175,284		-£178,604
35%	75%	-£198,828	-£195,727	-£196,445			-£197,280
40%	75%	-£217,831	-£214,288				-£216,063
45%	75%	-£236,835	-£232,848		-£229,784		-£234,845
50%	75%	-£255,838	-£251,409		-£248,004		-£253,627
10%	60%	-£104,699	-£103,305	-£104,163		-£105,074	-£104,538
15%	60%	-£123,187	-£121,095				-£122,946
20%	60%	-£141,675	-£138,885	-£140,603	-£137,814	-£142,426	-£141,354
25%	60%	-£160,163	-£156,676				-£159,762
30%	60%	-£178,652	-£174,467			-£179,778	-£178,170
35%	60%	-£197,337	-£192,376				-£196,766
40%	60%	-£216,128	-£210,458		-£208,278	-£217,654	-£215,475
45%	60%	-£234,918	-£228,539				-£234,184
50%	60%	-£253,709	-£246,621			-£255,617	

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,454	£1,454	£1,454	£1,454	£1,454	£1,454
10%	71%	-£35,840	-£34,845	-£35,203	-£34,207	-£36,109	-£35,471
15%	71%	-£54,489	-£52,994		-£52,038	-£54,892	-£53,934
20%	71%	-£73,136	-£71,144	-£71,860	-£69,868	-£73,673	-£72,397
25%	71%	-£91,785	-£89,293	-£90,189	-£87,699	-£92,455	-£90,860
30%	71%	-£110,432	-£107,443	-£108,518	-£105,529	-£111,237	-£109,323
35%	71%	-£129,296	-£125,751				
40%	71%	-£148,248	-£144,199	-£145,654	-£141,604	-£149,338	-£146,745
45%	71%	-£167,201	-£162,645				
50%	71%	-£186,154	-£181,091	-£182,912	-£177,849	-£187,517	-£184,275
100%	71%	-£375,975	-£365,837				
10%	75%	-£35,941	-£35,069	-£35,271	-£34,399	-£36,175	-£35,506
15%	75%	-£54,638	-£53,330	-£53,633	-£52,326	-£54,990	-£53,986
20%	75%	-£73,336	-£71,593	-£71,997	-£70,253	-£73,806	-£72,466
25%	75%	-£92,034	-£89,855	-£90,359	-£88,180	-£92,621	-£90,946
30%	75%	-£110,731	-£108,116	-£108,722	-£106,107	-£111,436	-£109,427
35%	75%	-£129,651	-£126,549				
40%	75%	-£148,654	-£145,110	-£145,930	-£142,387	-£149,609	-£146,885
45%	75%	-£167,658	-£163,671				
50%	75%	-£186,661	-£182,232			-£187,854	-£184,450
10%	60%	-£35,522	-£34,127	-£34,986	-£33,591	-£35,897	-£35,361
15%	60%	-£54,010	-£51,917		-£51,113	-£54,573	-£53,769
20%	60%	-£72,498	-£69,708	-£71,426	-£68,637	-£73,249	-£72,177
25%	60%	-£90,986	-£87,499	-£89,646	-£86,159	-£91,924	-£90,585
30%	60%	-£109,474	-£105,289				
35%	60%	-£128,160	-£123,198				
40%	60%	-£146,950	-£141,280	-£144,771	-£139,100	-£148,476	-£146,298
45%	60%	-£165,741	-£159,361				
50%	60%	-£184,531	-£177,443				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£71,905	£71,905	£71,905	£71,905	£71,905	£71,905
10%	71%	£34,610	£35,606	£35,248	£36,244	£34,341	£34,980
15%	71%	£15,962	£17,456	£16,918	£18,413	£15,559	£16,517
20%	71%	-£2,686	-£694	-£1,410	£582	-£3,222	-£1,946
25%	71%	-£21,334	-£18,843	-£19,739	-£17,248	-£22,005	-£20,409
30%	71%	-£39,982	-£36,993	-£38,068	-£35,079	-£40,786	-£38,872
35%	71%	-£58,845	-£55,301	-£56,575	-£53,031	-£59,799	-£57,530
40%	71%	-£77,798	-£73,748	-£75,204	-£71,154	-£78,888	-£76,295
45%	71%	-£96,750	-£92,194	-£93,833	-£89,277	-£97,978	-£95,060
50%	71%	-£115,703	-£110,641	-£112,461	-£107,398	-£117,067	-£113,825
100%	71%	-£305,524					-£301,762
10%	75%	£34,510	£35,381	£35,180	£36,051	£34,275	£34,945
15%	75%	£15,812	£17,120	£16,817	£18,124	£15,460	£16,464
20%	75%	-£2,886	-£1,142	-£1,546	£197	-£3,356	-£2,015
25%	75%	-£21,584	-£19,405	-£19,909	-£17,730	-£22,171	-£20,496
30%	75%	-£40,281	-£37,666	-£38,271	-£35,656	-£40,985	-£38,976
35%	75%	-£59,200	-£56,099	-£56,817	-£53,716	-£60,035	-£57,652
40%	75%	-£78,203	-£74,660	-£75,480	-£71,936	-£79,158	-£76,435
45%	75%	-£97,207	-£93,220	-£94,143	-£90,156	-£98,281	-£95,217
50%	75%	-£116,210					-£113,999
10%	60%	£34,929	£36,323	£35,465	£36,859	£34,554	£35,090
15%	60%	£16,441	£18,533	£17,245	£19,337	£15,877	£16,682
20%	60%	-£2,047	£743	-£975	£1,814	-£2,798	-£1,726
25%	60%	-£20,535	-£17,048	-£19,196	-£15,708	-£21,474	-£20,134
30%	60%	-£39,024	-£34,839	-£37,415	-£33,232	-£40,150	-£38,542
35%	60%	-£57,709	-£52,748	-£55,803	-£50,841	-£59,045	-£57,138
40%	60%	-£76,500	-£70,830	-£74,321	-£68,650	-£78,026	-£75,847
45%	60%	-£95,290	-£88,911	-£92,839	-£86,460	-£97,007	-£94,556
50%	60%	-£114,081	-£106,993	-£111,357	-£104,269	-£115,989	-£113,265

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£69,860	-£69,860	-£69,860	-£69,860	-£69,860	-£69,860
10%	71%	-£107,155	-£106,159	-£106,518	-£105,522	-£107,424	-£106,786
15%	71%	-£125,804				-£126,206	
20%	71%	-£144,451	-£142,459	-£143,175	-£141,183	-£144,988	-£143,712
25%	71%	-£163,099		-£161,504	-£159,014		
30%	71%	-£181,747	-£178,758	-£179,833	-£176,844	-£182,551	-£180,638
35%	71%	-£200,610		-£198,340		-£201,564	
40%	71%	-£219,563		-£216,969	-£212,919	-£220,653	-£218,060
45%	71%	-£238,516		-£235,598 -£254,227			
50%	71%	-£257,468	-£252,406	-£254,227	-£249,163	-£258,832	-£255,590
100%	71%	-£447,290					
10%	75%	-£107,255	-£106,384	-£106,586	-£105,714	-£107,490	-£106,820
15%	75%	-£125,953					
20%	75%	-£144,651	-£142,908	-£143,312	-£141,568	-£145,121	-£143,780
25%	75%	-£163,349		-£161,674		-£163,936	
30%	75%	-£182,046	-£179,431	-£180,037	-£177,422	-£182,751	-£180,741
35%	75%	-£200,965	-£197,864				
40%	75%	-£219,968	-£216,425	-£217,245			
45%	75%	-£238,973		-£235,908			
50%	75%	-£257,976	-£253,546		-£250,142	-£259,168	
10%	60%	-£106,837	-£105,442	-£106,301	-£104,906	-£107,212	-£106,676
15%	60%	-£125,325					
20%	60%	-£143,813	-£141,023	-£142,741	-£139,952	-£144,564	-£143,492
25%	60%	-£162,301					
30%	60%	-£180,789					
35%	60%	-£199,474					
40%	60%	-£218,265					
45%	60%	-£237,055					
50%	60%	-£255.846					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£27,082	£27,082	£27,082	£27,082	£27,082	£27,082
10%	71%	-£10,213	-£9,217	-£9,575	-£8,579	-£10,482	-£9,843
15%	71%	-£28,861	-£27,367	-£27,905	-£26,410	-£29,264	-£28,306
20%	71%	-£47,509	-£45,517	-£46,233	-£44,241	-£48,045	-£46,769
25%	71%	-£66,157	-£63,666	-£64,562	-£62,071	-£66,828	-£65,232
30%	71%	-£84,805	-£81,816	-£82,891	-£79,902	-£85,609	-£83,695
35%	71%	-£103,668	-£100,124	-£101,398	-£97,854	-£104,622	-£102,353
40%	71%	-£122,621	-£118,571				
45%	71%	-£141,573	-£137,017	-£138,656	-£134,100	-£142,801	-£139,883
50%	71%	-£160,526	-£155,464				
100%	71%	-£350,347	-£340,210	-£343,855	-£333,718	-£353,077	-£346,585
10%	75%	-£10,313	-£9,442	-£9,643	-£8,772	-£10,548	-£9,878
15%	75%	-£29,011	-£27,703	-£28,006	-£26,699	-£29,363	-£28,359
20%	75%	-£47,709	-£45,965	-£46,369	-£44,626	-£48,179	-£46,838
25%	75%	-£66,407	-£64,228	-£64,732	-£62,553	-£66,994	-£65,319
30%	75%	-£85,104	-£82,489	-£83,094	-£80,479	-£85,808	-£83,799
35%	75%	-£104,023	-£100,922	-£101,640	-£98,539	-£104,858	-£102,475
40%	75%	-£123,026	-£119,483				
45%	75%	-£142,030	-£138,043	-£138,966	-£134,979	-£143,104	-£140,040
50%	75%	-£161,033	-£156,604				
10%	60%	-£9,894	-£8,500	-£9,358	-£7,964	-£10,269	-£9,733
15%	60%	-£28,382	-£26,290	-£27,578	-£25,486	-£28,946	-£28,141
20%	60%	-£46,870	-£44,080	-£45,798	-£43,009	-£47,621	-£46,549
25%	60%	-£65,358	-£61,871	-£64,019	-£60,531	-£66,297	-£64,957
30%	60%	-£83,847	-£79,662	-£82,238	-£78,055	-£84,973	-£83,365
35%	60%	-£102,532	-£97,571	-£100,626	-£95,664	-£103,868	-£101,961
40%	60%	-£121,323	-£115,653				
45%	60%	-£140,113	-£133,734	-£137,662		-£141,830	-£139,379
E00/	600/	0450.004	£1£1 91£				

45% 60% -£140,113
50% 60% -£158,904

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£71,905	£71,905	£71,905	£71,905	£71,905	£71,905
10%	71%	£34,610	£35,606	£35,248	£36,244	£34,341	£34,980
15%	71%	£15,962	£17,456	£16,918	£18,413	£15,559	£16,517
20%	71%	-£2,686	-£694	-£1,410	£582	-£3,222	-£1,946
25%	71%	-£21,334	-£18,843	-£19,739	-£17,248	-£22,005	-£20,409
30%	71%	-£39,982	-£36,993	-£38,068	-£35,079	-£40,786	-£38,872
35%	71%	-£58,845	-£55,301	-£56,575	-£53,031	-£59,799	-£57,530
40%	71%	-£77,798	-£73,748	-£75,204	-£71,154	-£78,888	-£76,295
45%	71%	-£96,750	-£92,194	-£93,833	-£89,277	-£97,978	-£95,060
50%	71%	-£115,703	-£110,641	-£112,461	-£107,398	-£117,067	-£113,825
100%	71%	-£305,524				-£308,254	
10%	75%	£34,510	£35,381	£35,180	£36,051	£34,275	£34,945
15%	75%	£15,812	£17,120	£16,817	£18,124	£15,460	£16,464
20%	75%	-£2,886	-£1,142	-£1,546	£197	-£3,356	-£2,015
25%	75%	-£21,584	-£19,405	-£19,909	-£17,730	-£22,171	-£20,496
30%	75%	-£40,281	-£37,666	-£38,271	-£35,656	-£40,985	-£38,976
35%	75%	-£59,200	-£56,099	-£56,817	-£53,716	-£60,035	-£57,652
40%	75%	-£78,203	-£74,660	-£75,480	-£71,936	-£79,158	-£76,435
45%	75%	-£97,207	-£93,220	-£94,143	-£90,156	-£98,281	-£95,217
50%	75%	-£116,210	-£111,781	-£112,807	-£108,376	-£117,403	-£113,999
10%	60%	£34,929	£36,323	£35,465	£36,859	£34,554	£35,090
15%	60%	£16,441	£18,533	£17,245	£19,337	£15,877	£16,682
20%	60%	-£2,047	£743	-£975	£1,814	-£2,798	-£1,726
25%	60%	-£20,535	-£17,048	-£19,196	-£15,708	-£21,474	-£20,134
30%	60%	-£39,024	-£34,839	-£37,415	-£33,232	-£40,150	-£38,542
35%	60%	-£57,709	-£52,748	-£55,803	-£50,841	-£59,045	-£57,138
40%	60%	-£76,500	-£70,830	-£74,321	-£68,650	-£78,026	-£75,847
45%	60%	-£95,290	-£88,911	-£92,839	-£86,460	-£97,007	-£94,556
50%	60%	-£114.081	-£106.993			-£115.989	

£13,474,000

T18 - 1 Unit I	Development	
No Units	1	
Site Area	0.01 Ha	

	CIL Zone	3
	Value Area	Med
Sales value inflation		0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£89,791	£89,791	£89,791	£89,791	£89,791	£89,791
10%	71%	£55,139	£56,027	£55,889	£56,778	£54,747	£55,498
15%	71%	£37,813	£39,145	£38,939	£40,272	£37,225	£38,351
20%	71%	£20,487	£22,264	£21,989	£23,766	£19,703	£21,205
25%	71%	£3,160	£5,382	£5,038	£7,259	£2,181	£4,059
30%	71%	-£14,397	-£11,688	-£12,107	-£9,398	-£15,591	-£13,301
35%	71%	-£32,006	-£28,845	-£29,335	-£26,174	-£33,400	-£30,729
40%	71%	-£49,615	-£46,004	-£46,563	-£42,950	-£51,209	-£48,156
45%	71%	-£67,224	-£63,162	-£63,790	-£59,727	-£69,017	-£65,582
50%	71%	-£84,834	-£80,319	-£81,018	-£76,503	-£86,825	-£83,010
100%	71%	-£261,221	-£252,182	-£253,579	-£244,540	-£265,208	-£257,568
10%	75%	£55,033	£55,811	£55,822	£56,599	£54,691	£55,479
15%	75%	£37,655	£38,821	£38,837	£40,003	£37,140	£38,323
20%	75%	£20,276	£21,830	£21,853	£23,407	£19,590	£21,167
25%	75%	£2,898	£4,841	£4,869	£6,812	£2,040	£4,011
30%	75%	-£14,718	-£12,348	-£12,314	-£9,943	-£15,764	-£13,359
35%	75%	-£32,381	-£29,616	-£29,576	-£26,811	-£33,601	-£30,796
40%	75%	-£50,044	-£46,883	-£46,839	-£43,678	-£51,438	-£48,233
45%	75%	-£67,707	-£64,151	-£64,100	-£60,546	-£69,276	-£65,669
50%	75%	-£85,369	-£81,420	-£81,363	-£77,413	-£87,112	-£83,106
10%	60%	£55,476	£56,720	£56,107	£57,351	£54,927	£55,558
15%	60%	£38,319	£40,184	£39,265	£41,131	£37,496	£38,442
20%	60%	£21,162	£23,650	£22,423	£24,910	£20,064	£21,326
25%	60%	£4,005	£7,114	£5,582	£8,691	£2,633	£4,210
30%	60%	-£13,368	-£9,575	-£11,444	-£7,652	-£15,041	-£13,117
35%	60%	-£30,805	-£26,381	-£28,562	-£24,137	-£32,757	-£30,514
40%	60%	-£48,243	-£43,187	-£45,679	-£40,622	-£50,474	-£47,909
45%	60%	-£65,681	-£59,993	-£62,796	-£57,107	-£68,191	-£65,305
50%	60%	-£83.120	-£76,799	-£79.913	-£73.593	-£85.907	-£82.702

Residual Land values compared to benchmark land values

Benchmark Z1 - High	
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% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£513,209	-£513,209	-£513,209	-£513,209	-£513,209	-£513,209
10%	71%	-£547,861	-£546,973				
15%	71%	-£565,187	-£563,855				
20%	71%	-£582,513	-£580,736				
25%	71%	-£599,840	-£597,618				
30%	71%	-£617,397	-£614,688				
35%	71%	-£635,006	-£631,845				
40%	71%	-£652,615	-£649,004		-£645,950	-£654,209	-£651,156
45%	71%	-£670,224	-£666,162				
50%	71%	-£687,834	-£683,319	-£684,018	-£679,503	-£689,825	-£686,010
100%	71%	-£864,221	-£855,182				
10%	75%	-£547,967	-£547,189	-£547,178			
15%	75%	-£565,345	-£564,179				
20%	75%	-£582,724	-£581,170	-£581,147	-£579,593	-£583,410	-£581,833
25%	75%	-£600,102	-£598,159	-£598,131	-£596,188	-£600,960	
30%	75%	-£617,718	-£615,348				
35%	75%	-£635,381	-£632,616	-£632,576	-£629,811	-£636,601	-£633,796
40%	75%	-£653,044	-£649,883		-£646,678		
45%	75%	-£670,707	-£667,151	-£667,100	-£663,546	-£672,276	-£668,669
50%	75%	-£688,369	-£684,420				
10%	60%	-£547,524	-£546,280	-£546,893	-£545,649	-£548,073	-£547,442
15%	60%	-£564,681	-£562,816				
20%	60%	-£581,838	-£579,350				
25%	60%	-£598,995	-£595,886				
30%	60%	-£616,368	-£612,575				
35%	60%	-£633,805	-£629,381				
40%	60%	-£651,243	-£646,187	-£648,679		-£653,474	-£650,909
45%	60%	-£668,681	-£662,993				
50%	60%	-£686,120	-£679,799				

Residual Land	values	Compare	au to	De
Benchmark Z1	- Medi	um		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£394,787	-£394,787	-£394,787	-£394,787	-£394,787	-£394,787
10%	71%	-£429,439	-£428,551	-£428,688	-£427,800	-£429,830	-£429,080
15%	71%		-£445,432				
20%	71%	-£464,091	-£462,314	-£462,588			
25%	71%		-£479,196				
30%	71%		-£496,265				
35%	71%		-£513,423				
40%	71%	-£534,193	-£530,582	-£531,140	-£527,528	-£535,786	-£532,734
45%	71%		-£547,739				
50%	71%	-£569,411	-£564,897	-£565,595	-£561,080	-£571,403	-£567,587
100%	71%		-£736,759				
10%	75%	-£429,544	-£428,767	-£428,756	-£427,979	-£429,887	-£429,099
15%	75%		-£445,757				
20%	75%	-£464,301	-£462,747	-£462,724	-£461,170	-£464,987	-£463,410
25%	75%		-£479,737				
30%	75%	-£499,296	-£496,926	-£496,892	-£494,521	-£500,342	-£497,937
35%	75%		-£514,193				
40%	75%	-£534,622	-£531,461	-£531,416	-£528,255	-£536,016	-£532,810
45%	75%		-£548,729				
50%	75%	-£569,947	-£565,997	-£565,941	-£561,990	-£571,690	-£567,683
10%	60%		-£427,857				
15%	60%	-£446,259	-£444,393	-£445,313	-£443,447	-£447,082	-£446,136
20%	60%		-£460,928				
25%	60%		-£477,464	-£478,996			
30%	60%	-£497,946	-£494,153	-£496,022		-£499,619	-£497,695
35%	60%		-£510,959				
40%	60%		-£527,765	-£530,256			-£532,487
45%	60%		-£544,570				
50%	60%		-£561.376				

nchmark land values

Residual Land	values	compared	to b	enc
Bonchmark 71	- 1 000			

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£188,608	-£188,608	-£188,608	-£188,608	-£188,608	-£188,608
10%	71%	-£223,260	-£222,372		-£221,621		-£222,900
15%	71%	-£240,586	-£239,253	-£239,459	-£238,126	-£241,174	-£240,047
20%	71%	-£257,912	-£256,134		-£254,633	-£258,696	-£257,193
25%	71%	-£275,238	-£273,017		-£271,139		-£274,340
30%	71%	-£292,796	-£290,086	-£290,506	-£287,796		-£291,700
35%	71%	-£310,405	-£307,244		-£304,572	-£311,798	-£309,127
40%	71%	-£328,014	-£324,402	-£324,961	-£321,349		-£326,554
45%	71%	-£345,623	-£341,560		-£338,125	-£347,415	-£343,981
50%	71%	-£363,232	-£358,718		-£354,901	-£365,224	-£361,408
100%	71%	-£539,619	-£530,580	-£531,978	-£522,939	-£543,607	-£535,966
10%	75%	-£223,365	-£222,588		-£221,800	-£223,708	-£222,920
15%	75%	-£240,744	-£239,577		-£238,395		-£240,075
20%	75%	-£258,122	-£256,568	-£256,545	-£254,991		-£257,231
25%	75%	-£275,501	-£273,558		-£271,586		-£274,387
30%	75%	-£293,117	-£290,746		-£288,342		-£291,758
35%	75%	-£310,779	-£308,014	-£307,974	-£305,210		-£309,194
40%	75%	-£328,443	-£325,282		-£322,076		-£326,631
45%	75%	-£346,105	-£342,550		-£338,944	-£347,674	-£344,068
50%	75%	-£363,768	-£359,818		-£355,811		-£361,504
10%	60%	-£222,923	-£221,678		-£221,047		-£222,841
15%	60%	-£240,080	-£238,214		-£237,268		-£239,956
20%	60%	-£257,237	-£254,749		-£253,488		-£257,072
25%	60%	-£274,394	-£271,284		-£269,707	-£275,765	-£274,188
30%	60%	-£291,767	-£287,974		-£286,051		-£291,516
35%	60%	-£309,204	-£304,779	-£306,960	-£302,536	-£311,156	-£308,912
40%	60%	-£326,642	-£321,585		-£319,021		-£326,307
45%	60%	-£344.080	-£338.391		-£335,506		-£343.704

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£95.290	-£95,290	-£95.290	-£95.290	-£95.290	-£95.290
10%	71%	-£129,942	-£129,054	-£129,191	-£128,303	-£130,334	-£129,583
15%	71%	-£147,268	-£145,935	-£146,142	-£144,809	-£147,856	-£146,729
20%	71%	-£164,594	-£162.817	-£163,092	-£161.315		-£163.876
25%	71%	-£181.920	-£179,699	-£180,043	-£177,822		-£181,022
30%	71%	-£199,478	-£196,769	-£197,188	-£194,479		-£198.382
35%	71%	-£217.087	-£213.926	-£214.416	-£211.255	-£218.481	-£215.810
40%	71%	-£234.696	-£231.085	-£231.643	-£228.031		-£233,237
45%	71%	-£252,305	-£248.243	-£248.871	-£244 807		-£250,663
50%	71%	-£269.914	-£265.400	-£266.099	-£261.584		-£268.091
100%	71%	-£446.302	-£437.263	-£438.660	-£429.621		-£442.649
10%	75%	-£130.047	-£129.270		-£128,482		-£129.602
15%	75%	-£147 426	-£146,260	-£146 244	-£145.078	-£147 941	-£146.758
20%	75%	-£164.805	-£163,250		-£161.673		-£163,913
25%	75%	-£182,183	-£180,240	-£180,212	-£178,269		-£181.070
30%	75%	-£199,799	-£197,429		-£195,024		-£198,440
35%	75%	-£217,462	-£214,697	-£214,657	-£211,892		-£215,877
40%	75%	-£235,125	-£231.964		-£228,759		-£233,313
45%	75%	-£252,788	-£249,232	-£249,181	-£245.627		-£250,750
50%	75%	-£270.450	-£266,501	-£266.444	-£262.493		-£268.187
10%	60%	-£129.605	-£128,361	-£128,974	-£127.730	-£130,154	-£129.523
15%	60%	-£146.762	-£144.896	-£145.816	-£143.950		-£146.639
20%	60%	-£163.919	-£161.431	-£162,657	-£160,170		-£163.755
25%	60%	-£181.076	-£177.967	-£179,499	-£176,390		-£180.871
30%	60%	-£198.449	-£194.656		-£192.733		-£198.198
35%	60%	-£215.886	-£211.462	-£213.642	-£209.218		-£215,595
40%	60%	-£233,324	-£228,268	-£230,759	-£225,703		-£232,990
45%	60%	-£250,762	-£245,074	-£247,877	-£242,188	-£253,272	-£250,386
50%	60%	-£268.200	-£261.880	-£264,994	-£258.674		-£267 782

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£26,113	-£26,113	-£26,113	-£26,113	-£26,113	-£26,113
10%	71%	-£60,765	-£59,876	-£60,014	-£59,126	-£61,156	-£60,405
15%	71%	-£78,091	-£76,758	-£76,964	-£75,631	-£78,678	-£77,552
20%	71%	-£95,417	-£93,639	-£93,914	-£92,138	-£96,201	-£94,698
25%	71%	-£112,743	-£110,522				-£111,845
30%	71%	-£130,300	-£127,591			-£131,495	
35%	71%	-£147,910	-£144,749				
40%	71%	-£165,519	-£161,907	-£162,466	-£158,854		
45%	71%	-£183,128	-£179,065				
50%	71%	-£200,737	-£196,223	-£196,921	-£192,406	-£202,729	-£198,913
100%	71%	-£377,124	-£368,085	-£369,482	-£360,443	-£381,112	-£373,471
10%	75%	-£60,870	-£60,093	-£60,082	-£59,305	-£61,213	-£60,425
15%	75%	-£78,248	-£77,082	-£77,066	-£75,900	-£78,763	-£77,580
20%	75%	-£95,627	-£94,073	-£94,050	-£92,496	-£96,313	-£94,736
25%	75%	-£113,006	-£111,063				
30%	75%	-£130,621	-£128,251	-£128,218	-£125,847	-£131,667	-£129,263
35%	75%	-£148,284	-£145,519		-£142,714	-£149,504	
40%	75%	-£165,948	-£162,787	-£162,742	-£159,581	-£167,341	-£164,136
45%	75%	-£183,610	-£180,055	-£180,004			
50%	75%	-£201,273	-£197,323	-£197,266	-£193,316	-£203,016	-£199,009
10%	60%	-£60,428	-£59,183	-£59,797	-£58,552	-£60,976	-£60,345
15%	60%	-£77,585	-£75,719	-£76,638	-£74,773	-£78,408	-£77,461
20%	60%	-£94,742	-£92,254	-£93,480	-£90,993	-£95,839	-£94,577
25%	60%	-£111,899	-£108,789				
30%	60%	-£129,271	-£125,478	-£127,348	-£123,556	-£130,944	-£129,021
35%	60%	-£146,709	-£142,284				
40%	60%	-£164,147	-£159,090	-£161,582	-£156,526	-£166,377	-£163,812
45%	60%	-£181,585	-£175,896				
50%	60%	-£199.023	-£192.702				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£44,338	£44,338	£44,338	£44,338	£44,338	£44,338
10%	71%	£9,686	£10,574	£10,437	£11,325	£9,294	£10,045
15%	71%	-£7,640	-£6,307	-£6,514	-£5,181	-£8,228	-£7,101
20%	71%	-£24,966	-£23,189	-£23,464	-£21,687	-£25,750	-£24,248
25%	71%	-£42,292	-£40,071	-£40,415	-£38,194	-£43,272	-£41,394
30%	71%	-£59,850	-£57,141	-£57,560	-£54,851	-£61,044	-£58,754
35%	71%	-£77,459	-£74,298	-£74,788	-£71,627	-£78,853	-£76,182
40%	71%	-£95,068	-£91,457	-£92,015	-£88,403	-£96,662	-£93,609
45%	71%	-£112,677	-£108,615		-£105,179	-£114,469	
50%	71%	-£130,286	-£125,772	-£126,471	-£121,956	-£132,278	-£128,463
100%	71%	-£306,674	-£297,635				
10%	75%	£9,581	£10,358	£10,369	£11,146	£9,238	£10,026
15%	75%	-£7,798	-£6,632	-£6,616	-£5,450	-£8,313	-£7,130
20%	75%	-£25,177	-£23,622	-£23,599	-£22,045	-£25,862	-£24,285
25%	75%	-£42,555	-£40,612	-£40,584	-£38,641	-£43,413	-£41,442
30%	75%	-£60,171	-£57,801	-£57,767	-£55,396	-£61,217	-£58,812
35%	75%	-£77,834	-£75,069	-£75,029	-£72,264	-£79,053	-£76,249
40%	75%	-£95,497	-£92,336	-£92,292	-£89,131	-£96,891	-£93,685
45%	75%	-£113,160	-£109,604				
50%	75%	-£130,822	-£126,873	-£126,816	-£122,865	-£132,565	-£128,559
10%	60%	£10,023	£11,267	£10,654	£11,898	£9,474	£10,105
15%	60%	-£7,134	-£5,268	-£6,188	-£4,322	-£7,957	-£7,011
20%	60%	-£24,291	-£21,803	-£23,029	-£20,542	-£25,389	-£24,127
25%	60%	-£41,448	-£38,339	-£39,871	-£36,762	-£42,820	-£41,243
30%	60%	-£58,821	-£55,028	-£56,897	-£53,105	-£60,494	-£58,570
35%	60%	-£76,258	-£71,834	-£74,014	-£69,590	-£78,210	-£75,967
40%	60%	-£93,696	-£88,640	-£91,131	-£86,075	-£95,926	-£93,362
45%	60%	-£111,134	-£105,446				
50%	60%	-£128.572	-£122.252				-£128.154

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£97,427	-£97,427	-£97,427	-£97,427	-£97,427	-£97,427
10%	71%	-£132,079	-£131,191	-£131,329	-£130,440	-£132,471	-£131,720
15%	71%	-£149,406	-£148,073		-£146,946	-£149,993	-£148,867
20%	71%	-£166,732	-£164,954	-£165,229	-£163,453	-£167,516	-£166,013
25%	71%	-£184,058	-£181,837				
30%	71%	-£201,615	-£198,906		-£196,616		
35%	71%	-£219,224	-£216,063				
40%	71%	-£236,833	-£233,222	-£233,781	-£230,168	-£238,427	-£235,374
45%	71%	-£254.443	-£250,380				
50%	71%	-£272,052	-£267,538	-£268,236		-£274,044	
100%	71%	-£448.439	-£439.400				
10%	75%	-£132,185	-£131,408				
15%	75%	-£149,563	-£148,397			-£150,078	
20%	75%	-£166,942	-£165,388	-£165,365	-£163,811	-£167,628	-£166,051
25%	75%	-£184,320	-£182,377		-£180,406	-£185,178	
30%	75%	-£201,936	-£199,566	-£199,533	-£197,161	-£202,982	
35%	75%	-£219.599	-£216.834	-£216.794			-£218.014
40%	75%	-£237,262	-£234,102		-£230,896		-£235,451
45%	75%	-£254.925	-£251.369		-£247.764		
50%	75%	-£272,588	-£268,638		-£264,631	-£274,330	-£270,324
10%	60%	-£131,742	-£130,498	-£131,112			
15%	60%	-£148,899	-£147,034				
20%	60%	-£166,056	-£163,568			-£167,154	
25%	60%	-£183,213	-£180,104				
30%	60%	-£200,586	-£196,793				-£200,336
35%	60%	-£218,023	-£213,599				
40%	60%	-£235,461	-£230,405		-£227,840		
45%	60%	-£252,900	-£247,211	-£250,014			
50%	60%	-£270.338	-£264.017				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£485	-£485	-£485	-£485	-£485	-£485
10%	71%	-£35,137	-£34,249	-£34,386	-£33,498	-£35,529	-£34,778
15%	71%	-£52,463	-£51,130	-£51,337	-£50,004	-£53,051	-£51,924
20%	71%	-£69,789	-£68,012	-£68,287	-£66,510	-£70,573	-£69,071
25%	71%	-£87,115	-£84,894	-£85,238	-£83,017	-£88,095	-£86,217
30%	71%	-£104,673	-£101,964		-£99,674		-£103,577
35%	71%	-£122,282	-£119,121	-£119,611	-£116,450	-£123,676	-£121,005
40%	71%	-£139,891	-£136,280				-£138,432
45%	71%	-£157,500	-£153,438	-£154,066	-£150,002	-£159,292	-£155,858
50%	71%	-£175,109	-£170,595				-£173,286
100%	71%	-£351,497	-£342,458	-£343,855	-£334,816	-£355,484	-£347,844
10%	75%	-£35,242	-£34,465	-£34,454	-£33,677		-£34,797
15%	75%	-£52,621	-£51,455	-£51,439	-£50,273	-£53,136	-£51,953
20%	75%	-£70,000	-£68,445	-£68,422	-£66,868	-£70,685	-£69,108
25%	75%	-£87,378	-£85,435	-£85,407	-£83,464	-£88,236	-£86,265
30%	75%	-£104,994	-£102,624		-£100,219		-£103,635
35%	75%	-£122,657	-£119,892	-£119,852	-£117,087	-£123,876	-£121,072
40%	75%	-£140,320	-£137,159		-£133,954	-£141,714	-£138,508
45%	75%	-£157,983	-£154,427	-£154,376		-£159,552	-£155,945
50%	75%	-£175,645	-£171,696				-£173,382
10%	60%	-£34,800	-£33,556	-£34,169	-£32,925	-£35,349	-£34,718
15%	60%	-£51,957	-£50,091	-£51,011	-£49,145	-£52,780	-£51,834
20%	60%	-£69,114	-£66,626	-£67,852	-£65,365	-£70,212	-£68,950
25%	60%	-£86,271	-£83,162	-£84,694	-£81,585	-£87,643	-£86,066
30%	60%	-£103,644	-£99,851		-£97,928		-£103,393
35%	60%	-£121,081	-£116,657	-£118,837	-£114,413	-£123,033	-£120,790
40%	60%	-£138,519	-£133,463				-£138,185
45%	60%	-£155,957	-£150,269				-£155,581
E00/	60%	0470.005	C407.07E				0470.077

45% 60% -£155,957
50% 60% -£173,395

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£44,338	£44,338	£44,338	£44,338	£44,338	£44,338
10%	71%	£9,686	£10,574	£10,437	£11,325	£9,294	£10,045
15%	71%	-£7,640	-£6,307	-£6,514	-£5,181	-£8,228	-£7,101
20%	71%	-£24,966	-£23,189	-£23,464	-£21,687	-£25,750	-£24,248
25%	71%	-£42,292	-£40,071	-£40,415	-£38,194	-£43,272	-£41,394
30%	71%	-£59,850	-£57,141	-£57,560	-£54,851	-£61,044	-£58,754
35%	71%	-£77,459	-£74,298	-£74,788	-£71,627	-£78,853	-£76,182
40%	71%	-£95,068	-£91,457	-£92,015	-£88,403	-£96,662	-£93,609
45%	71%	-£112,677	-£108,615	-£109,243	-£105,179	-£114,469	-£111,035
50%	71%	-£130,286	-£125,772				-£128,463
100%	71%	-£306,674	-£297,635				-£303,021
10%	75%	£9,581	£10,358	£10,369	£11,146	£9,238	£10,026
15%	75%	-£7,798	-£6,632	-£6,616	-£5,450	-£8,313	-£7,130
20%	75%	-£25,177	-£23,622	-£23,599	-£22,045	-£25,862	-£24,285
25%	75%	-£42,555	-£40,612	-£40,584	-£38,641	-£43,413	-£41,442
30%	75%	-£60,171	-£57,801	-£57,767	-£55,396	-£61,217	-£58,812
35%	75%	-£77,834	-£75,069	-£75,029	-£72,264	-£79,053	-£76,249
40%	75%	-£95,497	-£92,336	-£92,292	-£89,131	-£96,891	-£93,685
45%	75%	-£113,160	-£109,604			-£114,729	-£111,122
50%	75%	-£130,822	-£126,873	-£126,816	-£122,865	-£132,565	-£128,559
10%	60%	£10,023	£11,267	£10,654	£11,898	£9,474	£10,105
15%	60%	-£7,134	-£5,268	-£6,188	-£4,322	-£7,957	-£7,011
20%	60%	-£24,291	-£21,803	-£23,029	-£20,542	-£25,389	-£24,127
25%	60%	-£41,448	-£38,339	-£39,871	-£36,762	-£42,820	-£41,243
30%	60%	-£58,821	-£55,028	-£56,897	-£53,105	-£60,494	-£58,570
35%	60%	-£76,258	-£71,834	-£74,014	-£69,590	-£78,210	-£75,967
40%	60%	-£93,696	-£88,640	-£91,131	-£86,075	-£95,926	-£93,362
45%	60%	-£111,134	-£105,446	-£108,249	-£102,560	-£113,644	-£110,758
50%	60%	-£128 572	-£122.252				-£128 154

£13,474,000

	CIL Zone	3
	Value Area	Low
		•
Sales value inflation		0%
Build cost inflation		000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£48,439	£48,439	£48,439	£48,439	£48,439	£48,439
10%	71%	£17,753	£18,480	£18,674	£19,401	£17,152	£18,072
15%	71%	£2,410	£3,500	£3,790	£4,881	£1,508	£2,889
20%	71%	-£13,145	-£11,668	-£11,273	-£9,797	-£14,367	-£12,495
25%	71%	-£28,738	-£26,893	-£26,400	-£24,554	-£30,266	-£27,927
30%	71%	-£44,332	-£42,117	-£41,526	-£39,311	-£46,166	-£43,359
35%	71%	-£59,927	-£57,342	-£56,653	-£54,068	-£62,066	-£58,791
40%	71%	-£75,521	-£72,566	-£71,779	-£68,825	-£77,965	-£74,223
45%	71%	-£91,115	-£87,792	-£86,905	-£83,582	-£93,865	-£89,655
50%	71%	-£106,708	-£103,017	-£102,032	-£98,339	-£109,763	-£105,087
100%	71%	-£262,945	-£255,552	-£253,579	-£246,187	-£269,062	-£259,696
10%	75%	£17,639	£18,275	£18,606	£19,241	£17,113	£18,080
15%	75%	£2,239	£3,193	£3,689	£4,642	£1,450	£2,899
20%	75%	-£13,376	-£12,084	-£11,411	-£10,120	-£14,445	-£12,481
25%	75%	-£29,028	-£27,413	-£26,572	-£24,957	-£30,365	-£27,909
30%	75%	-£44,680	-£42,742	-£41,733	-£39,795	-£46,284	-£43,337
35%	75%	-£60,332	-£58,070	-£56,894	-£54,633	-£62,204	-£58,765
40%	75%	-£75,984	-£73,400	-£72,055	-£69,470	-£78,122	-£74,194
45%	75%	-£91,636	-£88,728	-£87,216	-£84,308	-£94,042	-£89,621
50%	75%	-£107,288	-£104,057	-£102,376	-£99,145	-£109,961	-£105,049
10%	60%	£18,118	£19,135	£18,891	£19,908	£17,276	£18,049
15%	60%	£2,957	£4,483	£4,117	£5,642	£1,694	£2,854
20%	60%	-£12,404	-£10,336	-£10,832	-£8,765	-£14,114	-£12,543
25%	60%	-£27,813	-£25,227	-£25,848	-£23,264	-£29,951	-£27,986
30%	60%	-£43,222	-£40,120	-£40,864	-£37,762	-£45,787	-£43,430
35%	60%	-£58,630	-£55,011	-£55,880	-£52,261	-£61,624	-£58,874
40%	60%	-£74,039	-£69,903	-£70,895	-£66,760	-£77,460	-£74,317
45%	60%	-£89,448	-£84,795	-£85,912	-£81,259	-£93,297	-£89,761
50%	60%	-£104.857	-£99.687	-£100.927	-£95.758	-£109 134	-£105 204

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£554,561					-£554,561
10%	71%	-£585,247		-£584,326		-£585,848	-£584,928
15%	71%	-£600,590					-£600,111
20%	71%	-£616,145	-£614,668	-£614,273		-£617,367	-£615,495
25%	71%	-£631,738					-£630,927
30%	71%	-£647,332	-£645,117	-£644,526		-£649,166	-£646,359
35%	71%	-£662,927					-£661,791
40%	71%	-£678,521	-£675,566	-£674,779		-£680,965	-£677,223
45%	71%	-£694,115					-£692,655
50%	71%	-£709,708	-£706,017	-£705,032	-£701,339	-£712,763	-£708,087
100%	71%	-£865,945					-£862,696
10%	75%	-£585,361	-£584,725	-£584,394	-£583,759	-£585,887	-£584,920
15%	75%	-£600,761					-£600,101
20%	75%	-£616,376	-£615,084	-£614,411	-£613,120	-£617,445	-£615,481
25%	75%	-£632,028	-£630,413			-£633,365	-£630,909
30%	75%	-£647,680	-£645,742			-£649,284	-£646,337
35%	75%	-£663,332	-£661,070	-£659,894		-£665,204	-£661,765
40%	75%	-£678,984	-£676,400				-£677,194
45%	75%	-£694,636	-£691,728	-£690,216	-£687,308	-£697,042	-£692,621
50%	75%	-£710,288			-£702,145	-£712,961	-£708,049
10%	60%	-£584,882	-£583,865	-£584,109		-£585,724	-£584,951
15%	60%	-£600,043				-£601,306	-£600,146
20%	60%	-£615,404	-£613,336			-£617,114	-£615,543
25%	60%	-£630,813					-£630,986
30%	60%	-£646,222	-£643,120	-£643,864	-£640,762		-£646,430
35%	60%	-£661,630					-£661,874
40%	60%	-£677,039	-£672,903			-£680,460	-£677,317
45%	60%	-£692,448					-£692,761
50%	60%	-£707,857				-£712,134	-£708,204

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£436,138					
10%	71%	-£466,824	-£466,098	-£465,904	-£465,177	-£467,425	-£466,506
15%	71%	-£482,168					
20%	71%	-£497,722	-£496,245	-£495,851	-£494,374	-£498,944	-£497,073
25%	71%	-£513,316				-£514,844	
30%	71%	-£528,910	-£526,695	-£526,104	-£523,889	-£530,743	-£527,936
35%	71%	-£544,505					
40%	71%	-£560,098	-£557,144	-£556,356	-£553,402	-£562,543	-£558,801
45%	71%	-£575,692		-£571,482		-£578,442	
50%	71%	-£591,286	-£587,594			-£594,341	-£589,664
100%	71%	-£747,522	-£740,130		-£730,764		-£744,274
10%	75%	-£466,938	-£466,302	-£465,971	-£465,336	-£467,465	-£466,498
15%	75%	-£482,338					-£481,678
20%	75%	-£497,954	-£496,661	-£495,989	-£494,697	-£499,023	-£497,058
25%	75%	-£513,606					
30%	75%	-£529,257			-£524,373	-£530,861	
35%	75%	-£544,909		-£541,472			
40%	75%	-£560,561			-£554,047		
45%	75%	-£576,213		-£571,794			
50%	75%	-£591,865		-£586,954		-£594,538	
10%	60%	-£466,460					
15%	60%	-£481,621	-£480,095	-£480,461	-£478,935	-£482,883	-£481,723
20%	60%	-£496,981					
25%	60%	-£512,390		-£510,425	-£507,841	-£514,529	-£512,564
30%	60%	-£527,799		-£525,442	-£522,340	-£530,364	
35%	60%	-£543,207					
40%	60%	-£558,616	-£554,481	-£555,473			
45%	60%	-£574,025				-£577,874	
50%	60%	-£589.434					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£229,959	-£229,959	-£229,959	-£229,959	-£229,959	-£229,959
10%	71%	-£260,645	-£259,918	-£259,724			-£260,326
15%	71%	-£275,989	-£274,898	-£274,608	-£273,518	-£276,890	-£275,510
20%	71%	-£291,543	-£290,066	-£289,672			-£290,894
25%	71%	-£307,137	-£305,291	-£304,799		-£308,665	-£306,325
30%	71%	-£322,731	-£320,516				-£321,757
35%	71%	-£338,325	-£335,740	-£335,051	-£332,466	-£340,464	-£337,190
40%	71%	-£353,919	-£350,965				-£352,622
45%	71%	-£369,513	-£366,190	-£365,303	-£361,981	-£372,263	-£368,053
50%	71%	-£385,107	-£381,415				-£383,485
100%	71%	-£541,343	-£533,951	-£531,978		-£547,460	-£538,095
10%	75%	-£260,759	-£260,123				-£260,319
15%	75%	-£276,159	-£275,206	-£274,710	-£273,756		-£275,499
20%	75%	-£291,775	-£290,482		-£288,518	-£292,844	-£290,879
25%	75%	-£307,426	-£305,811				-£306,308
30%	75%	-£323,078	-£321,140		-£318,194		-£321,736
35%	75%	-£338,730	-£336,469				-£337,163
40%	75%	-£354,382	-£351,798	-£350,454			-£352,592
45%	75%	-£370,034	-£367,126	-£365,614		-£372,440	-£368,020
50%	75%	-£385,686	-£382,455				-£383,448
10%	60%	-£260,281	-£259,263				-£260,349
15%	60%	-£275,442	-£273,916	-£274,281	-£272,756	-£276,704	-£275,544
20%	60%	-£290,802	-£288,734				-£290,941
25%	60%	-£306,211	-£303,626				-£306,385
30%	60%	-£321,620	-£318,518				-£321,828
35%	60%	-£337,028	-£333,409	-£334,278		-£340,022	-£337,272
40%	60%	-£352,437	-£348,302				-£352,716
45%	60%	-£367,846	-£363,193	-£364,310		-£371,695	-£368,159
50%	60%	-£383.255	-£378.086				-£383 602

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LL
0%	71%	-£136,641	-£136,641	-£136,641	-£136,641	-£136,641	-£136,641
10% 15%	71% 71%	-£167,327 -£182,671	-£166,601 -£181,581	-£166,407 -£181,291	-£165,680 -£180,200	-£167,928 -£183,573	-£167,009 -£182,192
20%	71%	-£198,225	-£196,749	-£196,354	-£194,877	-£199,448	-£197,576
25%	71%	-£213,819	-£211,973	-£211,481	-£209,635		-£213,008
30%	71%	-£229,413	-£227,198		-£224,392	-£231,247	-£228,440
35%	71%	-£245,008	-£242,423	-£241,734	-£239,149	-£247,146	-£243,872
40%	71%	-£260,602	-£257,647				-£259,304
45%	71%	-£276,195	-£272,873				-£274,736
50%	71%	-£291,789	-£288,097			-£294,844	-£290,167
100%	71%	-£448,025	-£440,633				-£444,777
10%	75%	-£167,442	-£166,806	-£166,475	-£165,840	-£167,968	-£167,001
15%	75%	-£182,841	-£181,888				-£182,181
20%	75%	-£198,457	-£197,164	-£196,492	-£195,201	-£199,526	-£197,561
25%	75%	-£214,109	-£212,494				-£212,990
30%	75%	-£229,761	-£227,823	-£226,814			-£228,418
35%	75%	-£245.413	-£243.151				-£243.846
40%	75%	-£261.065	-£258.480				-£259.274
45%	75%	-£276,716	-£273,809				-£274,702
50%	75%	-£292,368	-£289,138		-£284,226		-£290,130
10%	60%	-£166,963	-£165,946		-£165,173	-£167,804	-£167,032
15%	60%	-£182,124	-£180,598	-£180,964	-£179,439	-£183,387	-£182,226
20%	60%	-£197.484	-£195.417		-£193,846		-£197,624
25%	60%	-£212,893	-£210.308		-£208.344		-£213,067
30%	60%	-£228.302	-£225,200		-£222.843		-£228.510
35%	60%	-£243.710	-£240.092	-£240,960	-£237.342	-£246.705	-£243.955
40%	60%	-£259.119	-£254,984	-£255.976	-£251,841	-£262.541	-£259.398
45%	60%	-£274.528	-£269.876	-£270,992	-£266.340	-£278.377	-£274.841
50%	60%	-£289.937	-£284.768	-£286.008	-£280,838	-£276,377	-£290.285

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£67,464	-£67,464	-£67,464	-£67,464	-£67,464	-£67,464
10%	71%	-£98,150	-£97,423	-£97,229	-£96,503	-£98,751	-£97,831
15%	71%	-£113,493	-£112,403				
20%	71%	-£129,048	-£127,571	-£127,177	-£125,700	-£130,270	-£128,399
25%	71%	-£144,642	-£142,796				
30%	71%	-£160,236	-£158,020	-£157,429		-£162,069	-£159,262
35%	71%	-£175,830	-£173,245				
40%	71%	-£191,424	-£188,470	-£187,682	-£184,728	-£193,868	-£190,127
45%	71%	-£207,018	-£203,695				
50%	71%	-£222,612	-£218,920		-£214,242	-£225,667	-£220,990
100%	71%	-£378,848	-£371,456				
10%	75%	-£98,264	-£97,628	-£97,297	-£96,662	-£98,791	-£97,824
15%	75%	-£113,664	-£112,711				-£113,004
20%	75%	-£129,279	-£127,987		-£126,023	-£130,349	-£128,384
25%	75%	-£144,931	-£143,316		-£140,860		
30%	75%	-£160,583	-£158,645			-£162,187	-£159,240
35%	75%	-£176,235	-£173,974		-£170,536		
40%	75%	-£191,887	-£189,303	-£187,958		-£194,026	-£190,097
45%	75%	-£207,539	-£204,631				
50%	75%	-£223,191	-£219,960	-£218,279	-£215,049	-£225,864	-£220,952
10%	60%	-£97,786	-£96,768	-£97,012	-£95,996	-£98,627	-£97,854
15%	60%	-£112,947	-£111,421				
20%	60%	-£128,307	-£126,239	-£126,736	-£124,668	-£130,017	
25%	60%	-£143,716	-£141,131				
30%	60%	-£159,125	-£156,023	-£156,767	-£153,666	-£161,690	-£159,333
35%	60%	-£174,533	-£170,914				
40%	60%	-£189,942	-£185,807				
45%	60%	-£205,351	-£200,698				
50%	60%	-£220.760	-£215.590				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,987	£2,987	£2,987	£2,987	£2,987	£2,987
10%	71%	-£27,699	-£26,973	-£26,779	-£26,052	-£28,300	-£27,381
15%	71%	-£43,043	-£41,953	-£41,663	-£40,572	-£43,945	-£42,564
20%	71%	-£58,597	-£57,121	-£56,726	-£55,249	-£59,820	-£57,948
25%	71%	-£74,191	-£72,345	-£71,853	-£70,007	-£75,719	-£73,380
30%	71%	-£89,785	-£87,570	-£86,979	-£84,764	-£91,619	-£88,812
35%	71%	-£105,380			-£99,521		
40%	71%	-£120,974	-£118,019	-£117,232	-£114,277	-£123,418	-£119,676
45%	71%	-£136,567					
50%	71%	-£152,161	-£148,469	-£147,485	-£143,792	-£155,216	-£150,539
100%	71%	-£308,397					
10%	75%	-£27,814	-£27,178	-£26,847	-£26,212	-£28,340	-£27,373
15%	75%	-£43,213	-£42,260	-£41,764	-£40,811	-£44,003	-£42,553
20%	75%	-£58,829	-£57,536	-£56,864	-£55,573	-£59,898	-£57,933
25%	75%	-£74,481	-£72,866	-£72,025	-£70,410	-£75,818	-£73,362
30%	75%	-£90,133	-£88,195	-£87,186	-£85,248	-£91,737	-£88,790
35%	75%	-£105,785			-£100,085		
40%	75%	-£121,437	-£118,852	-£117,508	-£114,923	-£123,575	-£119,646
45%	75%	-£137,088					
50%	75%	-£152,740					
10%	60%	-£27,335	-£26,318	-£26,562	-£25,545	-£28,176	-£27,404
15%	60%	-£42,496	-£40,970	-£41,336	-£39,811	-£43,759	-£42,598
20%	60%	-£57,856	-£55,789	-£56,285	-£54,218	-£59,567	-£57,996
25%	60%	-£73,265	-£70,680	-£71,301	-£68,716	-£75,404	-£73,439
30%	60%	-£88,674	-£85,572	-£86,317	-£83,215	-£91,240	-£88,882
35%	60%	-£104,082	-£100,464		-£97,714		
40%	60%	-£119,491	-£115,356	-£116,348	-£112,213	-£122,913	-£119,770
45%	60%	-£134,900					
E09/	60%	0450,200					

£17,299,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£138,779					
10%	71%	-£169,465	-£168,738	-£168,544	-£167,818	-£170,066	-£169,146
15%	71%	-£184,808					
20%	71%	-£200,363	-£198,886	-£198,491			-£199,713
25%	71%	-£215,957					
30%	71%	-£231,550					
35%	71%	-£247,145				-£249,284	
40%	71%	-£262,739	-£259,784		-£256,043	-£265,183	-£261,441
45%	71%	-£278,333					
50%	71%	-£293,926	-£290,235			-£296,981	-£292,305
100%	71%	-£450,163					-£446,914
10%	75%	-£169,579	-£168,943	-£168,612		-£170,105	-£169,138
15%	75%	-£184,979					
20%	75%	-£200,594	-£199,302	-£198,629	-£197,338	-£201,663	-£199,699
25%	75%	-£216,246					
30%	75%	-£231,898	-£229,960				
35%	75%	-£247,550					
40%	75%	-£263,202	-£260,618		-£256,688	-£265,340	-£261,412
45%	75%	-£278,854		-£274,434			
50%	75%	-£294,506		-£289,594	-£286,364	-£297,179	-£292,267
10%	60%	-£169,101	-£168,083	-£168,327	-£167,311	-£169,942	-£169,169
15%	60%	-£184,262					
20%	60%	-£199,622	-£197,554	-£198,050	-£195,983		-£199,761
25%	60%	-£215,031					
30%	60%	-£230,440	-£227,338			-£233,005	-£230,648
35%	60%	-£245,848					
40%	60%	-£261,257					
45%	60%	-£276,666					
50%	60%	-£292,075	-£286,905	-£288,145	-£282,976	-£296,352	-£292,422

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£41,836	-£41,836	-£41,836	-£41,836	-£41,836	-£41,836
10%	71%	-£72,522	-£71,796	-£71,602	-£70,875	-£73,123	-£72,204
15%	71%	-£87,866	-£86,776	-£86,486	-£85,395	-£88,768	-£87,387
20%	71%	-£103,420	-£101,944	-£101,549	-£100,072	-£104,643	-£102,771
25%	71%	-£119,014	-£117,168	-£116,676	-£114,830	-£120,542	-£118,203
30%	71%	-£134,608					
35%	71%	-£150,203		-£146,929	-£144,344	-£152,341	
40%	71%	-£165,797					
45%	71%	-£181,390	-£178,068	-£177,181	-£173,858	-£184,140	-£179,931
50%	71%	-£196,984					
100%	71%	-£353,220	-£345,828		-£336,463	-£359,338	-£349,972
10%	75%	-£72,637	-£72,001	-£71,670	-£71,035	-£73,163	-£72,196
15%	75%	-£88,036	-£87,083	-£86,587	-£85,634	-£88,826	-£87,376
20%	75%	-£103,652			-£100,396		
25%	75%	-£119,304	-£117,689	-£116,848	-£115,233	-£120,641	-£118,185
30%	75%	-£134,956	-£133,018				
35%	75%	-£150,608	-£148,346	-£147,170	-£144,908	-£152,479	-£149,041
40%	75%	-£166,260			-£159,746		
45%	75%	-£181,911	-£179,004	-£177,492	-£174,584	-£184,318	-£179,897
50%	75%	-£197,563				-£200,236	
10%	60%	-£72,158	-£71,141	-£71,385	-£70,368	-£72,999	-£72,227
15%	60%	-£87,319	-£85,793	-£86,159	-£84,634	-£88,582	-£87,421
20%	60%	-£102,679	-£100,612	-£101,108	-£99,041	-£104,390	-£102,819
25%	60%	-£118,088					
30%	60%	-£133,497		-£131,140	-£128,038	-£136,063	-£133,705
35%	60%	-£148,905		-£146,155	-£142,537	-£151,900	-£149,150
40%	60%	-£164,314					
45%	60%	-£179,723					
50%	60%	-£195,132					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,987	£2,987	£2,987	£2,987	£2,987	£2,987
10%	71%	-£27,699	-£26,973	-£26,779	-£26,052	-£28,300	-£27,381
15%	71%	-£43,043	-£41,953	-£41,663	-£40,572	-£43,945	-£42,564
20%	71%	-£58,597	-£57,121	-£56,726	-£55,249	-£59,820	-£57,948
25%	71%	-£74,191	-£72,345	-£71,853	-£70,007	-£75,719	-£73,380
30%	71%	-£89,785	-£87,570	-£86,979	-£84,764	-£91,619	-£88,812
35%	71%	-£105,380		-£102,106	-£99,521		
40%	71%	-£120,974					
45%	71%	-£136,567	-£133,245	-£132,358	-£129,035	-£139,317	-£135,108
50%	71%	-£152,161	-£148,469	-£147,485	-£143,792	-£155,216	
100%	71%	-£308,397					
10%	75%	-£27,814	-£27,178	-£26,847	-£26,212	-£28,340	-£27,373
15%	75%	-£43,213	-£42,260	-£41,764	-£40,811	-£44,003	-£42,553
20%	75%	-£58,829	-£57,536	-£56,864	-£55,573	-£59,898	-£57,933
25%	75%	-£74,481	-£72,866	-£72,025	-£70,410	-£75,818	-£73,362
30%	75%	-£90,133	-£88,195	-£87,186	-£85,248	-£91,737	-£88,790
35%	75%	-£105,785			-£100,085		
40%	75%	-£121,437	-£118,852	-£117,508	-£114,923	-£123,575	-£119,646
45%	75%	-£137,088					
50%	75%	-£152,740	-£149,510	-£147,829	-£144,598	-£155,413	-£150,502
10%	60%	-£27,335	-£26,318	-£26,562	-£25,545	-£28,176	-£27,404
15%	60%	-£42,496	-£40,970	-£41,336	-£39,811	-£43,759	-£42,598
20%	60%	-£57,856	-£55,789	-£56,285	-£54,218	-£59,567	-£57,996
25%	60%	-£73,265	-£70,680	-£71,301	-£68,716	-£75,404	-£73,439
30%	60%	-£88,674	-£85,572	-£86,317	-£83,215	-£91,240	-£88,882
35%	60%	-£104,082	-£100,464	-£101,332	-£97,714	-£107,077	-£104,327
40%	60%	-£119,491					
45%	60%	-£134,900	-£130,248	-£131,364	-£126,712	-£138,749	-£135,213
E00/	600/	0450 200					

£27,943,000

£13,474,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,860,502	£1,860,502	£1,860,502	£1,860,502	£1,860,502	£1,860,502
10%	71%	£1,666,486	£1,668,968	£1,666,641	£1,669,123	£1,666,853	£1,667,009
15%	71%	£1,569,478	£1,573,201	£1,569,711	£1,573,434	£1,570,029	£1,570,262
20%	71%	£1,472,470	£1,477,434	£1,472,780	£1,477,745	£1,473,204	£1,473,514
25%	71%	£1,375,460	£1,381,667	£1,375,849	£1,382,055	£1,376,379	£1,376,767
30%	71%	£1,278,452	£1,285,900	£1,278,918	£1,286,366	£1,279,555	£1,280,021
35%	71%	£1,181,444	£1,190,133	£1,181,988	£1,190,677	£1,182,730	£1,183,274
40%	71%	£1,084,436	£1,094,366	£1,085,057	£1,094,987	£1,085,906	£1,086,527
45%	71%	£987,428	£998,599	£988,127	£999,298	£989,081	£989,779
50%	71%	£890,420	£902,831	£891,196	£903,609	£892,256	£893,033
100%	71%	-£80,967	-£55,736	-£79,388	-£54,158	-£77,233	-£75,654
10%	75%	£1,666,357	£1,668,530	£1,666,520	£1,668,693	£1,666,679	£1,666,842
15%	75%	£1,569,286	£1,572,543	£1,569,530	£1,572,788	£1,569,768	£1,570,012
20%	75%	£1,472,213	£1,476,557	£1,472,540	£1,476,884	£1,472,855	£1,473,182
25%	75%	£1,375,141	£1,380,571	£1,375,548	£1,380,979	£1,375,944	£1,376,351
30%	75%	£1,278,068	£1.284.585	£1.278.558	£1.285.074	£1.279.033	£1,279,521
35%	75%	£1,180,996	£1,188,598	£1,181,566	£1,189,170	£1,182,121	£1,182,692
40%	75%	£1.083.923	£1.092.613	£1.084.576	£1.093.264	£1.085.210	£1.085.862
45%	75%	£986,851	£996,626	£987,585	£997,359	£988,297	£989,032
50%	75%	£889,779	£900,639	£890,594	£901,455	£891,386	£892,202
10%	60%	£1,666,896	£1,670,371	£1,667,026	£1,670,502	£1,667,410	£1,667,541
15%	60%	£1,570,092	£1,575,306	£1,570,288	£1,575,501	£1,570,864	£1,571,059
20%	60%	£1,473,289	£1,480,240	£1,473,550	£1,480,501	£1,474,318	£1,474,579
25%	60%	£1,376,486	£1,385,174	£1,376,812	£1,385,500	£1,377,772	£1,378,098
30%	60%	£1,279,683	£1,290,109	£1,280,074	£1,290,500	£1,281,225	£1,281,616
35%	60%	£1,182,880	£1,195,043	£1,183,335	£1,195,500	£1,184,679	£1,185,136
40%	60%	£1,086,075	£1,099,977	£1,086,597	£1,100,499	£1,088,133	£1,088,655
45%	60%	£989,272	£1,004,912	£989,860	£1,005,498	£991,586	£992,174
50%	60%	£892,469	£909.846	£893.122	£910.499	£895.041	£895 693

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£960,502	£960,502	£960,502	£960,502	£960,502	£960,502
10%	71%	£766,486	£768,968	£766,641	£769,123	£766,853	£767,009
15%	71%	£669,478	£673,201	£669,711	£673,434	£670,029	£670,262
20%	71%	£572,470	£577,434	£572,780	£577,745	£573,204	£573,514
25%	71%	£475,460	£481,667	£475,849	£482,055	£476,379	£476,767
30%	71%	£378,452	£385,900	£378,918	£386,366	£379,555	£380,021
35%	71%	£281,444	£290,133	£281,988	£290,677	£282,730	£283,274
40%	71%	£184,436	£194,366	£185,057	£194,987	£185,906	£186,527
45%	71%	£87,428	£98,599	£88,127	£99,298	£89,081	£89,779
50%	71%	-£9,580	£2,831	-£8,804	£3,609	-£7,744	-£6,967
100%	71%						
10%	75%	£766,357	£768,530	£766,520	£768,693	£766,679	£766,842
15%	75%	£669,286	£672,543	£669,530	£672,788	£669,768	£670,012
20%	75%	£572,213	£576,557	£572,540	£576,884	£572,855	£573,182
25%	75%	£475,141	£480,571	£475,548	£480,979	£475,944	£476,351
30%	75%	£378,068	£384,585	£378,558	£385,074	£379,033	£379,521
35%	75%	£280,996	£288,598	£281,566	£289,170	£282,121	£282,692
40%	75%	£183,923	£192,613	£184,576	£193,264	£185,210	£185,862
45%	75%	£86,851	£96,626	£87,585	£97,359	£88,297	£89,032
50%	75%	-£10,221	£639	-£9,406	£1,455	-£8,614	-£7,798
10%	60%	£766,896	£770,371	£767,026	£770,502	£767,410	£767,541
15%	60%	£670,092	£675,306	£670,288	£675,501	£670,864	£671,059
20%	60%	£573,289	£580,240	£573,550	£580,501	£574,318	£574,579
25%	60%	£476,486	£485,174	£476,812	£485,500	£477,772	£478,098
30%	60%	£379,683	£390,109	£380,074	£390,500	£381,225	£381,616
35%	60%	£282,880	£295,043	£283,335	£295,500	£284,679	£285,136
40%	60%	£186,075	£199,977	£186,597	£200,499	£188,133	£188,655
45%	60%	£89,272	£104,912	£89,860	£105,498	£91,586	£92,174
50%	60%	-£7.531	£9.846	-£6.878	£10,499	-£4.959	-£4.307

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,137,252	£1,137,252	£1,137,252	£1,137,252	£1,137,252	£1,137,252
10%	71%	£943,236	£945,718	£943,391	£945,873	£943,603	£943,759
15%	71%	£846,228	£849,951	£846,461	£850,184	£846,779	£847,012
20%	71%	£749,220	£754,184	£749,530	£754,495	£749,954	£750,264
25%	71%	£652,210	£658,417	£652,599	£658,805	£653,129	£653,517
30%	71%	£555,202	£562,650	£555,668	£563,116	£556,305	£556,771
35%	71%	£458,194	£466,883	£458,738	£467,427	£459,480	£460,024
40%	71%	£361,186	£371,116	£361,807	£371,737	£362,656	£363,277
45%	71%	£264,178	£275,349	£264,877	£276,048	£265,831	£266,529
50%	71%	£167,170	£179.581	£167.946	£180.359	£169.006	£169.783
100%	71%				-£777,408		-£798,904
10%	75%	£943,107	£945,280	£943,270	£945,443	£943,429	£943,592
15%	75%	£846.036	£849.293	£846.280	£849.538	£846.518	£846.762
20%	75%	£748,963	£753,307	£749,290	£753,634	£749,605	£749,932
25%	75%	£651.891	£657.321	£652.298	£657,729	£652,694	£653,101
30%	75%	£554.818	£561.335	£555,308	£561.824	£555.783	£556.271
35%	75%	£457,746	£465.348	£458.316	£465,920	£458.871	£459.442
40%	75%	£360.673	£369.363	£361.326	£370.014	£361.960	£362.612
45%	75%	£263.601	£273.376	£264.335	£274,109	£265.047	£265.782
50%	75%	£166,529	£177,389	£167,344	£178,205	£168,136	£168,952
10%	60%	£943.646	£947.121	£943,776	£947,252	£944.160	£944.291
15%	60%	£846,842	£852,056	£847,038	£852,251	£847,614	£847,809
20%	60%	£750,039	£756,990	£750,300	£757,251	£751,068	£751,329
25%	60%	£653,236	£661,924	£653,562	£662,250	£654,522	£654,848
30%	60%	£556,433	£566,859	£556,824	£567,250	£557,975	£558,366
35%	60%	£459,630	£471,793	£460,085	£472,250	£461,429	£461,886
40%	60%	£362.825	£376.727	£363.347	£377.249	£364.883	£365,405
45%	60%	£266,022	£281,662	£266,610	£282,248	£268,336	£268,924
50%	60%	£169.219	£186.596	£169.872	£187.249	£171.791	£172,443

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,444,982	£1,444,982	£1,444,982	£1,444,982	£1,444,982	£1,444,982
10%	71%	£1,250,966	£1,253,448	£1,251,121	£1,253,603	£1,251,333	£1,251,489
15%	71%	£1,153,958	£1,157,681	£1,154,191	£1,157,914	£1,154,509	£1,154,742
20%	71%	£1,056,950	£1,061,914	£1,057,260	£1,062,225	£1,057,684	£1,057,994
25%	71%	£959,940	£966,147	£960,329	£966,535	£960,859	£961,247
30%	71%	£862.932	£870.380	£863.398	£870.846	£864.035	£864,501
35%	71%	£765,924	£774,613	£766,468	£775,157	£767,210	£767,754
40%	71%	£668.916	£678.846	£669.537	£679.467	£670.386	£671.007
45%	71%	£571,908	£583,079	£572,607	£583,778	£573,561	£574,259
50%	71%	£474.900	£487.311	£475.676	£488.089	£476,736	£477,513
100%	71%	-£496.487	-£471.256	-£494.908	-£469.678		-£491.174
10%	75%	£1,250,837	£1,253,010	£1,251,000	£1.253.173	£1,251,159	£1,251,322
15%	75%	£1.153.766	£1.157.023	£1.154.010	£1.157.268	£1.154.248	£1,154,492
20%	75%	£1.056.693	£1.061.037	£1.057.020	£1.061.364	£1.057.335	£1,057,662
25%	75%	£959.621	£965.051	£960.028	£965,459	£960.424	£960.831
30%	75%	£862.548	£869.065	£863.038	£869.554	£863.513	£864.001
35%	75%	£765.476	£773.078	£766.046	£773.650	£766,601	£767,172
40%	75%	£668.403	£677.093	£669.056	£677.744	£669,690	£670.342
45%	75%	£571.331	£581,106	£572.065	£581.839	£572,777	£573.512
50%	75%	£474.259	£485,119	£475.074	£485.935	£475.866	£476.682
10%	60%	£1.251.376	£1,254,851	£1,251,506	£1,254,982	£1.251.890	£1,252,021
15%	60%	£1.154.572	£1.159.786	£1.154.768	£1,159,981	£1.155.344	£1,155,539
20%	60%	£1.057.769	£1.064.720	£1.058.030	£1.064.981	£1.058.798	£1,059,059
25%	60%	£960.966	£969.654	£961,292	£969.980	£962.252	£962.578
30%	60%	£864 163	£874.589	£864.554	£874 980	£865,705	£866.096
35%	60%	£767,360	£779.523	£767.815	£779.980	£769,159	£769.616
40%	60%	£670.555	£684 457	£671.077	£684 979	£672.613	£673,135
45%	60%	£573.752	£589.392	£574,340	£589.978	£576,066	£576,654
F00/	600/	C476.040	C404 220	C477 C00	C404.070	C470 F04	C400 472

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£1,584,262	£1,584,262	£1,584,262	£1,584,262	£1,584,262	£1,584,262
10%	71%	£1,390,246	£1,392,728	£1,390,401	£1,392,883	£1,390,613	£1,390,769
15%	71%	£1,293,238	£1,296,961	£1,293,471	£1,297,194	£1,293,789	£1,294,022
20%	71%	£1,196,230	£1,201,194	£1,196,540	£1,201,505	£1,196,964	£1,197,274
25%	71%	£1,099,220	£1,105,427	£1,099,609	£1,105,815	£1,100,139	£1,100,527
30%	71%	£1,002,212	£1,009,660	£1,002,678	£1,010,126	£1,003,315	£1,003,781
35%	71%	£905,204	£913,893	£905,748	£914,437	£906,490	£907,034
40%	71%	£808,196	£818,126	£808,817	£818,747	£809,666	£810,287
45%	71%	£711,188	£722,359	£711,887	£723,058	£712,841	£713,539
50%	71%	£614,180	£626,591	£614,956	£627,369	£616,016	£616,793
100%	71%		-£331,976				
10%	75%	£1,390,117	£1,392,290	£1,390,280	£1,392,453	£1,390,439	£1,390,602
15%	75%	£1,293,046	£1,296,303	£1,293,290	£1,296,548	£1,293,528	£1,293,772
20%	75%	£1,195,973	£1,200,317	£1,196,300	£1,200,644	£1,196,615	£1,196,942
25%	75%	£1,098,901	£1,104,331	£1,099,308	£1,104,739	£1,099,704	£1,100,111
30%	75%	£1,001,828	£1,008,345	£1,002,318	£1,008,834	£1,002,793	£1,003,281
35%	75%	£904,756	£912,358	£905,326	£912,930	£905,881	£906,452
40%	75%	£807,683	£816,373	£808,336	£817,024	£808,970	£809,622
45%	75%	£710,611	£720,386	£711,345	£721,119	£712,057	£712,792
50%	75%	£613,539	£624,399	£614,354	£625,215	£615,146	£615,962
10%	60%	£1,390,656	£1,394,131	£1,390,786	£1,394,262	£1,391,170	£1,391,301
15%	60%	£1,293,852	£1,299,066	£1,294,048	£1,299,261	£1,294,624	£1,294,819
20%	60%	£1,197,049	£1,204,000	£1,197,310	£1,204,261	£1,198,078	£1,198,339
25%	60%	£1,100,246	£1,108,934	£1,100,572	£1,109,260	£1,101,532	£1,101,858
30%	60%	£1,003,443	£1,013,869	£1,003,834	£1,014,260	£1,004,985	£1,005,376
35%	60%	£906,640	£918,803	£907,095	£919,260	£908,439	£908,896
40%	60%	£809,835	£823,737	£810,357	£824,259	£811,893	£812,415
45%	60%	£713,032	£728,672	£713,620	£729,258	£715,346	£715,934
50%	60%	£616,229	£633.606	£616,882	£634,259	£618,801	£619,453

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,687,512	£1,687,512	£1,687,512	£1,687,512	£1,687,512	£1,687,512
10%	71%	£1,493,496	£1,495,978	£1,493,651	£1,496,133	£1,493,863	£1,494,019
15%	71%	£1,396,488	£1,400,211	£1,396,721	£1,400,444	£1,397,039	£1,397,272
20%	71%	£1,299,480	£1,304,444	£1,299,790	£1,304,755	£1,300,214	£1,300,524
25%	71%	£1,202,470	£1,208,677	£1,202,859	£1,209,065	£1,203,389	£1,203,777
30%	71%	£1,105,462	£1,112,910	£1,105,928	£1,113,376	£1,106,565	£1,107,031
35%	71%	£1,008,454	£1,017,143	£1,008,998	£1,017,687	£1,009,740	£1,010,284
40%	71%	£911,446	£921,376	£912,067	£921,997	£912,916	£913,537
45%	71%	£814,438	£825,609	£815,137	£826,308	£816,091	£816,789
50%	71%	£717,430	£729,841	£718,206	£730,619	£719,266	£720,043
100%	71%						-£248,644
10%	75%	£1,493,367	£1,495,540	£1,493,530	£1,495,703	£1,493,689	£1,493,852
15%	75%	£1,396,296	£1,399,553	£1,396,540	£1,399,798	£1,396,778	£1,397,022
20%	75%	£1,299,223	£1,303,567	£1,299,550	£1,303,894	£1,299,865	£1,300,192
25%	75%	£1,202,151	£1,207,581	£1,202,558	£1,207,989	£1,202,954	£1,203,361
30%	75%	£1,105,078	£1,111,595	£1,105,568	£1,112,084	£1,106,043	£1,106,531
35%	75%	£1,008,006	£1,015,608	£1,008,576	£1,016,180	£1,009,131	£1,009,702
40%	75%	£910,933	£919,623	£911,586	£920,274	£912,220	£912,872
45%	75%	£813,861	£823,636	£814,595	£824,369	£815,307	£816,042
50%	75%	£716,789	£727,649	£717,604	£728,465	£718,396	£719,212
10%	60%	£1,493,906	£1,497,381	£1,494,036	£1,497,512	£1,494,420	£1,494,551
15%	60%	£1,397,102	£1,402,316	£1,397,298	£1,402,511	£1,397,874	£1,398,069
20%	60%	£1,300,299	£1,307,250	£1,300,560	£1,307,511	£1,301,328	£1,301,589
25%	60%	£1,203,496	£1,212,184	£1,203,822	£1,212,510	£1,204,782	£1,205,108
30%	60%	£1,106,693	£1,117,119	£1,107,084	£1,117,510	£1,108,235	£1,108,626
35%	60%	£1,009,890	£1,022,053	£1,010,345	£1,022,510	£1,011,689	£1,012,146
40%	60%	£913,085	£926,987	£913,607	£927,509	£915,143	£915,665
45%	60%	£816,282	£831,922	£816,870	£832,508	£818,596	£819,184
E00/	600/	C740.470	C700 0E0	C700 400	C727 E00	C700 0E4	0700 700

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

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,792,662	£1,792,662	£1,792,662	£1,792,662	£1,792,662	£1,792,662
10%	71%	£1,598,646	£1,601,128	£1,598,801	£1,601,283	£1,599,013	£1,599,169
15%	71%	£1,501,638	£1,505,361	£1,501,871	£1,505,594	£1,502,189	£1,502,422
20%	71%	£1,404,630	£1,409,594	£1,404,940	£1,409,905	£1,405,364	£1,405,674
25%	71%	£1,307,620	£1,313,827	£1,308,009	£1,314,215	£1,308,539	£1,308,927
30%	71%	£1,210,612	£1,218,060	£1,211,078	£1,218,526	£1,211,715	£1,212,181
35%	71%	£1,113,604	£1,122,293	£1,114,148	£1,122,837	£1,114,890	£1,115,434
40%	71%	£1,016,596	£1,026,526	£1,017,217	£1,027,147	£1,018,066	£1,018,687
45%	71%	£919,588	£930,759	£920,287	£931,458	£921,241	£921,939
50%	71%	£822,580	£834,991	£823,356	£835,769	£824,416	£825,193
100%	71%	-£148,807	-£123,576	-£147,228	-£121,998	-£145,073	-£143,494
10%	75%	£1,598,517	£1,600,690	£1,598,680	£1,600,853	£1,598,839	£1,599,002
15%	75%	£1,501,446	£1,504,703	£1,501,690	£1,504,948	£1,501,928	£1,502,172
20%	75%	£1,404,373	£1,408,717	£1,404,700	£1,409,044	£1,405,015	£1,405,342
25%	75%	£1.307.301	£1.312.731	£1,307,708	£1.313.139	£1,308,104	£1,308,511
30%	75%	£1,210,228	£1,216,745	£1,210,718	£1,217,234	£1,211,193	£1,211,681
35%	75%	£1.113.156	£1.120.758	£1.113.726	£1.121.330	£1.114.281	£1,114,852
40%	75%	£1,016,083	£1,024,773	£1,016,736	£1,025,424	£1,017,370	£1,018,022
45%	75%	£919,011	£928,786	£919,745	£929,519	£920,457	£921,192
50%	75%	£821,939	£832,799	£822,754	£833,615	£823,546	£824,362
10%	60%	£1,599,056	£1,602,531	£1,599,186	£1,602,662	£1,599,570	£1,599,701
15%	60%	£1,502,252	£1,507,466	£1,502,448	£1,507,661	£1,503,024	£1,503,219
20%	60%	£1,405,449	£1,412,400	£1,405,710	£1,412,661	£1,406,478	£1,406,739
25%	60%	£1,308,646	£1,317,334	£1,308,972	£1,317,660	£1,309,932	£1,310,258
30%	60%	£1,211,843	£1,222,269	£1,212,234	£1,222,660	£1,213,385	£1,213,776
35%	60%	£1,115,040	£1,127,203	£1,115,495	£1,127,660	£1,116,839	£1,117,296
40%	60%	£1.018.235	£1.032.137	£1.018.757	£1.032.659	£1.020.293	£1,020,815
45%	60%	£921,432	£937,072	£922,020	£937,658	£923,746	£924,334
50%	60%	£824 629	£842 006	£825,282	£842 650	£827 201	£827.853

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,581,072	£1,581,072	£1,581,072	£1,581,072	£1,581,072	£1,581,072
10%	71%	£1,387,056	£1,389,538	£1,387,211	£1,389,693	£1,387,423	£1,387,579
15%	71%	£1,290,048	£1,293,771	£1,290,281	£1,294,004	£1,290,599	£1,290,832
20%	71%	£1,193,040	£1,198,004	£1,193,350	£1,198,315	£1,193,774	£1,194,084
25%	71%	£1,096,030	£1,102,237	£1,096,419	£1,102,625	£1,096,949	£1,097,337
30%	71%	£999,022	£1,006,470	£999,488	£1,006,936	£1,000,125	£1,000,591
35%	71%	£902,014	£910,703	£902,558	£911,247	£903,300	£903,844
40%	71%	£805,006	£814,936	£805,627	£815,557	£806,476	£807,097
45%	71%	£707,998	£719,169	£708,697	£719,868	£709,651	£710,349
50%	71%	£610,990	£623,401	£611,766	£624,179	£612,826	£613,603
100%	71%			-£358,818			-£355,084
10%	75%	£1,386,927	£1,389,100	£1,387,090	£1,389,263	£1,387,249	£1,387,412
15%	75%	£1,289,856	£1,293,113	£1,290,100	£1,293,358	£1,290,338	£1,290,582
20%	75%	£1,192,783	£1,197,127	£1,193,110	£1,197,454	£1,193,425	£1,193,752
25%	75%	£1,095,711	£1,101,141	£1,096,118	£1,101,549	£1,096,514	£1,096,921
30%	75%	£998,638	£1,005,155	£999,128	£1,005,644	£999,603	£1,000,091
35%	75%	£901,566	£909,168	£902,136	£909,740	£902,691	£903,262
40%	75%	£804,493	£813,183	£805,146	£813,834	£805,780	£806,432
45%	75%	£707,421	£717,196	£708,155	£717,929	£708,867	£709,602
50%	75%	£610,349	£621,209	£611,164	£622,025	£611,956	£612,772
10%	60%	£1,387,466	£1,390,941	£1,387,596	£1,391,072	£1,387,980	£1,388,111
15%	60%	£1,290,662	£1,295,876	£1,290,858	£1,296,071	£1,291,434	£1,291,629
20%	60%	£1,193,859	£1,200,810	£1,194,120	£1,201,071	£1,194,888	£1,195,149
25%	60%	£1,097,056	£1,105,744	£1,097,382	£1,106,070	£1,098,342	£1,098,668
30%	60%	£1,000,253	£1,010,679	£1,000,644	£1,011,070	£1,001,795	£1,002,186
35%	60%	£903,450	£915,613	£903,905	£916,070	£905,249	£905,706
40%	60%	£806,645	£820,547	£807,167	£821,069	£808,703	£809,225
45%	60%	£709,842	£725,482	£710,430	£726,068	£712,156	£712,744
50%	60%	£613,039	£630,416	£613,692	£631,069	£615,611	£616,263

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,725,762	£1,725,762	£1,725,762	£1,725,762	£1,725,762	£1,725,762
10%	71%	£1,531,746	£1,534,228	£1,531,901	£1,534,383	£1,532,113	£1,532,269
15%	71%	£1,434,738	£1,438,461	£1,434,971	£1,438,694	£1,435,289	£1,435,522
20%	71%	£1,337,730	£1,342,694	£1,338,040	£1,343,005	£1,338,464	£1,338,774
25%	71%	£1,240,720	£1,246,927	£1,241,109	£1,247,315	£1,241,639	£1,242,027
30%	71%	£1,143,712	£1,151,160	£1,144,178	£1,151,626	£1,144,815	£1,145,281
35%	71%	£1,046,704	£1,055,393	£1,047,248	£1,055,937	£1,047,990	£1,048,534
40%	71%	£949,696	£959,626	£950,317	£960,247	£951,166	£951,787
45%	71%	£852,688	£863,859	£853,387	£864,558	£854,341	£855,039
50%	71%	£755,680	£768,091	£756,456	£768,869	£757,516	£758,293
100%	71%			-£214,128			-£210,394
10%	75%	£1,531,617	£1,533,790	£1,531,780	£1,533,953	£1,531,939	£1,532,102
15%	75%	£1,434,546	£1,437,803	£1,434,790	£1,438,048	£1,435,028	£1,435,272
20%	75%	£1,337,473	£1,341,817	£1,337,800	£1,342,144	£1,338,115	£1,338,442
25%	75%	£1,240,401	£1,245,831	£1,240,808	£1,246,239	£1,241,204	£1,241,611
30%	75%	£1.143.328	£1.149.845	£1.143.818	£1.150.334	£1.144.293	£1,144,781
35%	75%	£1,046,256	£1,053,858	£1,046,826	£1,054,430	£1,047,381	£1,047,952
40%	75%	£949.183	£957.873	£949.836	£958.524	£950.470	£951.122
45%	75%	£852,111	£861,886	£852,845	£862,619	£853,557	£854,292
50%	75%	£755.039	£765.899	£755.854	£766.715	£756.646	£757,462
10%	60%	£1,532,156	£1,535,631	£1,532,286	£1,535,762	£1,532,670	£1,532,801
15%	60%	£1,435,352	£1,440,566	£1,435,548	£1,440,761	£1,436,124	£1,436,319
20%	60%	£1,338,549	£1,345,500	£1,338,810	£1,345,761	£1,339,578	£1,339,839
25%	60%	£1,241,746	£1,250,434	£1,242,072	£1,250,760	£1,243,032	£1,243,358
30%	60%	£1,144,943	£1,155,369	£1,145,334	£1,155,760	£1,146,485	£1,146,876
35%	60%	£1.048.140	£1.060.303	£1.048.595	£1.060.760	£1.049.939	£1,050,396
40%	60%	£951,335	£965,237	£951,857	£965,759	£953,393	£953,915
45%	60%	£854.532	£870.172	£855,120	£870.758	£856.846	£857,434
50%	60%	£757 729	£775.106	£758.382	£775.759	£760.301	£760.953

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£1,792,662	£1,792,662	£1,792,662	£1,792,662	£1,792,662	£1,792,662
10%	71%	£1,598,646	£1,601,128	£1,598,801	£1,601,283	£1,599,013	£1,599,169
15%	71%	£1,501,638	£1,505,361	£1,501,871	£1,505,594	£1,502,189	£1,502,422
20%	71%	£1,404,630	£1,409,594	£1,404,940	£1,409,905	£1,405,364	£1,405,674
25%	71%	£1,307,620	£1,313,827	£1,308,009	£1,314,215	£1,308,539	£1,308,927
30%	71%	£1,210,612	£1,218,060	£1.211.078	£1.218.526	£1,211,715	£1,212,181
35%	71%	£1,113,604	£1,122,293	£1,114,148	£1,122,837	£1,114,890	£1,115,434
40%	71%	£1.016.596	£1.026.526	£1.017.217	£1.027.147	£1.018.066	£1.018.687
45%	71%	£919,588	£930,759	£920,287	£931,458	£921,241	£921,939
50%	71%	£822.580	£834.991	£823.356	£835.769	£824.416	£825,193
100%	71%	-£148,807	-£123,576	-£147,228	-£121,998	-£145,073	-£143,494
10%	75%	£1.598.517	£1.600.690	£1.598.680	£1.600.853	£1,598,839	£1,599,002
15%	75%	£1,501,446	£1,504,703	£1,501,690	£1,504,948	£1,501,928	£1,502,172
20%	75%	£1,404,373	£1,408,717	£1,404,700	£1,409,044	£1,405,015	£1,405,342
25%	75%	£1,307,301	£1,312,731	£1,307,708	£1,313,139	£1,308,104	£1,308,511
30%	75%	£1.210.228	£1,216,745	£1.210.718	£1.217.234	£1,211,193	£1,211,681
35%	75%	£1,113,156	£1,120,758	£1,113,726	£1,121,330	£1,114,281	£1,114,852
40%	75%	£1.016.083	£1.024.773	£1.016.736	£1.025.424	£1.017.370	£1.018.022
45%	75%	£919,011	£928,786	£919,745	£929,519	£920,457	£921,192
50%	75%	£821.939	£832,799	£822,754	£833.615	£823.546	£824.362
10%	60%	£1,599,056	£1.602.531	£1,599,186	£1.602.662	£1,599,570	£1,599,701
15%	60%	£1.502.252	£1.507.466	£1.502.448	£1.507.661	£1.503.024	£1,503,219
20%	60%	£1,405,449	£1,412,400	£1.405.710	£1.412.661	£1,406,478	£1,406,739
25%	60%	£1,308,646	£1.317.334	£1.308.972	£1.317.660	£1,309,932	£1,310,258
30%	60%	£1,211,843	£1,222,269	£1,212,234	£1,222,660	£1,213,385	£1,213,776
35%	60%	£1.115.040	£1.127.203	£1.115.495	£1.127.660	£1.116.839	£1,117,296
40%	60%	£1.018.235	£1.032.137	£1,018,757	£1.032.659	£1.020.293	£1,020,815
45%	60%	£921.432	£937.072	£922.020	£937.658	£923.746	£924.334
50%	60%	£824 629	6842,006	£825 282	£842 659	£827 201	£827.853

£13,474,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,122,810	£1,122,810	£1,122,810	£1,122,810	£1,122,810	£1,122,810
10%	71%	£1,002,459	£1,004,941	£1,002,717	£1,005,200	£1,002,811	£1,003,070
15%	71%	£942,284	£946,007	£942,671	£946,396	£942,811	£943,200
20%	71%	£882,108	£887,073	£882,625	£887,590	£882,812	£883,330
25%	71%	£821,933	£828,139	£822,579	£828,786	£822,812	£823,459
30%	71%	£761,757	£769,205	£762,533	£769,981	£762,813	£763,589
35%	71%	£701,582	£710,270	£702,488	£711,177	£702,814	£703,720
40%	71%	£641,406	£651,336	£642,442	£652,371	£642,814	£643,850
45%	71%	£581,231	£592,402	£582,396	£593,567	£582,814	£583,980
50%	71%	£521,055	£533,467	£522,350	£534,762	£522,815	£524,109
100%	71%	-£82,020	-£56,790	-£79,388	-£54,158	-£78,442	-£75,811
10%	75%	£1,002,326	£1,004,497	£1,002,597	£1,004,770	£1,002,633	£1,002,906
15%	75%	£942,083	£945,342	£942,492	£945,750	£942,546	£942,953
20%	75%	£881,842	£886,186	£882,385	£886,729	£882,458	£883,001
25%	75%	£821,599	£827,030	£822,278	£827,709	£822,369	£823,049
30%	75%	£761,357	£767,874	£762,173	£768,689	£762,281	£763,096
35%	75%	£701,115	£708,717	£702,066	£709,669	£702,193	£703,145
40%	75%	£640,873	£649,561	£641,961	£650,649	£642,105	£643,192
45%	75%	£580,630	£590,405	£581,854	£591,629	£582,016	£583,240
50%	75%	£520,389	£531,249	£521,748	£532,608	£521,928	£523,288
10%	60%	£1,002,885	£1,006,361	£1,003,103	£1,006,579	£1,003,378	£1,003,595
15%	60%	£942,923	£948,137	£943,249	£948,463	£943,662	£943,988
20%	60%	£882,961	£889,912	£883,396	£890,347	£883,946	£884,381
25%	60%	£822,999	£831,687	£823,542	£832,231	£824,231	£824,774
30%	60%	£763,037	£773,463	£763,689	£774,115	£764,515	£765,167
35%	60%	£703,075	£715,238	£703,835	£716,000	£704,799	£705,560
40%	60%	£643,112	£657,013	£643,982	£657,884	£645,083	£645,953
45%	60%	£583,150	£598,790	£584,128	£599,768	£585,368	£586,346
50%	60%	£523 188	£540 565	£524 275	£541 652	£525 652	£526 730

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£222,810	£222,810	£222,810	£222,810	£222,810	£222,810
10%	71%	£102,459	£104,941	£102,717	£105,200	£102,811	£103,070
15%	71%	£42,284	£46,007	£42,671	£46,396	£42,811	£43,200
20%	71%	-£17,892	-£12,927	-£17,375	-£12,410	-£17,188	-£16,670
25%	71%	-£78,067	-£71,861	-£77,421	-£71,214	-£77,188	-£76,541
30%	71%	-£138,243	-£130,795	-£137,467	-£130,019	-£137,187	-£136,411
35%	71%		-£189,730				-£196,280
40%	71%	-£258,594	-£248,664	-£257,558	-£247,629	-£257,186	-£256,150
45%	71%		-£307,598				-£316,020
50%	71%		-£366,533				-£375,891
100%	71%		-£956,790				-£975,811
10%	75%	£102,326	£104,497	£102,597	£104,770	£102,633	£102,906
15%	75%	£42,083	£45,342	£42,492	£45,750	£42,546	£42,953
20%	75%	-£18,158	-£13,814	-£17,615	-£13,271	-£17,542	-£16,999
25%	75%	-£78,401	-£72,970	-£77,722	-£72,291	-£77,631	-£76,951
30%	75%	-£138,643	-£132,126	-£137,827	-£131,311	-£137,719	-£136,904
35%	75%	-£198,885	-£191,283	-£197,934	-£190,331	-£197,807	-£196,855
40%	75%		-£250,439				-£256,808
45%	75%	-£319,370	-£309,595	-£318,146	-£308,371	-£317,984	-£316,760
50%	75%		-£368,751				-£376,712
10%	60%	£102,885	£106,361	£103,103	£106,579	£103,378	£103,595
15%	60%	£42,923	£48,137	£43,249	£48,463	£43,662	£43,988
20%	60%	-£17,039	-£10,088	-£16,604	-£9,653	-£16,054	-£15,619
25%	60%	-£77,001	-£68,313	-£76,458	-£67,769	-£75,769	-£75,226
30%	60%	-£136,963	-£126,537	-£136,311	-£125,885	-£135,485	-£134,833
35%	60%		-£184,762				-£194,440
40%	60%		-£242,987				-£254,047
45%	60%		-£301,210				-£313,654
50%	60%		-£359.435				-£373.261

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£399,560	£399,560	£399,560	£399,560	£399,560	£399,560
10%	71%	£279,209	£281,691	£279,467	£281,950	£279,561	£279,820
15%	71%	£219,034	£222,757	£219,421	£223,146	£219,561	£219,950
20%	71%	£158,858	£163,823	£159,375	£164,340	£159,562	£160,080
25%	71%	£98,683	£104,889	£99,329	£105,536	£99,562	£100,209
30%	71%	£38,507	£45,955	£39,283	£46,731	£39,563	£40,339
35%	71%	-£21,668	-£12,980		-£12,073	-£20,436	-£19,530
40%	71%	-£81,844	-£71,914	-£80,808	-£70,879	-£80,436	-£79,400
45%	71%	-£142,019	-£130,848	-£140,854	-£129,683	-£140,436	-£139,270
50%	71%	-£202,195	-£189,783	-£200,900	-£188,488	-£200,435	-£199,141
100%	71%	-£805,270	-£780,040				
10%	75%	£279,076	£281,247	£279,347	£281,520	£279,383	£279,656
15%	75%	£218,833	£222,092	£219,242	£222,500	£219,296	£219,703
20%	75%	£158,592	£162,936	£159,135	£163,479	£159,208	£159,751
25%	75%	£98,349	£103,780	£99,028	£104,459	£99,119	£99,799
30%	75%	£38,107	£44,624	£38,923	£45,439	£39,031	£39,846
35%	75%	-£22,135	-£14,533	-£21,184	-£13,581	-£21,057	-£20,105
40%	75%	-£82,377	-£73,689	-£81,289	-£72,601	-£81,145	-£80,058
45%	75%	-£142,620	-£132,845	-£141,396	-£131,621	-£141,234	-£140,010
50%	75%	-£202,861	-£192,001				
10%	60%	£279,635	£283,111	£279,853	£283,329	£280,128	£280,345
15%	60%	£219,673	£224,887	£219,999	£225,213	£220,412	£220,738
20%	60%	£159,711	£166,662	£160,146	£167,097	£160,696	£161,131
25%	60%	£99,749	£108,437	£100,292	£108,981	£100,981	£101,524
30%	60%	£39,787	£50,213	£40,439	£50,865	£41,265	£41,917
35%	60%	-£20,175	-£8,012	-£19,415	-£7,250	-£18,451	-£17,690
40%	60%	-£80,138	-£66,237	-£79,268	-£65,366	-£78,167	-£77,297
45%	60%	-£140,100	-£124,460	-£139,122	-£123,482	-£137,882	-£136,904
50%	60%	-£200.062	-£182 685				

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£707,290	£707,290	£707,290	£707,290	£707,290	£707,290
10%	71%	£586,939	£589,421	£587,197	£589,680	£587,291	£587,550
15%	71%	£526,764	£530,487	£527,151	£530,876	£527,291	£527,680
20%	71%	£466,588	£471,553	£467,105	£472,070	£467,292	£467,810
25%	71%	£406,413	£412,619	£407,059	£413,266	£407,292	£407,939
30%	71%	£346,237	£353,685	£347,013	£354,461	£347,293	£348,069
35%	71%	£286,062	£294,750	£286,968	£295,657	£287,294	£288,200
40%	71%	£225,886	£235,816	£226,922	£236,851	£227,294	£228,330
45%	71%	£165,711	£176,882	£166,876	£178,047	£167,294	£168,460
50%	71%	£105,535	£117,947	£106,830	£119,242	£107,295	£108,589
100%	71%	-£497,540	-£472,310	-£494,908	-£469,678	-£493,962	-£491,331
10%	75%	£586.806	£588,977	£587.077	£589.250	£587.113	£587.386
15%	75%	£526,563	£529,822	£526,972	£530,230	£527,026	£527,433
20%	75%	£466.322	£470,666	£466.865	£471.209	£466.938	£467.481
25%	75%	£406.079	£411.510	£406.758	£412.189	£406.849	£407.529
30%	75%	£345.837	£352,354	£346.653	£353.169	£346,761	£347,576
35%	75%	£285.595	£293,197	£286.546	£294.149	£286,673	£287.625
40%	75%	£225,353	£234,041	£226.441	£235.129	£226.585	£227,672
45%	75%	£165.110	£174,885	£166.334	£176.109	£166,496	£167,720
50%	75%	£104.869	£115,729	£106.228	£117.088	£106,408	£107,768
10%	60%	£587.365	£590.841	£587.583	£591.059	£587.858	£588.075
15%	60%	£527,403	£532,617	£527.729	£532.943	£528.142	£528,468
20%	60%	£467,441	£474,392	£467.876	£474.827	£468,426	£468.861
25%	60%	£407,479	£416.167	£408.022	£416.711	£408.711	£409.254
30%	60%	£347.517	£357.943	£348 169	£358 595	£348 995	£349,647
35%	60%	£287.555	£299.718	£288.315	£300,480	£289.279	£290.040
40%	60%	£227,592	£241.493	£228 462	£242 364	£229.563	£230,433
45%	60%	£167.630	£183,270	£168.608	£184.248	£169.848	£170.826
500/	0070	2407.000	2100,270	2100,000	2104,240	2100,040	2110,020

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£846,570	£846,570	£846,570	£846,570	£846,570	£846,570
10%	71%	£726,219	£728,701	£726,477	£728,960	£726,571	£726,830
15%	71%	£666,044	£669,767	£666,431	£670,156	£666,571	£666,960
20%	71%	£605,868	£610,833	£606,385	£611,350	£606,572	£607,090
25%	71%	£545,693	£551,899	£546,339	£552,546	£546,572	£547,219
30%	71%	£485,517	£492,965	£486,293	£493,741	£486,573	£487,349
35%	71%	£425,342	£434,030	£426,248	£434,937	£426,574	£427,480
40%	71%	£365,166	£375,096	£366,202	£376,131	£366,574	£367,610
45%	71%	£304,991	£316,162	£306,156	£317,327	£306,574	£307,740
50%	71%	£244,815	£257,227	£246,110	£258,522	£246,575	£247,869
100%	71%		-£333,030		-£330,398		-£352,051
10%	75%	£726,086	£728,257	£726,357	£728,530	£726,393	£726,666
15%	75%	£665,843	£669,102	£666,252	£669,510	£666,306	£666,713
20%	75%	£605,602	£609,946	£606,145	£610,489	£606,218	£606,761
25%	75%	£545,359	£550,790	£546,038	£551,469	£546,129	£546,809
30%	75%	£485,117	£491,634	£485,933	£492,449	£486,041	£486,856
35%	75%	£424.875	£432,477	£425.826	£433.429	£425.953	£426,905
40%	75%	£364,633	£373,321	£365,721	£374,409	£365,865	£366,952
45%	75%	£304,390	£314,165	£305,614	£315,389	£305,776	£307,000
50%	75%	£244,149	£255,009	£245,508	£256,368	£245,688	£247,048
10%	60%	£726,645	£730,121	£726,863	£730,339	£727,138	£727,355
15%	60%	£666,683	£671,897	£667,009	£672,223	£667,422	£667,748
20%	60%	£606,721	£613,672	£607,156	£614,107	£607,706	£608,141
25%	60%	£546,759	£555,447	£547,302	£555,991	£547,991	£548,534
30%	60%	£486,797	£497,223	£487,449	£497,875	£488,275	£488,927
35%	60%	£426,835	£438,998	£427,595	£439,760	£428,559	£429,320
40%	60%	£366,872	£380,773	£367,742	£381,644	£368,843	£369,713
45%	60%	£306,910	£322,550	£307,888	£323,528	£309,128	£310,106
50%	60%	£246.948	£264,325	£248.035	£265.412	£249.412	£250,499

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£949,820	£949,820	£949,820	£949,820	£949,820	£949,820
10%	71%	£829,469	£831,951	£829,727	£832,210	£829,821	£830,080
15%	71%	£769,294	£773,017	£769,681	£773,406	£769,821	£770,210
20%	71%	£709,118	£714,083	£709,635	£714,600	£709,822	£710,340
25%	71%	£648,943	£655,149	£649,589	£655,796	£649,822	£650,469
30%	71%	£588,767	£596,215	£589,543	£596,991	£589,823	£590,599
35%	71%	£528,592	£537,280	£529,498	£538,187	£529,824	£530,730
40%	71%	£468,416	£478,346	£469,452	£479,381	£469,824	£470,860
45%	71%	£408,241	£419,412	£409,406	£420,577	£409,824	£410,990
50%	71%	£348,065	£360,477	£349,360	£361,772	£349,825	£351,119
100%	71%		-£229,780				-£248,801
10%	75%	£829,336	£831,507	£829,607	£831,780	£829,643	£829,916
15%	75%	£769,093	£772,352	£769,502	£772,760	£769,556	£769,963
20%	75%	£708,852	£713,196	£709,395	£713,739	£709,468	£710,011
25%	75%	£648,609	£654,040	£649,288	£654,719	£649,379	£650,059
30%	75%	£588,367	£594,884	£589,183	£595,699	£589,291	£590,106
35%	75%	£528,125	£535,727	£529,076	£536,679	£529,203	£530,155
40%	75%	£467,883	£476,571	£468,971	£477,659	£469,115	£470,202
45%	75%	£407,640	£417,415	£408,864	£418,639	£409,026	£410,250
50%	75%	£347,399	£358,259	£348,758	£359,618	£348,938	£350,298
10%	60%	£829,895	£833,371	£830,113	£833,589	£830,388	£830,605
15%	60%	£769,933	£775,147	£770,259	£775,473	£770,672	£770,998
20%	60%	£709,971	£716,922	£710,406	£717,357	£710,956	£711,391
25%	60%	£650,009	£658,697	£650,552	£659,241	£651,241	£651,784
30%	60%	£590,047	£600,473	£590,699	£601,125	£591,525	£592,177
35%	60%	£530,085	£542,248	£530,845	£543,010	£531,809	£532,570
40%	60%	£470,122	£484,023	£470,992	£484,894	£472,093	£472,963
45%	60%	£410,160	£425,800	£411,138	£426,778	£412,378	£413,356
50%	60%	£350.198	£367.575	£351,285	£368,662	£352.662	£353,749

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,054,970	£1,054,970	£1,054,970	£1,054,970	£1,054,970	£1,054,970
10%	71%	£934,619	£937,101	£934,877	£937,360	£934,971	£935,230
15%	71%	£874,444	£878,167	£874,831	£878,556	£874,971	£875,360
20%	71%	£814,268	£819,233	£814,785	£819,750	£814,972	£815,490
25%	71%	£754,093	£760,299	£754,739	£760,946	£754,972	£755,619
30%	71%	£693,917	£701,365	£694,693	£702,141	£694,973	£695,749
35%	71%	£633,742	£642,430	£634,648	£643,337	£634,974	£635,880
40%	71%	£573,566	£583,496	£574,602	£584,531	£574,974	£576,010
45%	71%	£513,391	£524,562	£514,556	£525,727	£514,974	£516,140
50%	71%	£453,215	£465,627	£454,510	£466,922	£454,975	£456,269
100%	71%	-£149,860	-£124,630	-£147,228	-£121,998	-£146,282	-£143,651
10%	75%	£934,486	£936,657	£934,757	£936,930	£934,793	£935,066
15%	75%	£874,243	£877,502	£874,652	£877,910	£874,706	£875,113
20%	75%	£814,002	£818,346	£814,545	£818,889	£814,618	£815,161
25%	75%	£753,759	£759,190	£754,438	£759,869	£754,529	£755,209
30%	75%	£693,517	£700,034	£694,333	£700,849	£694,441	£695,256
35%	75%	£633,275	£640,877	£634,226	£641,829	£634,353	£635,305
40%	75%	£573,033	£581,721	£574,121	£582,809	£574,265	£575,352
45%	75%	£512,790	£522,565	£514,014	£523,789	£514,176	£515,400
50%	75%	£452,549	£463,409	£453,908	£464,768	£454,088	£455,448
10%	60%	£935,045	£938,521	£935,263	£938,739	£935,538	£935,755
15%	60%	£875,083	£880,297	£875,409	£880,623	£875,822	£876,148
20%	60%	£815,121	£822,072	£815,556	£822,507	£816,106	£816,541
25%	60%	£755,159	£763,847	£755,702	£764,391	£756,391	£756,934
30%	60%	£695,197	£705,623	£695,849	£706,275	£696,675	£697,327
35%	60%	£635,235	£647,398	£635,995	£648,160	£636,959	£637,720
40%	60%	£575,272	£589,173	£576,142	£590,044	£577,243	£578,113
45%	60%	£515,310	£530,950	£516,288	£531,928	£517,528	£518,506
50%	60%	£455.348	£472.725	£456.435	£473.812	£457.812	£458,899

£17,299,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LL
0%	71%	F843 380	£843.380	£843.380	£843.380	F843.380	£843.380
10%	71%	£723.029	£725.511	£723.287	£725.770	£723,381	£723,640
15%	71%	£662.854	£666.577	£663.241	£666,966	£663.381	£663,770
20%	71%	£602,678	£607,643	£603,241	£608,160	£603,387	£603,900
25%	71%	£542.503	£548,709	£543.149	£549.356	£543.382	£544.029
30%	71%	£482,327	£489,775	£483,103	£490.551	£483,383	£484,159
35%	71%	£422.152	£430.840	£423.058	£431,747	£423,384	£424,290
40%	71%	£361.976	£371.906	£363.012	£372.941	£363,384	£364,420
45%	71%	£301,801	£312.972	£302,966	£314.137	£303,384	£304,550
50%	71%	£241.625	£254.037	£242,920	£255,332	£243,385	£244,679
100%	71%	-£361.450	-£336.220	-£358.818	-£333.588	-£357 872	-£355,241
10%	75%	£722.896	£725.067	£723.167	£725.340	£723,203	£723,476
15%	75%	£662.653	£665,912	£663.062	£666.320	£663,116	£663,523
20%	75%	£602,412	£606,756	£602,955	£607,299	£603,028	£603,523
25%	75%	£542,169	£547.600	£542.848	£548,279	£542,939	£543,619
30%	75%	£481.927	£488,444	£482,743	£489.259	£482,851	£483,666
35%	75%	£421.685	£429,287	£422,636	£430,239	£422,763	£423,715
40%	75%	£361,443	£370.131	£362.531	£371.219	£362,675	£363,762
45%	75%	£301,200	£310,975	£302,424	£312,199	£302,586	£303,810
50%	75%	£240,959	£251.819	£242.318	£253.178	£242,498	£243.858
10%	60%	£723,455	£726,931	£723.673	£727,149	£723,948	£724.165
15%	60%	£663,493	£668.707	£663.819	£669.033	£664,232	£664,558
20%	60%	£603.531	£610.482	£603.966	£610.917	£604,516	£604,951
25%	60%	£543.569	£552.257	£544.112	£552.801	£544,801	£545.344
30%	60%	£483.607	£494.033	£484,259	£494.685	£485,085	£485,737
35%	60%	£423.645	£435,808	£424,405	£436.570	£425,369	£426.130
40%	60%	£363 682	£377.583	£364.552	£378.454	£365 653	£366.523
45%	60%	£303,720	£319.360	£304,698	£320.338	£305,938	£306,916
50%	60%	£243,758	£261.135	£244,845	£262 222	£246,222	£247,309

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£988.070	£988.070	£988.070	£988.070	£988.070	£988.070
10%	71%	£867,719	£870,201	£867,977	£870,460	£868,071	£868,330
15%	71%	£807,544	£811,267	£807,931	£811,656	£808,071	£808,460
20%	71%	£747,368	£752,333	£747,885	£752,850	£748,072	£748,590
25%	71%	£687,193	£693,399	£687,839	£694,046	£688,072	£688,719
30%	71%	£627,017	£634,465	£627,793	£635,241	£628,073	£628,849
35%	71%	£566,842	£575,530	£567,748	£576,437	£568,074	£568,980
40%	71%	£506,666	£516,596	£507,702	£517,631	£508,074	£509,110
45%	71%	£446,491	£457,662	£447,656	£458,827	£448,074	£449,240
50%	71%	£386,315	£398,727	£387,610	£400,022	£388,075	£389,369
100%	71%		-£191,530				-£210,551
10%	75%	£867,586	£869,757	£867,857	£870,030	£867,893	£868,166
15%	75%	£807,343	£810,602	£807,752	£811,010	£807,806	£808,213
20%	75%	£747,102	£751,446	£747,645	£751,989	£747,718	£748,261
25%	75%	£686,859	£692,290	£687,538	£692,969	£687,629	£688,309
30%	75%	£626.617	£633,134	£627.433	£633,949	£627.541	£628.356
35%	75%	£566,375	£573,977	£567,326	£574,929	£567,453	£568,405
40%	75%	£506.133	£514.821	£507.221	£515,909	£507.365	£508.452
45%	75%	£445,890	£455,665	£447,114	£456,889	£447,276	£448,500
50%	75%	£385.649	£396,509	£387.008	£397,868	£387.188	£388.548
10%	60%	£868,145	£871,621	£868,363	£871,839	£868,638	£868,855
15%	60%	£808.183	£813,397	£808.509	£813,723	£808.922	£809.248
20%	60%	£748,221	£755,172	£748,656	£755,607	£749,206	£749,641
25%	60%	£688,259	£696,947	£688,802	£697,491	£689,491	£690,034
30%	60%	£628,297	£638,723	£628,949	£639,375	£629,775	£630,427
35%	60%	£568.335	£580,498	£569.095	£581,260	£570.059	£570.820
40%	60%	£508,372	£522,273	£509,242	£523,144	£510,343	£511,213
45%	60%	£448.410	£464,050	£449.388	£465.028	£450.628	£451,606
60%	60%	C200 440	C40E 92E	£200 E2E	£40£ 042	£200.012	£201 000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,054,970	£1,054,970	£1,054,970	£1,054,970	£1,054,970	£1,054,970
10%	71%	£934,619	£937,101	£934,877	£937,360	£934,971	£935,230
15%	71%	£874,444	£878,167	£874,831	£878,556	£874,971	£875,360
20%	71%	£814,268	£819,233	£814,785	£819,750	£814,972	£815,490
25%	71%	£754,093	£760,299	£754,739	£760,946	£754,972	£755,619
30%	71%	£693,917	£701,365	£694,693	£702,141	£694,973	£695,749
35%	71%	£633,742	£642,430	£634,648	£643,337	£634,974	£635,880
40%	71%	£573,566	£583,496	£574,602	£584,531	£574,974	£576,010
45%	71%	£513,391	£524,562	£514,556	£525,727	£514,974	£516,140
50%	71%	£453,215	£465,627	£454,510	£466,922	£454,975	£456,269
100%	71%	-£149,860	-£124,630	-£147,228	-£121,998	-£146,282	-£143,651
10%	75%	£934,486	£936,657	£934,757	£936,930	£934,793	£935,066
15%	75%	£874,243	£877,502	£874,652	£877,910	£874,706	£875,113
20%	75%	£814,002	£818,346	£814,545	£818,889	£814,618	£815,161
25%	75%	£753,759	£759,190	£754,438	£759,869	£754,529	£755,209
30%	75%	£693.517	£700.034	£694.333	£700.849	£694,441	£695,256
35%	75%	£633,275	£640,877	£634,226	£641,829	£634,353	£635,305
40%	75%	£573.033	£581.721	£574.121	£582.809	£574.265	£575,352
45%	75%	£512,790	£522,565	£514,014	£523,789	£514,176	£515,400
50%	75%	£452.549	£463,409	£453.908	£464,768	£454.088	£455,448
10%	60%	£935.045	£938.521	£935,263	£938.739	£935.538	£935,755
15%	60%	£875,083	£880,297	£875,409	£880,623	£875,822	£876,148
20%	60%	£815.121	£822.072	£815.556	£822.507	£816.106	£816.541
25%	60%	£755.159	£763.847	£755.702	£764.391	£756.391	£756,934
30%	60%	£695,197	£705.623	£695.849	£706.275	£696.675	£697.327
35%	60%	£635,235	£647.398	£635.995	£648.160	£636.959	£637,720
40%	60%	£575,272	£589.173	£576.142	£590.044	£577.243	£578.113
45%	60%	£515.310	£530.950	£516.288	£531.928	£517.528	£518.506
50%	60%	£455 348	£472 725	£456 435	£473.812	£457.812	£458.800

£13,474,000

	CIL Zone	1
	Value Area	Low
		•
Sales value inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£878,540	£878,540	£878,540	£878,540	£878,540	£878,540
10%	71%	£782,447	£784,929	£782,875	£785,358	£782,799	£783,228
15%	71%	£734,399	£738,124	£735,043	£738,767	£734,928	£735,571
20%	71%	£686,352	£691,318	£687,210	£692,175	£687,056	£687,915
25%	71%	£638,305	£644,512	£639,378	£645,584	£639,185	£640,258
30%	71%	£590,258	£597,706	£591,545	£598,993	£591,314	£592,601
35%	71%	£542,211	£550,900	£543,713	£552,401	£543,443	£544,945
40%	71%	£494,164	£504,094	£495,880	£505,810	£495,571	£497,288
45%	71%	£446,117	£457,288	£448,048	£459,219	£447,700	£449,631
50%	71%	£398.069	£410.482	£400.215	£412.627	£399.829	£401.975
100%	71%	-£83,750	-£58,519	-£79,388	-£54,158	-£80,173	-£75,811
10%	75%	£782.305	£784.476	£782.755	£784.928	£782.613	£783.064
15%	75%	£734,187	£737,445	£734,862	£738,121	£734,649	£735,325
20%	75%	£686,068	£690,413	£686,970	£691,314	£686,685	£687,586
25%	75%	£637,950	£643,381	£639,077	£644,508	£638,721	£639,847
30%	75%	£589.833	£596.349	£591.184	£597.701	£590.757	£592.108
35%	75%	£541,715	£549,317	£543,292	£550,894	£542,792	£544,370
40%	75%	£493.597	£502.285	£495,399	£504.087	£494.829	£496.631
45%	75%	£445,478	£455,253	£447,506	£457,281	£446,864	£448,892
50%	75%	£397,360	£408,222	£399,614	£410,474	£398,901	£401,153
10%	60%	£782,901	£786,376	£783,261	£786,737	£783,393	£783,753
15%	60%	£735,080	£740,293	£735,621	£740,834	£735,820	£736,360
20%	60%	£687,260	£694,210	£687,981	£694,932	£688,246	£688,966
25%	60%	£639,440	£648,128	£640,341	£649,029	£640,672	£641,573
30%	60%	£591,620	£602,046	£592,701	£603,127	£593,098	£594,179
35%	60%	£543,799	£555,963	£545,061	£557,224	£545,524	£546,786
40%	60%	£495,979	£509,880	£497,421	£511,322	£497,950	£499,392
45%	60%	£448,159	£463,798	£449,780	£465,420	£450,376	£451,998
50%	60%	£400.338	£417.715	£402.140	£419.517	£402.802	£404.605

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£21,460	-£21,460	-£21,460	-£21,460	-£21,460	-£21,460
10%	71%	-£117,553	-£115,071	-£117,125	-£114,642	-£117,201	-£116,772
15%	71%	-£165,601	-£161,876		-£161,233	-£165,072	-£164,429
20%	71%	-£213,648	-£208,682	-£212,790	-£207,825	-£212,944	-£212,085
25%	71%	-£261,695	-£255,488		-£254,416		-£259,742
30%	71%	-£309,742	-£302,294	-£308,455	-£301,007	-£308,686	-£307,399
35%	71%	-£357,789	-£349,100		-£347,599		-£355,055
40%	71%	-£405,836	-£395,906	-£404,120	-£394,190	-£404,429	-£402,712
45%	71%	-£453,883	-£442,712		-£440,781		-£450,369
50%	71%	-£501,931	-£489,518	-£499,785	-£487,373		-£498,025
100%	71%	-£983,750	-£958,519		-£954,158		-£975,811
10%	75%	-£117,695	-£115,524	-£117,245	-£115,072	-£117,387	-£116,936
15%	75%	-£165,813	-£162,555		-£161,879		-£164,675
20%	75%	-£213,932	-£209,587		-£208,686		-£212,414
25%	75%	-£262,050	-£256,619		-£255,492	-£261,279	-£260,153
30%	75%	-£310,167	-£303,651		-£302,299		-£307,892
35%	75%	-£358,285	-£350,683	-£356,708	-£349,106	-£357,208	-£355,630
40%	75%	-£406,403	-£397,715	-£404,601	-£395,913	-£405,171	-£403,369
45%	75%	-£454,522	-£444,747		-£442,719	-£453,136	-£451,108
50%	75%	-£502,640	-£491,778		-£489,526		-£498,847
10%	60%	-£117,099	-£113,624	-£116,739	-£113,263	-£116,607	-£116,247
15%	60%	-£164,920	-£159,707		-£159,166		-£163,640
20%	60%	-£212,740	-£205,790		-£205,068		-£211,034
25%	60%	-£260,560	-£251,872		-£250,971		-£258,427
30%	60%	-£308,380	-£297,954		-£296,873	-£306,902	-£305,821
35%	60%	-£356,201	-£344,037		-£342,776		-£353,214
40%	60%	-£404,021	-£390,120	-£402,579	-£388,678	-£402,050	-£400,608
45%	60%	-£451,841	-£436,202		-£434,580		-£448,002
50%	60%	-£499.662				-£497.198	-£495.395

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£155,290	£155,290	£155,290	£155,290	£155,290	£155,290
10%	71%	£59,197	£61,679	£59,625	£62,108	£59,549	£59,978
15%	71%	£11,149	£14,874	£11,793	£15,517	£11,678	£12,321
20%	71%	-£36,898	-£31,932	-£36,040	-£31,075	-£36,194	-£35,335
25%	71%	-£84,945	-£78,738	-£83,872	-£77,666	-£84,065	-£82,992
30%	71%	-£132,992	-£125,544	-£131,705	-£124,257	-£131,936	-£130,649
35%	71%	-£181,039	-£172,350	-£179,537	-£170,849	-£179,807	-£178,305
40%	71%	-£229,086	-£219,156		-£217,440		-£225,962
45%	71%	-£277,133	-£265,962				-£273,619
50%	71%	-£325,181	-£312,768				-£321,275
100%	71%	-£807,000	-£781,769		-£777,408		-£799,061
10%	75%	£59,055	£61,226	£59,505	£61,678	£59,363	£59,814
15%	75%	£10.937	£14.195	£11.612	£14.871	£11.399	£12.075
20%	75%	-£37,182	-£32,837	-£36,280	-£31,936	-£36,565	-£35,664
25%	75%	-£85.300	-£79.869	-£84.173	-£78.742	-£84.529	-£83.403
30%	75%	-£133,417	-£126,901	-£132,066	-£125,549	-£132,493	-£131,142
35%	75%	-£181.535	-£173.933	-£179.958		-£180.458	-£178.880
40%	75%	-£229,653	-£220,965			-£228,421	-£226,619
45%	75%	-£277,772	-£267,997	-£275,744			-£274,358
50%	75%	-£325,890	-£315,028	-£323,636	-£312,776	-£324,349	-£322,097
10%	60%	£59,651	£63,126	£60,011	£63,487	£60,143	£60,503
15%	60%	£11,830	£17,043	£12,371	£17,584	£12,570	£13,110
20%	60%	-£35,990	-£29,040	-£35,269	-£28,318	-£35,004	-£34,284
25%	60%	-£83,810	-£75,122	-£82,909	-£74,221	-£82,578	-£81,677
30%	60%	-£131,630	-£121,204	-£130,549	-£120,123	-£130,152	-£129,071
35%	60%	-£179,451	-£167,287	-£178,189	-£166,026	-£177,726	-£176,464
40%	60%	-£227,271	-£213,370				-£223,858
45%	60%	-£275,091	-£259,452			-£272,874	-£271,252
50%	60%	-£322.912	-£305.535				-£318.645

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£463,020	£463,020	£463,020	£463,020	£463,020	£463,020
10%	71%	£366,927	£369,409	£367,355	£369,838	£367,279	£367,708
15%	71%	£318,879	£322,604	£319,523	£323,247	£319,408	£320,051
20%	71%	£270,832	£275,798	£271,690	£276,655	£271,536	£272,395
25%	71%	£222,785	£228,992	£223,858	£230,064	£223,665	£224,738
30%	71%	£174,738	£182,186	£176,025	£183,473	£175,794	£177,081
35%	71%	£126,691	£135,380	£128,193	£136,881	£127,923	£129,425
40%	71%	£78,644	£88,574	£80,360	£90,290	£80,051	£81,768
45%	71%	£30,597	£41,768	£32,528	£43,699	£32,180	£34,111
50%	71%	-£17.451	-£5.038	-£15.305	-£2.893	-£15.691	-£13.545
100%	71%	-£499,270	-£474,039	-£494,908	-£469,678		-£491,331
10%	75%	£366,785	£368.956	£367.235	£369.408	£367.093	£367.544
15%	75%	£318,667	£321,925	£319,342	£322,601	£319,129	£319,805
20%	75%	£270.548	£274.893	£271.450	£275.794	£271.165	£272.066
25%	75%	£222,430	£227,861	£223,557	£228,988	£223,201	£224,327
30%	75%	£174.313	£180.829	£175,664	£182.181	£175.237	£176,588
35%	75%	£126.195	£133.797	£127,772	£135.374	£127.272	£128.850
40%	75%	£78.077	£86.765	£79.879	£88.567	£79.309	£81.111
45%	75%	£29,958	£39,733	£31,986	£41,761	£31,344	£33,372
50%	75%	-£18.160	-£7.298	-£15.906	-£5.046	-£16.619	-£14.367
10%	60%	£367,381	£370,856	£367,741	£371,217	£367,873	£368,233
15%	60%	£319,560	£324,773	£320,101	£325,314	£320,300	£320,840
20%	60%	£271,740	£278.690	£272.461	£279.412	£272.726	£273,446
25%	60%	£223,920	£232.608	£224.821	£233.509	£225.152	£226.053
30%	60%	£176,100	£186,526	£177,181	£187.607	£177.578	£178,659
35%	60%	£128.279	£140.443	£129.541	£141.704	£130.004	£131,266
40%	60%	£80.459	£94.360	£81,901	£95.802	£82,430	£83.872
45%	60%	£32,639	£48.278	£34,260	£49.900	£34.856	£36,478
E00/	600/	C4E 400	CO 40E	C42 200	C2 007	C40.740	C40.04E

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£602,300	£602,300	£602,300	£602,300	£602,300	£602,300
10%	71%	£506,207	£508,689	£506,635	£509,118	£506,559	£506,988
15%	71%	£458,159	£461,884	£458,803	£462,527	£458,688	£459,331
20%	71%	£410,112	£415,078	£410,970	£415,935	£410,816	£411,675
25%	71%	£362,065	£368,272	£363,138	£369,344	£362,945	£364,018
30%	71%	£314,018	£321,466	£315,305	£322,753	£315,074	£316,361
35%	71%	£265,971	£274,660	£267,473	£276,161	£267,203	£268,705
40%	71%	£217,924	£227,854	£219,640	£229,570	£219,331	£221,048
45%	71%	£169,877	£181,048	£171,808	£182,979	£171,460	£173,391
50%	71%	£121,829	£134,242	£123,975	£136,387	£123,589	£125,735
100%	71%		-£334,759		-£330,398		
10%	75%	£506,065	£508,236	£506,515	£508,688	£506,373	£506,824
15%	75%	£457,947	£461,205	£458,622	£461,881	£458,409	£459,085
20%	75%	£409,828	£414,173	£410,730	£415,074	£410,445	£411,346
25%	75%	£361,710	£367,141	£362,837	£368,268	£362,481	£363,607
30%	75%	£313,593	£320,109	£314,944	£321,461	£314,517	£315,868
35%	75%	£265,475	£273,077	£267,052	£274,654	£266,552	£268,130
40%	75%	£217,357	£226,045	£219,159	£227,847	£218,589	£220,391
45%	75%	£169,238	£179,013	£171,266	£181,041	£170,624	£172,652
50%	75%	£121,120	£131,982	£123,374	£134,234	£122,661	£124,913
10%	60%	£506,661	£510,136	£507,021	£510,497	£507,153	£507,513
15%	60%	£458,840	£464,053	£459,381	£464,594	£459,580	£460,120
20%	60%	£411,020	£417,970	£411,741	£418,692	£412,006	£412,726
25%	60%	£363,200	£371,888	£364,101	£372,789	£364,432	£365,333
30%	60%	£315,380	£325,806	£316,461	£326,887	£316,858	£317,939
35%	60%	£267,559	£279,723	£268,821	£280,984	£269,284	£270,546
40%	60%	£219,739	£233,640	£221,181	£235,082	£221,710	£223,152
45%	60%	£171,919	£187,558	£173,540	£189,180	£174,136	£175,758
50%	60%	£124,098	£141,475	£125,900	£143,277	£126,562	£128,365

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£705,550	£705,550	£705,550	£705,550	£705,550	£705,550
10%	71%	£609,457	£611,939	£609,885	£612,368	£609,809	£610,238
15%	71%	£561,409	£565,134	£562,053	£565,777	£561,938	£562,581
20%	71%	£513,362	£518,328	£514,220	£519,185	£514,066	£514,925
25%	71%	£465,315	£471,522	£466,388	£472,594	£466,195	£467,268
30%	71%	£417,268	£424,716	£418,555	£426,003	£418,324	£419,611
35%	71%	£369,221	£377,910	£370,723	£379,411	£370,453	£371,955
40%	71%	£321,174	£331,104	£322,890	£332,820	£322,581	£324,298
45%	71%	£273,127	£284,298	£275,058	£286,229	£274,710	£276,641
50%	71%	£225,079	£237,492	£227,225	£239,637	£226,839	£228,985
100%	71%	-£256,740					-£248,801
10%	75%	£609,315	£611,486	£609,765	£611,938	£609,623	£610,074
15%	75%	£561,197	£564,455	£561,872	£565,131	£561,659	£562,335
20%	75%	£513,078	£517,423	£513,980	£518,324	£513,695	£514,596
25%	75%	£464,960	£470,391	£466,087	£471,518	£465,731	£466,857
30%	75%	£416,843	£423,359	£418,194	£424,711	£417,767	£419,118
35%	75%	£368.725	£376.327	£370.302	£377.904	£369.802	£371.380
40%	75%	£320,607	£329,295	£322,409	£331,097	£321,839	£323,641
45%	75%	£272.488	£282.263	£274.516	£284.291	£273.874	£275.902
50%	75%	£224,370	£235,232	£226,624	£237,484	£225,911	£228,163
10%	60%	£609,911	£613,386	£610,271	£613,747	£610,403	£610,763
15%	60%	£562,090	£567,303	£562,631	£567,844	£562,830	£563,370
20%	60%	£514,270	£521,220	£514,991	£521,942	£515,256	£515,976
25%	60%	£466,450	£475,138	£467,351	£476,039	£467,682	£468,583
30%	60%	£418,630	£429,056	£419,711	£430,137	£420,108	£421,189
35%	60%	£370,809	£382,973	£372,071	£384,234	£372,534	£373,796
40%	60%	£322.989	£336.890	£324.431	£338.332	£324,960	£326.402
45%	60%	£275,169	£290,808	£276,790	£292,430	£277,386	£279,008
50%	60%	£227.348	£244,725	£229,150	£246,527	£229,812	£231,615

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£810,700	£810,700	£810,700	£810,700	£810,700	£810,700
10%	71%	£714,607	£717,089	£715,035	£717,518	£714,959	£715,388
15%	71%	£666,559	£670,284	£667,203	£670,927	£667,088	£667,731
20%	71%	£618,512	£623,478	£619,370	£624,335	£619,216	£620,075
25%	71%	£570,465	£576,672	£571,538	£577,744	£571,345	£572,418
30%	71%	£522,418	£529,866	£523,705	£531,153	£523,474	£524,761
35%	71%	£474,371	£483,060	£475,873	£484,561	£475,603	£477,105
40%	71%	£426,324	£436,254	£428,040	£437,970	£427,731	£429,448
45%	71%	£378,277	£389,448	£380,208	£391,379	£379,860	£381,791
50%	71%	£330,229	£342.642	£332.375	£344.787	£331,989	£334,135
100%	71%	-£151.590	-£126.359	-£147.228	-£121.998	-£148.013	-£143.651
10%	75%	£714,465	£716,636	£714,915	£717,088	£714,773	£715,224
15%	75%	£666.347	£669.605	£667.022	£670.281	£666,809	£667,485
20%	75%	£618,228	£622,573	£619,130	£623,474	£618,845	£619,746
25%	75%	£570.110	£575.541	£571.237	£576.668	£570.881	£572.007
30%	75%	£521.993	£528.509	£523.344	£529.861	£522.917	£524,268
35%	75%	£473.875	£481.477	£475.452	£483.054	£474.952	£476.530
40%	75%	£425.757	£434,445	£427.559	£436.247	£426.989	£428,791
45%	75%	£377.638	£387,413	£379.666	£389,441	£379.024	£381.052
50%	75%	£329.520	£340.382	£331.774	£342.634	£331.061	£333.313
10%	60%	£715.061	£718.536	£715.421	£718.897	£715.553	£715.913
15%	60%	£667,240	£672.453	£667,781	£672.994	£667,980	£668,520
20%	60%	£619.420	£626.370	£620.141	£627.092	£620.406	£621,126
25%	60%	£571.600	£580.288	£572.501	£581.189	£572.832	£573,733
30%	60%	£523.780	£534,206	£524.861	£535,287	£525,258	£526.339
35%	60%	£475.959	£488.123	£477.221	£489.384	£477.684	£478,946
40%	60%	£428.139	£442.040	£429.581	£443.482	£430.110	£431,552
45%	60%	£380.319	£395.958	£381.940	£397,580	£382.536	£384,158
50%	60%	£332,498	£349.875	£334.300	£351.677	£334.962	£336.765

£27,624,000

£17,299,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LL
						Oit and ELit	
0%	71%	£599,110	£599,110	£599,110	£599,110	£599,110	£599,110
10%	71%	£503,017	£505,499	£503,445	£505,928	£503,369	£503,798
15%	71%	£454,969	£458,694	£455,613	£459,337	£455,498	£456,141
20%	71%	£406,922	£411,888	£407,780	£412,745	£407,626	£408,485
25%	71%	£358,875	£365,082	£359,948	£366,154	£359,755	£360,828
30%	71%	£310,828	£318,276	£312,115	£319,563	£311,884	£313,171
35%	71%	£262,781	£271,470	£264,283	£272,971	£264,013	£265,515
40%	71%	£214,734	£224,664	£216,450	£226,380	£216,141	£217,858
45%	71%	£166,687	£177,858	£168,618	£179,789	£168,270	£170,201
50%	71%	£118,639	£131,052	£120,785	£133,197	£120,399	£122,545
100%	71%	-£363,180					-£355,241
10%	75%	£502,875	£505,046	£503,325	£505,498	£503,183	£503,634
15%	75%	£454,757	£458,015	£455,432	£458,691	£455,219	£455,895
20%	75%	£406,638	£410,983	£407,540	£411,884	£407,255	£408,156
25%	75%	£358,520	£363,951	£359,647	£365,078	£359,291	£360,417
30%	75%	£310,403	£316,919	£311,754	£318,271	£311,327	£312,678
35%	75%	£262,285	£269,887	£263,862	£271,464	£263,362	£264,940
40%	75%	£214,167	£222,855	£215,969	£224,657	£215,399	£217,201
45%	75%	£166,048	£175,823	£168,076	£177,851	£167,434	£169,462
50%	75%	£117,930	£128,792	£120,184	£131,044	£119,471	£121,723
10%	60%	£503,471	£506,946	£503,831	£507,307	£503,963	£504,323
15%	60%	£455,650	£460,863	£456,191	£461,404	£456,390	£456,930
20%	60%	£407,830	£414,780	£408,551	£415,502	£408,816	£409,536
25%	60%	£360,010	£368,698	£360,911	£369,599	£361,242	£362,143
30%	60%	£312,190	£322,616	£313,271	£323,697	£313,668	£314,749
35%	60%	£264,369	£276,533	£265,631	£277,794	£266,094	£267,356
40%	60%	£216,549	£230,450	£217,991	£231,892	£218,520	£219,962
45%	60%	£168,729	£184,368	£170,350	£185,990	£170,946	£172,568
50%	60%	£120.908	£138,285	£122.710	£140.087	£123.372	£125,175

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£743,800	£743,800	£743,800	£743,800	£743,800	£743,800
10%	71%	£647,707	£650,189	£648,135	£650,618	£648,059	£648,488
15%	71%	£599,659	£603,384	£600,303	£604,027	£600,188	£600,831
20%	71%	£551,612	£556,578	£552,470	£557,435	£552,316	£553,175
25%	71%	£503,565	£509,772	£504,638	£510,844	£504,445	£505,518
30%	71%	£455,518	£462,966	£456,805	£464,253	£456,574	£457,861
35%	71%	£407,471	£416,160	£408,973	£417,661	£408,703	£410,205
40%	71%	£359,424	£369,354	£361,140	£371,070	£360,831	£362,548
45%	71%	£311,377	£322,548	£313,308	£324,479	£312,960	£314,891
50%	71%	£263,329	£275,742	£265,475	£277,887	£265,089	£267,235
100%	71%	-£218,490	-£193,259	-£214,128	-£188,898	-£214,913	-£210,551
10%	75%	£647,565	£649,736	£648,015	£650,188	£647,873	£648,324
15%	75%	£599,447	£602,705	£600,122	£603,381	£599,909	£600,585
20%	75%	£551,328	£555,673	£552,230	£556,574	£551,945	£552,846
25%	75%	£503,210	£508,641	£504,337	£509,768	£503,981	£505,107
30%	75%	£455,093	£461,609	£456,444	£462,961	£456,017	£457,368
35%	75%	£406,975	£414,577	£408,552	£416,154	£408,052	£409,630
40%	75%	£358,857	£367,545	£360,659	£369,347	£360,089	£361,891
45%	75%	£310,738	£320,513	£312,766	£322,541	£312,124	£314,152
50%	75%	£262,620	£273,482	£264,874	£275,734	£264,161	£266,413
10%	60%	£648,161	£651,636	£648,521	£651,997	£648,653	£649,013
15%	60%	£600,340	£605,553	£600,881	£606,094	£601,080	£601,620
20%	60%	£552,520	£559,470	£553,241	£560,192	£553,506	£554,226
25%	60%	£504,700	£513,388	£505,601	£514,289	£505,932	£506,833
30%	60%	£456,880	£467,306	£457,961	£468,387	£458,358	£459,439
35%	60%	£409,059	£421,223	£410,321	£422,484	£410,784	£412,046
40%	60%	£361,239	£375,140	£362,681	£376,582	£363,210	£364,652
45%	60%	£313,419	£329,058	£315,040	£330,680	£315,636	£317,258
50%	60%	£265.598	£282,975	£267,400	£284,777	£268,062	£269,865

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£810,700	£810,700	£810,700	£810,700	£810,700	£810,700
10%	71%	£714,607	£717,089	£715,035	£717,518	£714,959	£715,388
15%	71%	£666,559	£670,284	£667,203	£670,927	£667,088	£667,731
20%	71%	£618,512	£623,478	£619,370	£624,335	£619,216	£620,075
25%	71%	£570,465	£576,672	£571,538	£577,744	£571,345	£572,418
30%	71%	£522,418	£529,866	£523,705	£531,153	£523,474	£524,761
35%	71%	£474,371	£483,060	£475,873	£484,561	£475,603	£477,105
40%	71%	£426,324	£436,254	£428,040	£437,970	£427,731	£429,448
45%	71%	£378,277	£389,448	£380,208	£391,379	£379,860	£381,791
50%	71%	£330,229	£342,642	£332,375	£344,787	£331,989	£334,135
100%	71%	-£151,590	-£126,359	-£147,228	-£121,998	-£148,013	-£143,651
10%	75%	£714,465	£716,636	£714,915	£717,088	£714,773	£715,224
15%	75%	£666,347	£669,605	£667,022	£670,281	£666,809	£667,485
20%	75%	£618,228	£622,573	£619,130	£623,474	£618,845	£619,746
25%	75%	£570,110	£575,541	£571,237	£576,668	£570,881	£572,007
30%	75%	£521,993	£528,509	£523,344	£529,861	£522,917	£524,268
35%	75%	£473,875	£481,477	£475,452	£483,054	£474,952	£476,530
40%	75%	£425,757	£434,445	£427,559	£436,247	£426,989	£428,791
45%	75%	£377,638	£387,413	£379,666	£389,441	£379,024	£381,052
50%	75%	£329,520	£340,382	£331,774	£342,634	£331,061	£333,313
10%	60%	£715,061	£718,536	£715,421	£718,897	£715,553	£715,913
15%	60%	£667,240	£672,453	£667,781	£672,994	£667,980	£668,520
20%	60%	£619,420	£626,370	£620,141	£627,092	£620,406	£621,126
25%	60%	£571,600	£580,288	£572,501	£581,189	£572,832	£573,733
30%	60%	£523,780	£534,206	£524,861	£535,287	£525,258	£526,339
35%	60%	£475,959	£488,123	£477,221	£489,384	£477,684	£478,946
40%	60%	£428,139	£442,040	£429,581	£443,482	£430,110	£431,552
45%	60%	£380,319	£395,958	£381,940	£397,580	£382,536	£384,158
50%	60%	£332,498	£349.875	£334,300	£351.677	£334.962	£336,765

£13,474,000

£6,784,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T19 - 2 Unit Development

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£808,551	£808,551	£808,551	£808,551	£808,551	£808,551
10%	71%	£706,917	£709,448	£707,330	£709,861	£706,559	£706,970
15%	71%	£656,101	£659,897	£656,720	£660,515	£655,562	£656,181
20%	71%	£605,285	£610,345	£606,109	£611,169	£604,566	£605,391
25%	71%	£554,468	£560,794	£555,499	£561,825	£553,571	£554,601
30%	71%	£503,652	£511,243	£504,889	£512,479	£502,574	£503,810
35%	71%	£452,836	£461,691	£454,278	£463,134	£451,578	£453,021
40%	71%	£402,019	£412,140	£403,668	£413,788	£400,582	£402,231
45%	71%	£351,203	£362,589	£353,057	£364,443	£349,586	£351,440
50%	71%	£300,386	£313,037	£302,447	£315,098	£298,590	£300,650
100%	71%	-£211,177	-£185,461	-£206,988	-£181,272	-£214,828	-£210,639
10%	75%	£706,777	£708,991	£707,210	£709,423	£706,463	£706,895
15%	75%	£655,890	£659,211	£656,539	£659,860	£655,419	£656,067
20%	75%	£605,003	£609,431	£605,868	£610,296	£604,374	£605,240
25%	75%	£554,116	£559,651	£555,198	£560,733	£553,330	£554,412
30%	75%	£503,229	£509,871	£504,527	£511,169	£502,287	£503,585
35%	75%	£452,342	£460,091	£453,857	£461,606	£451,242	£452,756
40%	75%	£401,455	£410,311	£403,186	£412,042	£400,198	£401,929
45%	75%	£350,568	£360,531	£352,516	£362,478	£349,154	£351,101
50%	75%	£299,682	£310,751	£301,845	£312,914	£298,110	£300,274
10%	60%	£707,368	£710,911	£707,715	£711,258	£706,866	£707,212
15%	60%	£656,778	£662,091	£657,297	£662,611	£656,024	£656,543
20%	60%	£606,187	£613,272	£606,879	£613,964	£605,181	£605,874
25%	60%	£555,596	£564,452	£556,462	£565,318	£554,339	£555,205
30%	60%	£505,005	£515,632	£506,043	£516,671	£503,496	£504,534
35%	60%	£454,414	£466,812	£455,626	£468,023	£452,654	£453,865
40%	60%	£403,824	£417,993	£405,207	£419,377	£401,811	£403,196
45%	60%	£353,232	£369,173	£354,790	£370,730	£350,969	£352,527
50%	60%	£302.641	£320.353	£304.372	£322.083	£300.126	£301.857

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£91,449	-£91,449	-£91,449	-£91,449	-£91,449	-£91,449
10%	71%	-£193,083	-£190,552	-£192,670	-£190,139	-£193,441	-£193,030
15%	71%	-£243,899	-£240,103				
20%	71%	-£294,715	-£289,655				
25%	71%	-£345,532	-£339,206				
30%	71%	-£396,348	-£388,757				
35%	71%	-£447,164	-£438,309				
40%	71%	-£497,981	-£487,860	-£496,332	-£486,212	-£499,418	-£497,769
45%	71%	-£548,797	-£537,411				
50%	71%	-£599,614	-£586,963		-£584,902	-£601,410	
100%	71%	-£1,111,177	-£1,085,461	-£1,106,988			
10%	75%	-£193,223	-£191,009	-£192,790	-£190,577	-£193,537	-£193,105
15%	75%	-£244,110	-£240,789		-£240,140		
20%	75%	-£294,997	-£290,569	-£294,132	-£289,704	-£295,626	-£294,760
25%	75%	-£345,884	-£340,349	-£344,802	-£339,267	-£346,670	-£345,588
30%	75%	-£396,771	-£390,129				
35%	75%	-£447,658	-£439,909	-£446,143	-£438,394	-£448,758	-£447,244
40%	75%	-£498,545	-£489,689				
45%	75%	-£549,432	-£539,469				
50%	75%	-£600,318	-£589,249				
10%	60%	-£192,632	-£189,089				
15%	60%	-£243,222	-£237,909				
20%	60%	-£293,813	-£286,728				
25%	60%	-£344,404	-£335,548				
30%	60%	-£394,995	-£384,368		-£383,329	-£396,504	-£395,466
35%	60%	-£445,586	-£433,188				
40%	60%	-£496,176	-£482,007				
45%	60%	-£546,768	-£530,827				
50%	60%	-£597.359	-£579.647			-£599.874	

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£85,301	£85,301	£85,301	£85,301	£85,301	£85,301
10%	71%	-£16,333	-£13,802	-£15,920	-£13,389	-£16,691	-£16,280
15%	71%	-£67,149	-£63,353	-£66,530	-£62,735	-£67,688	-£67,069
20%	71%	-£117,965	-£112,905	-£117,141	-£112,081	-£118,684	-£117,859
25%	71%	-£168,782					
30%	71%	-£219,598					
35%	71%	-£270,414					
40%	71%	-£321,231	-£311,110		-£309,462	-£322,668	-£321,019
45%	71%	-£372,047				-£373,664	
50%	71%	-£422,864	-£410,213	-£420,803	-£408,152	-£424,660	-£422,600
100%	71%	-£934,427				-£938,078	
10%	75%	-£16,473	-£14,259	-£16,040	-£13,827	-£16,787	-£16,355
15%	75%	-£67,360	-£64,039	-£66,711	-£63,390	-£67,831	-£67,183
20%	75%	-£118,247	-£113,819	-£117,382	-£112,954	-£118,876	-£118,010
25%	75%	-£169.134					
30%	75%	-£220,021				-£220,963	
35%	75%	-£270,908					
40%	75%	-£321,795		-£320,064			
45%	75%	-£372.682		-£370.734	-£360.772	-£374.096	
50%	75%	-£423,568	-£412,499	-£421,405	-£410,336	-£425,140	-£422,976
10%	60%	-£15,882	-£12,339	-£15,535	-£11,992	-£16,384	-£16,038
15%	60%	-£66,472	-£61,159	-£65,953	-£60,639	-£67,226	-£66,707
20%	60%	-£117,063	-£109,978	-£116,371	-£109,286	-£118,069	-£117,376
25%	60%	-£167,654	-£158,798	-£166,788	-£157,932	-£168,911	-£168,045
30%	60%	-£218,245				-£219,754	
35%	60%	-£268,836		-£267,624		-£270,596	
40%	60%	-£319,426					
45%	60%	-£370,018					
50%	60%	-£420.609					

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£393,031	£393,031	£393,031	£393,031	£393,031	£393,031
10%	71%	£291,397	£293,928	£291,810	£294,341	£291,039	£291,450
15%	71%	£240,581	£244,377	£241,200	£244,995	£240,042	£240,661
20%	71%	£189,765	£194,825	£190,589	£195,649	£189,046	£189,871
25%	71%	£138,948	£145,274	£139,979	£146,305	£138,051	£139,081
30%	71%	£88,132	£95,723	£89,369	£96,959	£87,054	£88,290
35%	71%	£37,316	£46,171	£38,758	£47,614	£36,058	£37,501
40%	71%	-£13,501	-£3,380	-£11,852	-£1,732	-£14,938	-£13,289
45%	71%	-£64,317	-£52,931	-£62,463	-£51,077	-£65,934	-£64,080
50%	71%	-£115.134	-£102.483	-£113.073	-£100.422	-£116.930	-£114.870
100%	71%	-£626,697					
10%	75%	£291.257	£293,471	£291.690	£293.903	£290.943	£291.375
15%	75%	£240,370	£243,691	£241,019	£244,340	£239,899	£240,547
20%	75%	£189,483	£193.911	£190.348	£194,776	£188.854	£189.720
25%	75%	£138,596	£144,131	£139,678	£145,213	£137,810	£138,892
30%	75%	£87.709	£94,351	£89.007	£95.649	£86.767	£88,065
35%	75%	£36,822	£44,571	£38,337	£46,086	£35,722	£37,236
40%	75%	-£14.065	-£5,209	-£12.334	-£3.478	-£15.322	-£13.591
45%	75%	-£64,952	-£54,989	-£63,004	-£53,042	-£66,366	-£64,419
50%	75%	-£115.838	-£104.769	-£113.675	-£102.606	-£117.410	-£115.246
10%	60%	£291,848	£295,391	£292,195	£295,738	£291,346	£291,692
15%	60%	£241,258	£246.571	£241,777	£247.091	£240.504	£241.023
20%	60%	£190.667	£197.752	£191.359	£198.444	£189.661	£190.354
25%	60%	£140.076	£148.932	£140.942	£149.798	£138.819	£139.685
30%	60%	£89,485	£100.112	£90.523	£101.151	£87.976	£89.014
35%	60%	£38.894	£51,292	£40.106	£52.503	£37.134	£38.345
40%	60%	-£11 696	£2,473	-£10.313	£3.857	-£13,709	-£12.324
45%	60%	-£62.288	-£46.347	-£60.730	-£44.790	-£64.551	-£62,993
E00/	600/	£112 970	COE 167	£111 140	£02.427	£11E 204	C442.002

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
		f532 311	f532 311	6532 311	F532 311		
0%	71%					£532,311	£532,311
10%	71%	£430,677	£433,208	£431,090	£433,621	£430,319	£430,730
15%	71%	£379,861	£383,657	£380,480	£384,275	£379,322	£379,941
20%	71%	£329,045	£334,105	£329,869	£334,929	£328,326	£329,151
25%	71%	£278,228	£284,554	£279,259	£285,585	£277,331	£278,361
30%	71%	£227,412	£235,003	£228,649	£236,239	£226,334	£227,570
35%	71%	£176,596	£185,451	£178,038	£186,894	£175,338	£176,781
40%	71%	£125,779	£135,900	£127,428	£137,548	£124,342	£125,991
45%	71%	£74,963	£86,349	£76,817	£88,203	£73,346	£75,200
50%	71%	£24,146	£36,797	£26,207	£38,858	£22,350	£24,410
100%	71%	-£487,417	-£461,701			-£491,068	-£486,879
10%	75%	£430,537	£432,751	£430,970	£433,183	£430,223	£430,655
15%	75%	£379,650	£382,971	£380,299	£383,620	£379,179	£379,827
20%	75%	£328,763	£333,191	£329,628	£334,056	£328,134	£329,000
25%	75%	£277,876	£283,411	£278,958	£284,493	£277,090	£278,172
30%	75%	£226,989	£233,631	£228,287	£234,929	£226,047	£227,345
35%	75%	£176,102	£183,851	£177,617	£185,366	£175,002	£176,516
40%	75%	£125,215	£134,071	£126,946	£135,802	£123,958	£125,689
45%	75%	£74,328	£84,291	£76,276	£86,238	£72,914	£74,861
50%	75%	£23,442	£34,511	£25,605	£36,674	£21,870	£24,034
10%	60%	£431,128	£434,671	£431,475	£435,018	£430,626	£430,972
15%	60%	£380,538	£385,851	£381,057	£386,371	£379,784	£380,303
20%	60%	£329,947	£337,032	£330,639	£337,724	£328,941	£329,634
25%	60%	£279,356	£288,212	£280,222	£289,078	£278,099	£278,965
30%	60%	£228,765	£239,392	£229,803	£240,431	£227,256	£228,294
35%	60%	£178,174	£190,572	£179,386	£191,783	£176,414	£177,625
40%	60%	£127,584	£141,753	£128,967	£143,137	£125,571	£126,956
45%	60%	£76,992	£92,933	£78,550	£94,490	£74,729	£76,287
50%	60%	£26 401	£44.113	£28 132	£45.843	£23.886	£25.617

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£635,561	£635,561	£635,561	£635,561	£635,561	£635,561
10%	71%	£533,927	£536,458	£534,340	£536,871	£533,569	£533,980
15%	71%	£483,111	£486,907	£483,730	£487,525	£482,572	£483,191
20%	71%	£432,295	£437,355	£433,119	£438,179	£431,576	£432,401
25%	71%	£381,478	£387,804	£382,509	£388,835	£380,581	£381,611
30%	71%	£330,662	£338,253	£331,899	£339,489	£329,584	£330,820
35%	71%	£279,846	£288,701	£281,288	£290,144	£278,588	£280,031
40%	71%	£229,029	£239,150	£230,678	£240,798	£227,592	£229,241
45%	71%	£178,213	£189,599	£180,067	£191,453	£176,596	£178,450
50%	71%	£127,396	£140,047	£129,457	£142,108	£125,600	£127,660
100%	71%	-£384,167					
10%	75%	£533,787	£536,001	£534,220	£536,433	£533,473	£533,905
15%	75%	£482,900	£486,221	£483,549	£486,870	£482,429	£483,077
20%	75%	£432,013	£436,441	£432,878	£437,306	£431,384	£432,250
25%	75%	£381,126	£386,661	£382,208	£387,743	£380,340	£381,422
30%	75%	£330,239	£336,881	£331,537	£338,179	£329,297	£330,595
35%	75%	£279,352	£287,101	£280,867	£288,616	£278,252	£279,766
40%	75%	£228,465	£237,321	£230,196	£239,052	£227,208	£228,939
45%	75%	£177,578	£187,541	£179,526	£189,488	£176,164	£178,111
50%	75%	£126,692	£137,761	£128,855	£139,924	£125,120	£127,284
10%	60%	£534,378	£537,921	£534,725	£538,268	£533,876	£534,222
15%	60%	£483,788	£489,101	£484,307	£489,621	£483,034	£483,553
20%	60%	£433,197	£440,282	£433,889	£440,974	£432,191	£432,884
25%	60%	£382,606	£391,462	£383,472	£392,328	£381,349	£382,215
30%	60%	£332,015	£342,642	£333,053	£343,681	£330,506	£331,544
35%	60%	£281,424	£293,822	£282,636	£295,033	£279,664	£280,875
40%	60%	£230,834	£245,003	£232,217	£246,387	£228,821	£230,206
45%	60%	£180,242	£196,183	£181,800	£197,740	£177,979	£179,537
50%	60%	£129,651	£147,363	£131,382	£149,093	£127,136	£128,867

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£740,711	£740,711	£740,711	£740,711	£740,711	£740,711
10%	71%	£639,077	£641,608	£639,490	£642,021	£638,719	£639,130
15%	71%	£588,261	£592,057	£588,880	£592,675	£587,722	£588,341
20%	71%	£537,445	£542,505	£538,269	£543,329	£536,726	£537,551
25%	71%	£486,628	£492,954	£487,659	£493,985	£485,731	£486,761
30%	71%	£435,812	£443,403	£437,049	£444,639	£434,734	£435,970
35%	71%	£384,996	£393,851	£386,438	£395,294	£383,738	£385,181
40%	71%	£334,179	£344,300	£335,828	£345,948	£332,742	£334,391
45%	71%	£283,363	£294,749	£285,217	£296,603	£281,746	£283,600
50%	71%	£232,546	£245,197	£234,607	£247,258	£230,750	£232,810
100%	71%						-£278,479
10%	75%	£638,937	£641,151	£639,370	£641,583	£638,623	£639,055
15%	75%	£588,050	£591,371	£588,699	£592,020	£587,579	£588,227
20%	75%	£537,163	£541,591	£538,028	£542,456	£536,534	£537,400
25%	75%	£486,276	£491,811	£487,358	£492,893	£485,490	£486,572
30%	75%	£435,389	£442,031	£436,687	£443,329	£434,447	£435,745
35%	75%	£384,502	£392,251	£386,017	£393,766	£383,402	£384,916
40%	75%	£333,615	£342,471	£335,346	£344,202	£332,358	£334,089
45%	75%	£282,728	£292,691	£284,676	£294,638	£281,314	£283,261
50%	75%	£231,842	£242,911	£234,005	£245,074	£230,270	£232,434
10%	60%	£639,528	£643,071	£639,875	£643,418	£639,026	£639,372
15%	60%	£588,938	£594,251	£589,457	£594,771	£588,184	£588,703
20%	60%	£538,347	£545,432	£539,039	£546,124	£537,341	£538,034
25%	60%	£487,756	£496,612	£488,622	£497,478	£486,499	£487,365
30%	60%	£437,165	£447,792	£438,203	£448,831	£435,656	£436,694
35%	60%	£386,574	£398,972	£387,786	£400,183	£384,814	£386,025
40%	60%	£335,984	£350,153	£337,367	£351,537	£333,971	£335,356
45%	60%	£285,392	£301,333	£286,950	£302,890	£283,129	£284,687
50%	60%	£234,801	£252,513	£236,532	£254,243	£232,286	£234,017

£17,299,000

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

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£673,811	£673,811	£673,811	£673,811	£673,811	£673,811
10%	71%	£572,177	£574,708	£572,590	£575,121	£571,819	£572,230
15%	71%	£521,361	£525,157	£521,980	£525,775	£520,822	£521,441
20%	71%	£470,545	£475,605	£471,369	£476,429	£469,826	£470,651
25%	71%	£419,728	£426,054	£420,759	£427,085	£418,831	£419,861
30%	71%	£368,912	£376,503	£370,149	£377,739	£367,834	£369,070
35%	71%	£318,096	£326,951	£319,538	£328,394	£316,838	£318,281
40%	71%	£267,279	£277,400	£268,928	£279,048	£265,842	£267,491
45%	71%	£216,463	£227,849	£218,317	£229,703	£214,846	£216,700
50%	71%	£165,646	£178,297	£167,707	£180,358	£163,850	£165,910
100%	71%	-£345,917		-£341,728		-£349,568	-£345,379
10%	75%	£572,037	£574,251	£572,470	£574,683	£571,723	£572,155
15%	75%	£521,150	£524,471	£521,799	£525,120	£520,679	£521,327
20%	75%	£470,263	£474,691	£471,128	£475,556	£469,634	£470,500
25%	75%	£419,376	£424,911	£420,458	£425,993	£418,590	£419,672
30%	75%	£368,489	£375,131	£369,787	£376,429	£367,547	£368,845
35%	75%	£317,602	£325,351	£319,117	£326,866	£316,502	£318,016
40%	75%	£266,715	£275,571	£268,446	£277,302	£265,458	£267,189
45%	75%	£215,828	£225,791	£217,776	£227,738	£214,414	£216,361
50%	75%	£164,942	£176,011	£167,105	£178,174	£163,370	£165,534
10%	60%	£572,628	£576,171	£572,975	£576,518	£572,126	£572,472
15%	60%	£522,038	£527,351	£522,557	£527,871	£521,284	£521,803
20%	60%	£471,447	£478,532	£472,139	£479,224	£470,441	£471,134
25%	60%	£420,856	£429,712	£421,722	£430,578	£419,599	£420,465
30%	60%	£370,265	£380,892	£371,303	£381,931	£368,756	£369,794
35%	60%	£319,674	£332,072	£320,886	£333,283	£317,914	£319,125
40%	60%	£269,084	£283,253	£270,467	£284,637	£267,071	£268,456
45%	60%	£218,492	£234,433	£220,050	£235,990	£216,229	£217,787
50%	60%	£167.901	£185,613	£169.632	£187,343	£165.386	£167.117

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£740,711	£740,711	£740,711	£740,711	£740,711	£740,711
10%	71%	£639,077	£641,608	£639,490	£642,021	£638,719	£639,130
15%	71%	£588,261	£592,057	£588,880	£592,675	£587,722	£588,341
20%	71%	£537,445	£542,505	£538,269	£543,329	£536,726	£537,551
25%	71%	£486,628	£492,954	£487,659	£493,985	£485,731	£486,761
30%	71%	£435,812	£443,403	£437,049	£444,639	£434,734	£435,970
35%	71%	£384,996	£393,851	£386,438	£395,294	£383,738	£385,181
40%	71%	£334,179	£344,300	£335,828	£345,948	£332,742	£334,391
45%	71%	£283,363	£294,749	£285,217	£296,603	£281,746	£283,600
50%	71%	£232,546	£245,197	£234,607	£247,258	£230,750	£232,810
100%	71%	-£279,017			-£249,112		-£278,479
10%	75%	£638.937	£641.151	£639.370	£641.583	£638.623	£639.055
15%	75%	£588,050	£591,371	£588,699	£592,020	£587,579	£588,227
20%	75%	£537,163	£541,591	£538,028	£542,456	£536,534	£537,400
25%	75%	£486,276	£491,811	£487,358	£492,893	£485,490	£486,572
30%	75%	£435,389	£442,031	£436,687	£443,329	£434,447	£435,745
35%	75%	£384,502	£392,251	£386,017	£393,766	£383,402	£384,916
40%	75%	£333,615	£342,471	£335,346	£344,202	£332,358	£334,089
45%	75%	£282,728	£292,691	£284,676	£294,638	£281,314	£283,261
50%	75%	£231,842	£242,911	£234,005	£245,074	£230,270	£232,434
10%	60%	£639.528	£643.071	£639.875	£643.418	£639.026	£639.372
15%	60%	£588,938	£594,251	£589,457	£594,771	£588,184	£588,703
20%	60%	£538.347	£545,432	£539.039	£546.124	£537,341	£538.034
25%	60%	£487,756	£496,612	£488,622	£497,478	£486,499	£487,365
30%	60%	£437.165	£447.792	£438,203	£448.831	£435.656	£436,694
35%	60%	£386.574	£398.972	£387.786	£400.183	£384.814	£386,025
40%	60%	£335.984	£350.153	£337.367	£351.537	£333.971	£335,356
45%	60%	£285.392	£301.333	£286,950	£302.890	£283.129	£284,687
E09/	60%	£224 904	£252 £42	£22£ £22	C2E4 242	£222.20£	£224.047

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T19 - 2 Unit Development

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£365,454	£365,454	£365,454	£365,454	£365,454	£365,454
10%	71%	£295,081	£296,989	£295,988	£297,897	£294,511	£295,419
15%	71%	£259,893	£262,757	£261,255	£264,119	£259,039	£260,401
20%	71%	£224,706	£228,525	£226,523	£230,340	£223,567	£225,384
25%	71%	£189,519	£194,291	£191,790	£196,562	£188,095	£190,366
30%	71%	£154,333	£160,059	£157,057	£162,783	£152,623	£155,348
35%	71%	£119,145	£125,827	£122,324	£129,005	£117,152	£120,331
40%	71%	£83,958	£91,594	£87,590	£95,226	£81,680	£85,312
45%	71%	£48,772	£57,362	£52,857	£61,448	£46,209	£50,294
50%	71%	£13,585	£23,129	£18,125	£27,669	£10,737	£15,277
100%	71%	-£343,818	-£324,416	-£334,589	-£315,187	-£349,606	-£340,378
10%	75%	£294,915	£296,585	£295,868	£297,538	£294,416	£295,369
15%	75%	£259,645	£262,150	£261,075	£263,581	£258,898	£260,327
20%	75%	£224,375	£227,716	£226,282	£229,622	£223,378	£225,285
25%	75%	£189,105	£193,281	£191,489	£195,664	£187,860	£190,243
30%	75%	£153,835	£158,846	£156,695	£161,707	£152,340	£155,200
35%	75%	£118,565	£124,412	£121,903	£127,748	£116,821	£120,158
40%	75%	£83,296	£89,977	£87,109	£93,791	£81,302	£85,116
45%	75%	£48,026	£55,543	£52,316	£59,833	£45,783	£50,074
50%	75%	£12,756	£21,107	£17,523	£25,875	£10,264	£15,031
10%	60%	£295,611	£298,283	£296,373	£299,046	£294,813	£295,576
15%	60%	£260,689	£264,697	£261,833	£265,842	£259,493	£260,637
20%	60%	£225,767	£231,112	£227,292	£232,637	£224,172	£225,698
25%	60%	£190,846	£197,526	£192,753	£199,433	£188,852	£190,759
30%	60%	£155,924	£163,941	£158,212	£166,230	£153,531	£155,819
35%	60%	£121,002	£130,355	£123,672	£133,025	£118,211	£120,880
40%	60%	£86,079	£96,770	£89,131	£99,821	£82,890	£85,942
45%	60%	£51,158	£63,184	£54,591	£66,617	£47,570	£51,003
50%	60%	£16.236	£29.599	£20.050	£33,413	£12.249	£16.063

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£534,546	-£534,546	-£534,546	-£534,546	-£534,546	-£534,546
10%	71%	-£604,919	-£603,011	-£604,012	-£602,103	-£605,489	-£604,581
15%	71%	-£640,107	-£637,243		-£635,881		-£639,599
20%	71%	-£675,294	-£671,475	-£673,477	-£669,660	-£676,433	-£674,616
25%	71%	-£710,481	-£705,709		-£703,438		-£709,634
30%	71%	-£745,667	-£739,941		-£737,217		-£744,652
35%	71%	-£780,855	-£774,173		-£770,995		-£779,669
40%	71%	-£816,042	-£808,406	-£812,410	-£804,774		-£814,688
45%	71%	-£851,228	-£842,638		-£838,552		-£849,706
50%	71%	-£886,415	-£876,871	-£881,875	-£872,331		-£884,723
100%	71%	-£1,243,818	-£1,224,416		-£1,215,187	-£1,249,606	-£1,240,378
10%	75%	-£605,085	-£603,415	-£604,132	-£602,462	-£605,584	-£604,631
15%	75%	-£640,355	-£637,850		-£636,419		-£639,673
20%	75%	-£675,625	-£672,284	-£673,718	-£670,378		-£674,715
25%	75%	-£710,895	-£706,719	-£708,511	-£704,336	-£712,140	-£709,757
30%	75%	-£746,165	-£741,154		-£738,293		-£744,800
35%	75%	-£781,435	-£775,588	-£778,097	-£772,252	-£783,179	-£779,842
40%	75%	-£816,704	-£810,023		-£806,209		-£814,884
45%	75%	-£851,974	-£844,457	-£847,684	-£840,167	-£854,217	-£849,926
50%	75%	-£887,244	-£878,893		-£874,125		-£884,969
10%	60%	-£604,389	-£601,717		-£600,954	-£605,187	-£604,424
15%	60%	-£639,311	-£635,303		-£634,158		-£639,363
20%	60%	-£674,233	-£668,888	-£672,708	-£667,363	-£675,828	-£674,302
25%	60%	-£709,154	-£702,474		-£700,567		-£709,241
30%	60%	-£744,076	-£736,059	-£741,788	-£733,770	-£746,469	-£744,181
35%	60%	-£778,998	-£769,645		-£766,975		-£779,120
40%	60%	-£813,921	-£803,230		-£800,179		-£814,058
45%	60%	-£848,842	-£836,816		-£833,383		-£848,997
50%	60%	-F883 764	-£870.401		-£866.587		-£883 937

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£357,796	-£357,796				-£357,796
10%	71%	-£428,169	-£426,261	-£427,262			-£427,831
15%	71%	-£463,357	-£460,493				-£462,849
20%	71%	-£498,544	-£494,725	-£496,727		-£499,683	-£497,866
25%	71%	-£533,731	-£528,959				-£532,884
30%	71%	-£568,917	-£563,191	-£566,193	-£560,467		-£567,902
35%	71%	-£604,105	-£597,423		-£594,245		-£602,919
40%	71%	-£639,292	-£631,656		-£628,024	-£641,570	-£637,938
45%	71%	-£674,478	-£665,888			-£677,041	-£672,956
50%	71%	-£709,665	-£700,121	-£705,125		-£712,513	-£707,973
100%	71%	-£1,067,068	-£1,047,666	-£1,057,839			-£1,063,628
10%	75%	-£428,335	-£426,665	-£427,382	-£425,712	-£428,834	-£427,881
15%	75%	-£463,605	-£461,100				-£462,923
20%	75%	-£498,875	-£495,534	-£496,968	-£493,628		-£497,965
25%	75%	-£534,145	-£529,969				-£533,007
30%	75%	-£569,415	-£564,404	-£566,555	-£561,543	-£570,910	-£568,050
35%	75%	-£604,685	-£598,838				-£603,092
40%	75%	-£639,954	-£633,273	-£636,141	-£629,459	-£641,948	-£638,134
45%	75%	-£675,224	-£667,707	-£670,934			-£673,176
50%	75%	-£710,494	-£702,143	-£705,727	-£697,375	-£712,986	-£708,219
10%	60%	-£427,639	-£424,967				-£427,674
15%	60%	-£462,561	-£458,553				-£462,613
20%	60%	-£497,483	-£492,138				-£497,552
25%	60%	-£532,404	-£525,724	-£530,497		-£534,398	-£532,491
30%	60%	-£567,326	-£559,309			-£569,719	-£567,431
35%	60%	-£602,248	-£592,895				-£602,370
40%	60%	-£637,171	-£626,480	-£634,119	-£623,429	-£640,360	-£637,308
45%	60%	-£672,092	-£660,066				-£672,247
50%	60%	-£707.014	-£693.651				-£707 187

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£50,066	-£50,066	-£50,066	-£50,066	-£50,066	-£50,066
10%	71%	-£120,439	-£118,531	-£119,532	-£117,623	-£121,009	-£120,101
15%	71%	-£155,627	-£152,763	-£154,265	-£151,401		-£155,119
20%	71%	-£190,814	-£186,995		-£185,180		-£190,136
25%	71%	-£226,001	-£221,229	-£223,730	-£218,958	-£227,425	-£225,154
30%	71%	-£261,187	-£255,461		-£252,737		-£260,172
35%	71%	-£296,375	-£289,693	-£293,196	-£286,515	-£298,368	-£295,189
40%	71%	-£331,562	-£323,926		-£320,294		-£330,208
45%	71%	-£366,748	-£358,158	-£362,663	-£354,072	-£369,311	-£365,226
50%	71%	-£401,935	-£392,391		-£387,851		-£400,243
100%	71%	-£759,338	-£739,936	-£750,109	-£730,707	-£765,126	-£755,898
10%	75%	-£120,605	-£118,935	-£119,652	-£117,982	-£121,104	-£120,151
15%	75%	-£155,875	-£153,370	-£154,445	-£151,939		-£155,193
20%	75%	-£191,145	-£187,804	-£189,238	-£185,898	-£192,142	-£190,235
25%	75%	-£226,415	-£222,239		-£219,856		-£225,277
30%	75%	-£261,685	-£256,674		-£253,813		-£260,320
35%	75%	-£296,955	-£291,108		-£287,772		-£295,362
40%	75%	-£332,224	-£325,543		-£321,729		-£330,404
45%	75%	-£367,494	-£359,977		-£355,687		-£365,446
50%	75%	-£402,764	-£394,413		-£389,645	-£405,256	-£400,489
10%	60%	-£119,909	-£117,237	-£119,147	-£116,474	-£120,707	-£119,944
15%	60%	-£154,831	-£150,823	-£153,687	-£149,678	-£156,027	-£154,883
20%	60%	-£189,753	-£184,408		-£182,883		-£189,822
25%	60%	-£224,674	-£217,994		-£216,087	-£226,668	-£224,761
30%	60%	-£259,596	-£251,579		-£249,290		-£259,701
35%	60%	-£294,518	-£285,165	-£291,848	-£282,495	-£297,309	-£294,640
40%	60%	-£329,441	-£318,750		-£315,699		-£329,578
45%	60%	-£364,362	-£352,336		-£348,903		-£364,517
600/	609/	£200 204	£29E 024		£292 407		C200 4E7

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LL
0%	71%	£89,214	£89.214	£89.214	£89.214	£89.214	£89.214
10%	71%	£18,841	£20.749	£19.748	£21.657	£18.271	£19,179
15%	71%	£16,641 -£16.347	£20,749 -£13,483	-£14,985	-£12,121	£10,271	-£15,839
20%	71%	-£51.534	-£47.715	-£49.717	-£45,900	-£52.673	-£50.856
25%	71%	-£86.721	-£47,715 -£81,949	-£49,717 -£84,450	-£45,900 -£79.678	-£88.145	-£85,874
30%	71%	-£121.907	-£116.181	-£119.183	-£113.457	-£123.617	-£120.892
35%	71%	-£121,907 -£157.095	-£110,101	-£119,163 -£153,916	-£113,457 -£147,235	-£159.088	-£120,892 -£155,909
40%	71%	-£192,282	-£184,646	-£188.650	-£181.014	-£194.560	-£190,928
45%	71%	-£192,202 -£227,468	-£218.878	-£223,383	-£181,014	-£134,000 -£230,031	-£225,946
50%	71%	-£262.655	-£210,070 -£253.111	-£258.115	-£248.571	-£265.503	-£25,946 -£260,963
100%	71%	-£620,058	-£600,656	-£610.829	-£591 427	-£625,846	-£616.618
100%	75%	£18.675	£20.345	£19.628	£21,298	£18.176	£19.129
15%	75%	-£16,595	-£14 090	-£15,020	-£12 659	-£17,342	-£15,123
20%	75%	-£51.865	-£14,090 -£48,524	-£15,165 -£49,958	-£12,659 -£46.618	-£17,342 -£52.862	-£50.955
25%	75%	-£87.135	-£82,959	-£84.751	-£80.576	-£88.380	-£85,997
30%	75%	-£122.405	-£02,959 -£117.394	-£04,751 -£119,545	-£00,576 -£114,533	-£123.900	-£05,997 -£121.040
35%	75%	-£157.675	-£151.828	-£154.337	-£148,492	-£159.419	-£156.082
40%	75%	-£192,944	-£186,263	-£189,131	-£182,449	-£194.938	-£191,124
45%	75%	-£132,344 -£228,214	-£220,697	-£223.924	-£216.407	-£230.457	-£226,166
50%	75%	-£263.484	-£255,133	-£258,717	-£250.365	-£265,976	-£261,209
10%	60%	£19.371	£22,043	£20.133	£22.806	£18.573	£19.336
15%	60%	-£15,551	-£11.543	-£14 407	-£10.398	-£16,747	-£15,603
20%	60%	-£50,473	-£45.128	-£48.948	-£43.603	-£52.068	-£50.542
25%	60%	-£85,394	-£78,714	-£83.487	-£76.807	-£87.388	-£85,481
30%	60%	-£120.316	-£112,299	-£118.028	-£110.010	-£122.709	-£120.421
35%	60%	-£155.238	-£145.885	-£152.568	-£143.215	-£158.029	-£155,360
40%	60%	-£190,161	-£179.470	-£187,109	-£176,419	-£193.350	-£190,298
45%	60%	-£225.082	-£213.056	-£221,649	-£209.623	-£228.670	-£225,237
50%	60%	-£25,002 -£260,004	-£246 641	-£256.190	-£242 827	-£263,991	-£250,237

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£192,464	£192,464	£192,464	£192,464	£192,464	£192,464
10%	71%	£122,091	£123,999	£122,998	£124,907	£121,521	£122,429
15%	71%	£86,903	£89,767	£88,265	£91,129	£86,049	£87,411
20%	71%	£51,716	£55,535	£53,533	£57,350	£50,577	£52,394
25%	71%	£16,529	£21,301	£18,800	£23,572	£15,105	£17,376
30%	71%	-£18,657	-£12,931	-£15,933	-£10,207	-£20,367	-£17,642
35%	71%	-£53,845	-£47,163	-£50,666	-£43,985	-£55,838	-£52,659
40%	71%	-£89,032	-£81,396	-£85,400	-£77,764	-£91,310	-£87,678
45%	71%	-£124,218	-£115,628	-£120,133	-£111,542	-£126,781	-£122,696
50%	71%	-£159,405	-£149,861	-£154,865	-£145,321	-£162,253	-£157,713
100%	71%	-£516,808	-£497,406			-£522,596	-£513,368
10%	75%	£121,925	£123,595	£122,878	£124,548	£121,426	£122,379
15%	75%	£86,655	£89,160	£88,085	£90,591	£85,908	£87,337
20%	75%	£51,385	£54,726	£53,292	£56,632	£50,388	£52,295
25%	75%	£16,115	£20,291	£18,499	£22,674	£14,870	£17,253
30%	75%	-£19,155	-£14,144	-£16,295	-£11,283	-£20,650	-£17,790
35%	75%	-£54,425	-£48,578	-£51,087	-£45,242	-£56,169	-£52,832
40%	75%	-£89,694	-£83,013	-£85,881	-£79,199	-£91,688	-£87,874
45%	75%	-£124,964	-£117,447	-£120,674	-£113,157	-£127,207	-£122,916
50%	75%	-£160,234			-£147,115		-£157,959
10%	60%	£122,621	£125,293	£123,383	£126,056	£121,823	£122,586
15%	60%	£87,699	£91,707	£88,843	£92,852	£86,503	£87,647
20%	60%	£52,777	£58,122	£54,302	£59,647	£51,182	£52,708
25%	60%	£17,856	£24,536	£19,763	£26,443	£15,862	£17,769
30%	60%	-£17,066	-£9,049	-£14,778	-£6,760	-£19,459	-£17,171
35%	60%	-£51,988	-£42,635	-£49,318	-£39,965	-£54,779	-£52,110
40%	60%	-£86,911	-£76,220	-£83,859	-£73,169	-£90,100	-£87,048
45%	60%	-£121,832	-£109,806	-£118,399	-£106,373	-£125,420	-£121,987
50%	60%	-£156.754	-£143,391		-£139,577	-£160.741	-£156.927

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£297,614	£297,614	£297,614	£297,614	£297,614	£297,614
10%	71%	£227,241	£229,149	£228,148	£230,057	£226,671	£227,579
15%	71%	£192,053	£194,917	£193,415	£196,279	£191,199	£192,561
20%	71%	£156,866	£160,685	£158,683	£162,500	£155,727	£157,544
25%	71%	£121,679	£126,451	£123,950	£128,722	£120,255	£122,526
30%	71%	£86,493	£92,219	£89,217	£94,943	£84,783	£87,508
35%	71%	£51,305	£57,987	£54,484	£61,165	£49,312	£52,491
40%	71%	£16,118	£23,754	£19,750	£27,386	£13,840	£17,472
45%	71%	-£19,068	-£10,478	-£14,983	-£6,392	-£21,631	-£17,546
50%	71%	-£54,255	-£44,711	-£49,715	-£40,171	-£57,103	-£52,563
100%	71%	-£411,658					-£408,218
10%	75%	£227,075	£228,745	£228,028	£229,698	£226,576	£227,529
15%	75%	£191,805	£194,310	£193,235	£195,741	£191,058	£192,487
20%	75%	£156,535	£159,876	£158,442	£161,782	£155,538	£157,445
25%	75%	£121,265	£125,441	£123,649	£127,824	£120,020	£122,403
30%	75%	£85,995	£91,006	£88,855	£93,867	£84,500	£87,360
35%	75%	£50,725	£56,572	£54,063	£59,908	£48,981	£52,318
40%	75%	£15,456	£22,137	£19,269	£25,951	£13,462	£17,276
45%	75%	-£19,814	-£12,297	-£15,524	-£8,007	-£22,057	-£17,766
50%	75%	-£55,084	-£46,733	-£50,317	-£41,965	-£57,576	-£52,809
10%	60%	£227,771	£230,443	£228,533	£231,206	£226,973	£227,736
15%	60%	£192,849	£196,857	£193,993	£198,002	£191,653	£192,797
20%	60%	£157,927	£163,272	£159,452	£164,797	£156,332	£157,858
25%	60%	£123,006	£129,686	£124,913	£131,593	£121,012	£122,919
30%	60%	£88,084	£96,101	£90,372	£98,390	£85,691	£87,979
35%	60%	£53,162	£62,515	£55,832	£65,185	£50,371	£53,040
40%	60%	£18,239	£28,930	£21,291	£31,981	£15,050	£18,102
45%	60%	-£16,682	-£4,656	-£13,249	-£1,223	-£20,270	-£16,837
50%	60%	-£51,604	-£38,241	-£47,790	-£34,427	-£55,591	-£51,777

£17,299,000

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

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£86,024	£86,024	£86,024	£86,024	£86,024	£86,024
10%	71%	£15,651	£17,559	£16,558	£18,467	£15,081	£15,989
15%	71%	-£19,537	-£16,673	-£18,175	-£15,311	-£20,391	-£19,029
20%	71%	-£54,724	-£50,905	-£52,907	-£49,090	-£55,863	-£54,046
25%	71%	-£89,911	-£85,139	-£87,640	-£82,868	-£91,335	-£89,064
30%	71%	-£125,097	-£119,371	-£122,373	-£116,647	-£126,807	-£124,082
35%	71%		-£153,603	-£157,106			
40%	71%	-£195,472	-£187,836	-£191,840	-£184,204	-£197,750	-£194,118
45%	71%		-£222,068				
50%	71%	-£265,845	-£256,301	-£261,305	-£251,761		-£264,153
100%	71%		-£603,846				
10%	75%	£15,485	£17,155	£16,438	£18,108	£14,986	£15,939
15%	75%	-£19,785	-£17,280	-£18,355	-£15,849	-£20,532	-£19,103
20%	75%	-£55,055	-£51,714	-£53,148	-£49,808	-£56,052	-£54,145
25%	75%	-£90,325	-£86,149	-£87,941	-£83,766	-£91,570	-£89,187
30%	75%	-£125,595	-£120,584	-£122,735	-£117,723	-£127,090	-£124,230
35%	75%		-£155,018				
40%	75%	-£196,134	-£189,453		-£185,639	-£198,128	-£194,314
45%	75%		-£223,887				
50%	75%	-£266,674	-£258,323	-£261,907		-£269,166	
10%	60%	£16,181	£18,853	£16,943	£19,616	£15,383	£16,146
15%	60%	-£18,741	-£14,733	-£17,597	-£13,588	-£19,937	-£18,793
20%	60%	-£53,663	-£48,318	-£52,138	-£46,793	-£55,258	-£53,732
25%	60%	-£88,584	-£81,904	-£86,677	-£79,997	-£90,578	-£88,671
30%	60%	-£123,506	-£115,489	-£121,218	-£113,200	-£125,899	-£123,611
35%	60%		-£149,075		-£146,405		
40%	60%	-£193,351	-£182,660	-£190,299	-£179,609	-£196,540	-£193,488
45%	60%		-£216,246				
50%	60%	-£263.194	-£249.831				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£230,714	£230,714	£230,714	£230,714	£230,714	£230,714
10%	71%	£160,341	£162,249	£161,248	£163,157	£159,771	£160,679
15%	71%	£125,153	£128,017	£126,515	£129,379	£124,299	£125,661
20%	71%	£89,966	£93,785	£91,783	£95,600	£88,827	£90,644
25%	71%	£54,779	£59,551	£57,050	£61,822	£53,355	£55,626
30%	71%	£19,593	£25,319	£22,317	£28,043	£17,883	£20,608
35%	71%	-£15,595	-£8,913	-£12,416	-£5,735	-£17,588	-£14,409
40%	71%	-£50,782	-£43,146	-£47,150	-£39,514	-£53,060	-£49,428
45%	71%	-£85,968	-£77,378	-£81,883	-£73,292	-£88,531	-£84,446
50%	71%	-£121,155	-£111,611	-£116,615	-£107,071	-£124,003	-£119,463
100%	71%	-£478,558	-£459,156	-£469,329	-£449,927	-£484,346	-£475,118
10%	75%	£160,175	£161,845	£161,128	£162,798	£159,676	£160,629
15%	75%	£124,905	£127,410	£126,335	£128,841	£124,158	£125,587
20%	75%	£89,635	£92,976	£91,542	£94,882	£88,638	£90,545
25%	75%	£54,365	£58,541	£56,749	£60,924	£53,120	£55,503
30%	75%	£19,095	£24,106	£21,955	£26,967	£17,600	£20,460
35%	75%	-£16,175	-£10,328	-£12,837	-£6,992	-£17,919	-£14,582
40%	75%	-£51,444	-£44,763	-£47,631	-£40,949	-£53,438	-£49,624
45%	75%	-£86,714	-£79,197	-£82,424	-£74,907	-£88,957	-£84,666
50%	75%	-£121,984	-£113,633	-£117,217	-£108,865	-£124,476	-£119,709
10%	60%	£160,871	£163,543	£161,633	£164,306	£160,073	£160,836
15%	60%	£125,949	£129,957	£127,093	£131,102	£124,753	£125,897
20%	60%	£91,027	£96,372	£92,552	£97,897	£89,432	£90,958
25%	60%	£56,106	£62,786	£58,013	£64,693	£54,112	£56,019
30%	60%	£21,184	£29,201	£23,472	£31,490	£18,791	£21,079
35%	60%	-£13,738	-£4,385	-£11,068	-£1,715	-£16,529	-£13,860
40%	60%	-£48,661	-£37,970	-£45,609	-£34,919	-£51,850	-£48,798
45%	60%	-£83,582	-£71,556	-£80,149	-£68,123	-£87,170	-£83,737
EON/	6004	.C110 EOA	CADE AAA	C444 C00	C404 227	£122.401	C440 C77

45% 60% -283,882 50% 60% -2118,504

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£297,614	£297,614	£297,614	£297,614	£297,614	£297,614
10%	71%	£227,241	£229,149	£228,148	£230,057	£226,671	£227,579
15%	71%	£192,053	£194,917	£193,415	£196,279	£191,199	£192,561
20%	71%	£156,866	£160,685	£158,683	£162,500	£155,727	£157,544
25%	71%	£121,679	£126,451	£123,950	£128,722	£120,255	£122,526
30%	71%	£86,493	£92,219	£89,217	£94,943	£84,783	£87,508
35%	71%	£51,305	£57,987	£54,484	£61,165	£49,312	£52,491
40%	71%	£16,118	£23,754	£19,750	£27,386	£13,840	£17,472
45%	71%	-£19,068	-£10,478	-£14,983	-£6,392	-£21,631	-£17,546
50%	71%	-£54,255	-£44,711	-£49,715	-£40,171	-£57,103	-£52,563
100%	71%	-£411,658		-£402,429		-£417,446	-£408,218
10%	75%	£227,075	£228,745	£228,028	£229,698	£226,576	£227,529
15%	75%	£191,805	£194,310	£193,235	£195,741	£191,058	£192,487
20%	75%	£156,535	£159,876	£158,442	£161,782	£155,538	£157,445
25%	75%	£121,265	£125,441	£123,649	£127,824	£120,020	£122,403
30%	75%	£85,995	£91,006	£88,855	£93,867	£84,500	£87,360
35%	75%	£50,725	£56,572	£54,063	£59,908	£48,981	£52,318
40%	75%	£15,456	£22,137	£19,269	£25,951	£13,462	£17,276
45%	75%	-£19,814	-£12,297	-£15,524	-£8,007	-£22,057	-£17,766
50%	75%	-£55,084	-£46,733	-£50,317	-£41,965	-£57,576	-£52,809
10%	60%	£227,771	£230,443	£228,533	£231,206	£226,973	£227,736
15%	60%	£192,849	£196,857	£193,993	£198,002	£191,653	£192,797
20%	60%	£157,927	£163,272	£159,452	£164,797	£156,332	£157,858
25%	60%	£123,006	£129,686	£124,913	£131,593	£121,012	£122,919
30%	60%	£88,084	£96,101	£90,372	£98,390	£85,691	£87,979
35%	60%	£53,162	£62,515	£55,832	£65,185	£50,371	£53,040
40%	60%	£18,239	£28,930	£21,291	£31,981	£15,050	£18,102
45%	60%	-£16,682	-£4,656	-£13,249	-£1,223	-£20,270	-£16,837
50%	60%	-£51,604	-£38,241	-£47,790	-£34,427	-£55,591	-£51,777

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T19 - 2 Unit Development

	CIL Zone	2	
	Value Area	Low	
tion			0%
on			0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£114,340	£114,340	£114,340	£114,340	£114,340	£114,340
10%	71%	£57,162	£58,680	£58,553	£60,070	£56,257	£57,649
15%	71%	£28,573	£30,849	£30,660	£32,935	£27,216	£29,303
20%	71%	-£16	£3,019	£2,766	£5,801	-£1,855	£957
25%	71%	-£29,072	-£25,217	-£25,538	-£21,683	-£31,370	-£27,836
30%	71%	-£58,129	-£53,503	-£53,887	-£49,262	-£60,887	-£56,645
35%	71%	-£87,185	-£81,789	-£82,237	-£76,841	-£90,402	-£85,455
40%	71%	-£116,241	-£110,074	-£110,586	-£104,419	-£119,919	-£114,264
45%	71%	-£145,298	-£138,359	-£138,936	-£131,998	-£149,434	-£143,073
50%	71%	-£174,354	-£166,645	-£167,286	-£159,577	-£178,951	-£171,882
100%	71%	-£464,918	-£449,500	-£450,781	-£435,363	-£474,111	-£459,975
10%	75%	£56,972	£58,299	£58,433	£59,760	£56,181	£57,641
15%	75%	£28,289	£30,280	£30,479	£32,470	£27,102	£29,292
20%	75%	-£402	£2,259	£2,526	£5,180	-£2,010	£943
25%	75%	-£29,555	-£26,182	-£25,843	-£22,471	-£31,566	-£27,855
30%	75%	-£58,708	-£54,660	-£54,255	-£50,207	-£61,121	-£56,667
35%	75%	-£87,861	-£83,138	-£82,666	-£77,943	-£90,675	-£85,480
40%	75%	-£117,014	-£111,617	-£111,076	-£105,679	-£120,231	-£114,293
45%	75%	-£146,167	-£140,095	-£139,487	-£133,416	-£149,785	-£143,107
50%	75%	-£175,319	-£168,574	-£167,897	-£161,152	-£179,341	-£171,920
10%	60%	£57,770	£59,894	£58,938	£61,062	£56,503	£57,672
15%	60%	£29,485	£32,670	£31,237	£34,423	£27,585	£29,337
20%	60%	£1,199	£5,448	£3,537	£7,784	-£1,354	£1,004
25%	60%	-£27,529	-£22,132	-£24,559	-£19,163	-£30,746	-£27,777
30%	60%	-£56,276	-£49,801	-£52,713	-£46,237	-£60,136	-£56,574
35%	60%	-£85,024	-£77,469	-£80,868	-£73,312	-£89,528	-£85,372
40%	60%	-£113,771	-£105,137	-£109,022	-£100,387	-£118,920	-£114,169
45%	60%	-£142,519	-£132,805	-£137,176	-£127,461	-£148,310	-£142,967
50%	60%	-£171.266	-£160.474	-£165.329	-£154.536	-£177.702	-£171.764

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£785,660	-£785,660				
10%	71%	-£842,838	-£841,320	-£841,447		-£843,743	
15%	71%	-£871,427	-£869,151				
20%	71%	-£900,016	-£896,981	-£897,234	-£894,199	-£901,855	-£899,043
25%	71%	-£929,072	-£925,217				
30%	71%	-£958,129	-£953,503			-£960,887	-£956,645
35%	71%	-£987,185	-£981,789				
40%	71%	-£1,016,241	-£1,010,074		-£1,004,419	-£1,019,919	-£1,014,264
45%	71%	-£1,045,298	-£1,038,359				
50%	71%	-£1,074,354	-£1,066,645			-£1,078,951	-£1,071,882
100%	71%	-£1,364,918	-£1,349,500				
10%	75%	-£843,028	-£841,701	-£841,567	-£840,240	-£843,819	
15%	75%	-£871,711	-£869,720				-£870,708
20%	75%	-£900,402	-£897,741	-£897,474		-£902,010	
25%	75%	-£929,555	-£926,182	-£925,843	-£922,471	-£931,566	-£927,855
30%	75%	-£958,708	-£954,660				
35%	75%	-£987,861	-£983,138	-£982,666	-£977,943	-£990,675	-£985,480
40%	75%	-£1,017,014	-£1,011,617				
45%	75%	-£1,046,167	-£1,040,095	-£1,039,487	-£1,033,416	-£1,049,785	-£1,043,107
50%	75%	-£1,075,319	-£1,068,574		-£1,061,152	-£1,079,341	
10%	60%	-£842,230	-£840,106	-£841,062	-£838,938	-£843,497	-£842,328
15%	60%	-£870,515	-£867,330				
20%	60%	-£898,801	-£894,552	-£896,463	-£892,216	-£901,354	-£898,996
25%	60%	-£927,529	-£922,132				
30%	60%	-£956,276	-£949,801			-£960,136	
35%	60%	-£985,024	-£977,469				
40%	60%	-£1,013,771	-£1,005,137	-£1,009,022	-£1,000,387	-£1,018,920	-£1,014,169
45%	60%	-£1,042,519	-£1,032,805				
50%	60%	-£1.071.266	-£1.060.474				

Residual Land values compared to benchmark land values

Benchmark	Z1	-	Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£608,910					
10%	71%	-£666,088	-£664,570		-£663,180		
15%	71%	-£694,677	-£692,401			-£696,034	
20%	71%	-£723,266		-£720,484	-£717,449	-£725,105	
25%	71%	-£752,322					
30%	71%	-£781,379		-£777,137		-£784,137	
35%	71%	-£810,435					
40%	71%	-£839,491	-£833,324	-£833,836			-£837,514
45%	71%	-£868,548		-£862,186	-£855,248	-£872,684	
50%	71%	-£897,604		-£890,536			
100%	71%	-£1,188,168				-£1,197,361	
10%	75%	-£666,278		-£664,817	-£663,490	-£667,069	
15%	75%	-£694,961				-£696,148	
20%	75%	-£723,652		-£720,724			-£722,307
25%	75%	-£752,805					
30%	75%	-£781,958		-£777,505	-£773,457	-£784,371	
35%	75%	-£811,111					
40%	75%	-£840,264	-£834,867	-£834,326		-£843,481	-£837,543
45%	75%	-£869,417					
50%	75%	-£898,569	-£891,824	-£891,147	-£884,402	-£902,591	
10%	60%	-£665,480					-£665,578
15%	60%	-£693,765					
20%	60%	-£722,051					
25%	60%	-£750,779	-£745,382	-£747,809	-£742,413	-£753,996	
30%	60%	-£779,526		-£775,963	-£769,487	-£783,386	-£779,824
35%	60%	-£808,274					
40%	60%	-£837,021					
45%	60%	-£865,769					
50%	60%	-£894,516					

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£301,180	-£301,180	-£301,180	-£301,180	-£301,180	-£301,180
10%	71%	-£358,358	-£356,840	-£356,967			
15%	71%	-£386,947	-£384,671			-£388,304	-£386,217
20%	71%	-£415,536	-£412,501				
25%	71%	-£444,592	-£440,737	-£441,058	-£437,203	-£446,890	-£443,356
30%	71%	-£473,649	-£469,023				
35%	71%	-£502,705	-£497,309	-£497,757	-£492,361		
40%	71%	-£531,761	-£525,594	-£526,106			-£529,784
45%	71%	-£560,818	-£553,879		-£547,518	-£564,954	
50%	71%	-£589.874	-£582.165	-£582.806			
100%	71%	-£880,438	-£865,020				
10%	75%	-£358.548	-£357.221				
15%	75%	-£387,231	-£385,240				
20%	75%	-£415.922	-£413.261	-£412.994			
25%	75%	-£445.075	-£441.702				
30%	75%	-£474,228	-£470,180				
35%	75%	-£503,381	-£498,658	-£498,186			
40%	75%	-£532,534	-£527,137				
45%	75%	-£561,687	-£555,615		-£548,936		-£558,627
50%	75%	-£590,839	-£584,094	-£583,417	-£576,672		
10%	60%	-£357.750	-£355,626		-£354,458		-£357,848
15%	60%	-£386.035	-£382.850				
20%	60%	-£414.321	-£410.072		-£407.736	-£416.874	-£414.516
25%	60%	-£443.049	-£437.652		-£434.683		-£443,297
30%	60%	-£471,796	-£465.321		-£461.757		-£472.094
35%	60%	-£500.544	-£492.989		-£488.832		-£500.892
40%	60%	-£529.291	-£520.657		-£515 907		-£529.689
45%	60%	-£558.039	-£548.325		-£542.981		-£558.487
F00/	600/	CEOC 700	CE7E 004		CE70 0EC		CE07.004

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£161,900	-£161,900	-£161,900	-£161,900	-£161,900	-£161,900
10%	71%	-£219,078	-£217,560	-£217,687	-£216,170	-£219,983	-£218,591
15%	71%	-£247,667	-£245,391			-£249,024	
20%	71%	-£276,256	-£273,221	-£273,474	-£270,439	-£278,095	-£275,283
25%	71%	-£305,312	-£301,457				
30%	71%	-£334,369	-£329,743				
35%	71%	-£363,425	-£358,029				
40%	71%	-£392,481	-£386,314	-£386,826	-£380,659	-£396,159	-£390,504
45%	71%	-£421,538	-£414,599				
50%	71%	-£450,594	-£442,885	-£443,526	-£435,817		-£448,122
100%	71%	-£741,158	-£725,740				
10%	75%	-£219,268	-£217,941	-£217,807	-£216,480	-£220,059	-£218,599
15%	75%	-£247,951	-£245,960				
20%	75%	-£276,642	-£273,981	-£273,714	-£271,060	-£278,250	-£275,297
25%	75%	-£305,795	-£302,422				
30%	75%	-£334,948	-£330,900	-£330,495	-£326,447	-£337,361	-£332,907
35%	75%	-£364,101	-£359,378				
40%	75%	-£393,254	-£387,857	-£387,316	-£381,919	-£396,471	-£390,533
45%	75%	-£422,407	-£416,335				
50%	75%	-£451,559	-£444,814	-£444,137			-£448,160
10%	60%	-£218,470	-£216,346		-£215,178	-£219,737	-£218,568
15%	60%	-£246,755	-£243,570				
20%	60%	-£275,041	-£270,792		-£268,456	-£277,594	-£275,236
25%	60%	-£303,769	-£298,372				
30%	60%	-£332,516	-£326,041		-£322,477		-£332,814
35%	60%	-£361,264	-£353,709				
40%	60%	-£390,011	-£381,377				-£390,409
45%	60%	-£418,759	-£409,045				
50%	60%	-£447.506	-£436.714				-£448 004

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£58,650	-£58,650	-£58,650	-£58,650	-£58,650	-£58,650
10%	71%	-£115,828	-£114,310	-£114,437	-£112,920	-£116,733	-£115,341
15%	71%	-£144,417	-£142,141	-£142,330	-£140,055	-£145,774	-£143,687
20%	71%	-£173,006	-£169,971	-£170,224	-£167,189	-£174,845	-£172,033
25%	71%	-£202,062	-£198,207				-£200,826
30%	71%	-£231,119	-£226,493			-£233,877	-£229,635
35%	71%	-£260,175	-£254,779				-£258,445
40%	71%	-£289,231	-£283,064	-£283,576	-£277,409	-£292,909	-£287,254
45%	71%	-£318,288	-£311,349				-£316,063
50%	71%	-£347,344	-£339,635	-£340,276	-£332,567	-£351,941	-£344,872
100%	71%	-£637,908	-£622,490				-£632,965
10%	75%	-£116,018	-£114,691	-£114,557	-£113,230	-£116,809	-£115,349
15%	75%	-£144,701	-£142,710	-£142,511	-£140,520	-£145,888	-£143,698
20%	75%	-£173,392	-£170,731	-£170,464	-£167,810	-£175,000	-£172,047
25%	75%	-£202,545	-£199,172				-£200,845
30%	75%	-£231,698	-£227,650	-£227,245	-£223,197	-£234,111	-£229,657
35%	75%	-£260,851	-£256,128				-£258,470
40%	75%	-£290,004	-£284,607	-£284,066	-£278,669	-£293,221	-£287,283
45%	75%	-£319,157	-£313,085				-£316,097
50%	75%	-£348,309	-£341,564	-£340,887	-£334,142	-£352,331	-£344,910
10%	60%	-£115,220	-£113,096	-£114,052	-£111,928	-£116,487	-£115,318
15%	60%	-£143,505	-£140,320	-£141,753	-£138,567	-£145,405	-£143,653
20%	60%	-£171,791	-£167,542	-£169,453	-£165,206	-£174,344	-£171,986
25%	60%	-£200,519	-£195,122				-£200,767
30%	60%	-£229,266	-£222,791			-£233,126	-£229,564
35%	60%	-£258,014	-£250,459				-£258,362
40%	60%	-£286,761	-£278,127			-£291,910	-£287,159
45%	60%	-£315,509	-£305,795				-£315,957
50%	60%	-£344.256	-£333.464				-£344,754

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£46,500	£46,500	£46,500	£46,500	£46,500	£46,500
10%	71%	-£10,678	-£9,160	-£9,287	-£7,770	-£11,583	-£10,191
15%	71%	-£39,267	-£36,991	-£37,180	-£34,905	-£40,624	-£38,537
20%	71%	-£67,856	-£64,821	-£65,074	-£62,039	-£69,695	-£66,883
25%	71%	-£96,912	-£93,057	-£93,378	-£89,523	-£99,210	-£95,676
30%	71%	-£125,969	-£121,343	-£121,727	-£117,102	-£128,727	-£124,485
35%	71%	-£155,025	-£149,629		-£144,681		-£153,295
40%	71%	-£184,081	-£177,914	-£178,426	-£172,259	-£187,759	-£182,104
45%	71%	-£213,138					-£210,913
50%	71%	-£242,194	-£234,485	-£235,126	-£227,417	-£246,791	-£239,722
100%	71%	-£532,758					-£527,815
10%	75%	-£10,868	-£9,541	-£9,407	-£8,080	-£11,659	-£10,199
15%	75%	-£39,551	-£37,560	-£37,361	-£35,370	-£40,738	-£38,548
20%	75%	-£68,242	-£65,581	-£65,314	-£62,660	-£69,850	-£66,897
25%	75%	-£97,395	-£94,022	-£93,683	-£90,311	-£99,406	-£95,695
30%	75%	-£126,548	-£122,500	-£122,095	-£118,047	-£128,961	-£124,507
35%	75%	-£155,701	-£150,978	-£150,506	-£145,783		-£153,320
40%	75%	-£184,854	-£179,457	-£178,916	-£173,519	-£188,071	-£182,133
45%	75%	-£214,007					-£210,947
50%	75%	-£243,159	-£236,414	-£235,737	-£228,992	-£247,181	-£239,760
10%	60%	-£10,070	-£7,946	-£8,902	-£6,778	-£11,337	-£10,168
15%	60%	-£38,355	-£35,170	-£36,603	-£33,417	-£40,255	-£38,503
20%	60%	-£66,641	-£62,392	-£64,303	-£60,056	-£69,194	-£66,836
25%	60%	-£95,369	-£89,972	-£92,399	-£87,003	-£98,586	-£95,617
30%	60%	-£124,116	-£117,641	-£120,553	-£114,077	-£127,976	-£124,414
35%	60%	-£152,864	-£145,309	-£148,708	-£141,152		-£153,212
40%	60%	-£181,611					-£182,009
45%	60%	-£210,359					-£210,807
E00/	600/						

£17,299,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£165,090	-£165,090	-£165,090	-£165,090	-£165,090	-£165,090
10%	71%	-£222,268			-£219,360	-£223,173	-£221,781
15%	71%	-£250,857				-£252,214	
20%	71%	-£279,446	-£276,411	-£276,664	-£273,629	-£281,285	-£278,473
25%	71%	-£308,502					
30%	71%	-£337,559				-£340,317	-£336,075
35%	71%	-£366,615					
40%	71%	-£395,671			-£383,849		
45%	71%	-£424,728					
50%	71%	-£453,784	-£446,075	-£446,716	-£439,007	-£458,381	-£451,312
100%	71%	-£744,348					
10%	75%	-£222,458	-£221,131	-£220,997	-£219,670	-£223,249	-£221,789
15%	75%	-£251,141					
20%	75%	-£279,832		-£276,904	-£274,250	-£281,440	-£278,487
25%	75%	-£308,985					
30%	75%	-£338,138	-£334,090			-£340,551	-£336,097
35%	75%	-£367,291					
40%	75%	-£396,444	-£391,047	-£390,506	-£385,109	-£399,661	
45%	75%	-£425,597					
50%	75%	-£454,749	-£448,004	-£447,327	-£440,582	-£458,771	-£451,350
10%	60%	-£221,660	-£219,536	-£220,492	-£218,368	-£222,927	-£221,758
15%	60%	-£249,945					
20%	60%	-£278,231			-£271,646	-£280,784	-£278,426
25%	60%	-£306,959					
30%	60%	-£335,706		-£332,143	-£325,667	-£339,566	-£336,004
35%	60%	-£364,454					
40%	60%	-£393,201		-£388,452			
45%	60%	-£421,949		-£416,606		-£427,740	
50%	60%	-£450.696				-£457 132	

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£20,400	-£20,400	-£20,400	-£20,400	-£20,400	-£20,400
10%	71%	-£77,578	-£76,060	-£76,187	-£74,670	-£78,483	-£77,091
15%	71%	-£106,167	-£103,891	-£104,080	-£101,805	-£107,524	-£105,437
20%	71%	-£134,756	-£131,721	-£131,974	-£128,939	-£136,595	-£133,783
25%	71%	-£163,812	-£159,957	-£160,278	-£156,423		-£162,576
30%	71%	-£192,869	-£188,243				
35%	71%	-£221,925	-£216,529				
40%	71%	-£250,981	-£244,814				
45%	71%	-£280,038	-£273,099	-£273,676	-£266,738	-£284,174	-£277,813
50%	71%	-£309,094	-£301,385				
100%	71%	-£599,658	-£584,240				-£594,715
10%	75%	-£77,768	-£76,441	-£76,307	-£74,980	-£78,559	-£77,099
15%	75%	-£106,451	-£104,460	-£104,261	-£102,270	-£107,638	-£105,448
20%	75%	-£135,142	-£132,481	-£132,214	-£129,560	-£136,750	-£133,797
25%	75%	-£164,295	-£160,922	-£160,583		-£166,306	-£162,595
30%	75%	-£193,448	-£189,400				
35%	75%	-£222,601	-£217,878	-£217,406		-£225,415	
40%	75%	-£251,754	-£246,357				
45%	75%	-£280,907	-£274,835	-£274,227	-£268,156	-£284,525	-£277,847
50%	75%	-£310,059	-£303,314				
10%	60%	-£76,970	-£74,846	-£75,802	-£73,678	-£78,237	-£77,068
15%	60%	-£105,255	-£102,070	-£103,503	-£100,317	-£107,155	-£105,403
20%	60%	-£133,541	-£129,292	-£131,203	-£126,956	-£136,094	-£133,736
25%	60%	-£162,269	-£156,872				
30%	60%	-£191,016	-£184,541	-£187,453	-£180,977	-£194,876	-£191,314
35%	60%	-£219,764	-£212,209				
40%	60%	-£248,511	-£239,877				
45%	60%	-£277,259	-£267,545	-£271,916		-£283,050	
50%	60%	-£306.006	-£295.214				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£46,500	£46,500	£46,500	£46,500	£46,500	£46,500
10%	71%	-£10,678	-£9,160	-£9,287	-£7,770	-£11,583	-£10,191
15%	71%	-£39,267	-£36,991	-£37,180	-£34,905	-£40,624	-£38,537
20%	71%	-£67,856	-£64,821	-£65,074	-£62,039	-£69,695	-£66,883
25%	71%	-£96,912	-£93,057	-£93,378	-£89,523	-£99,210	-£95,676
30%	71%	-£125,969	-£121,343	-£121,727	-£117,102	-£128,727	-£124,485
35%	71%	-£155,025	-£149,629	-£150,077	-£144,681	-£158,242	-£153,295
40%	71%	-£184,081	-£177,914				-£182,104
45%	71%	-£213,138	-£206,199	-£206,776	-£199,838	-£217,274	-£210,913
50%	71%	-£242,194			-£227,417		-£239,722
100%	71%	-£532,758	-£517,340				-£527,815
10%	75%	-£10,868	-£9,541	-£9,407	-£8,080	-£11,659	-£10,199
15%	75%	-£39,551	-£37,560	-£37,361	-£35,370	-£40,738	-£38,548
20%	75%	-£68,242	-£65,581	-£65,314	-£62,660	-£69,850	-£66,897
25%	75%	-£97,395	-£94,022	-£93,683	-£90,311	-£99,406	-£95,695
30%	75%	-£126,548	-£122,500	-£122,095	-£118,047	-£128,961	-£124,507
35%	75%	-£155,701		-£150,506	-£145,783		-£153,320
40%	75%	-£184,854	-£179,457	-£178,916	-£173,519	-£188,071	-£182,133
45%	75%	-£214,007					-£210,947
50%	75%	-£243,159	-£236,414			-£247,181	-£239,760
10%	60%	-£10,070	-£7,946	-£8,902	-£6,778	-£11,337	-£10,168
15%	60%	-£38,355	-£35,170	-£36,603	-£33,417	-£40,255	-£38,503
20%	60%	-£66,641	-£62,392	-£64,303	-£60,056	-£69,194	-£66,836
25%	60%	-£95,369	-£89,972	-£92,399	-£87,003	-£98,586	-£95,617
30%	60%	-£124,116	-£117,641	-£120,553	-£114,077	-£127,976	-£124,414
35%	60%	-£152,864	-£145,309	-£148,708	-£141,152	-£157,368	-£153,212
40%	60%	-£181,611	-£172,977				-£182,009
45%	60%	-£210,359	-£200,645	-£205,016	-£195,301	-£216,150	-£210,807
50%	60%	-£239.106	-£228.314				-£239.604

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T19 - 2 Unit Development

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£197,656	£197,656	£197,656	£197,656	£197,656	£197,656
10%	71%	£132,035	£133,801	£133,165	£134,931	£131,559	£132,690
15%	71%	£99,224	£101,872	£100,921	£103,568	£98,511	£100,207
20%	71%	£66,413	£69,945	£68,675	£72,206	£65,463	£67,725
25%	71%	£33,603	£38,017	£36,430	£40,844	£32,415	£35,242
30%	71%	£792	£6,090	£4,185	£9,481	-£644	£2,759
35%	71%	-£32,542	-£26,261	-£28,519	-£22,239	-£34,232	-£30,211
40%	71%	-£65,889	-£58,711	-£61,292	-£54,115	-£67,822	-£63,225
45%	71%	-£99,236	-£91,161	-£94,065	-£85,990	-£101,410	-£96,239
50%	71%	-£132,584	-£123,611	-£126,838	-£117,865	-£134,999	-£129,254
100%	71%	-£466,055	-£448,110	-£454,563	-£436,619	-£470,886	-£459,395
10%	75%	£131,858	£133,403	£133,045	£134,590	£131,442	£132,629
15%	75%	£98,959	£101,277	£100,740	£103,057	£98,335	£100,115
20%	75%	£66,060	£69,150	£68,434	£71,525	£65,228	£67,603
25%	75%	£33,161	£37,023	£36,129	£39,991	£32,121	£35,089
30%	75%	£262	£4,897	£3,824	£8,458	-£1,002	£2,576
35%	75%	-£33,171	-£27,676	-£28,948	-£23,452	-£34,651	-£30,427
40%	75%	-£66,608	-£60,327	-£61,781	-£55,501	-£68,299	-£63,473
45%	75%	-£100,045	-£92,979	-£94,615	-£87,549	-£101,948	-£96,518
50%	75%	-£133,482	-£125,632	-£127,449	-£119,598	-£135,596	-£129,563
10%	60%	£132,601	£135,073	£133,551	£136,023	£131,935	£132,885
15%	60%	£100,074	£103,781	£101,498	£105,206	£99,075	£100,499
20%	60%	£67,546	£72,489	£69,445	£74,388	£66,215	£68,114
25%	60%	£35,018	£41,197	£37,393	£43,572	£33,354	£35,728
30%	60%	£2,490	£9,906	£5,339	£12,755	£494	£3,343
35%	60%	-£30,529	-£21,735	-£27,150	-£18,357	-£32,896	-£29,517
40%	60%	-£63,588	-£53,539	-£59,726	-£49,677	-£66,293	-£62,433
45%	60%	-£96,647	-£85,342	-£92,303	-£80,998	-£99,691	-£95,347
50%	60%	-£129.706	-£117.146	-£124.881	-£112.319	-£133.089	-£128.263

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

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

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

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

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

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£78,584	-£78,584	-£78,584	-£78,584	-£78,584	-£78,584
10%	71%	-£144,205	-£142,439	-£143,075	-£141,309	-£144,681	-£143,550
15%	71%	-£177,016	-£174,368			-£177,729	-£176,033
20%	71%	-£209,827	-£206,295		-£204,034	-£210,777	-£208,515
25%	71%	-£242,637	-£238,223		-£235,396		-£240,998
30%	71%	-£275,448	-£270,150		-£266,759	-£276,884	-£273,481
35%	71%	-£308,782	-£302,501		-£298,479		-£306,451
40%	71%	-£342,129	-£334,951				-£339,465
45%	71%	-£375.476	-£367.401				-£372.479
50%	71%	-£408,824	-£399,851				-£405,494
100%	71%	-£742.295	-£724.350				-£735.635
10%	75%	-£144,382	-£142,837	-£143,195	-£141,650	-£144,798	-£143,611
15%	75%	-£177.281	-£174.963			-£177.905	-£176.125
20%	75%	-£210,180	-£207,090	-£207,806		-£211,012	-£208,637
25%	75%	-£243.079	-£239,217				-£241.151
30%	75%	-£275,978	-£271,343	-£272,416			-£273,664
35%	75%	-£309.411	-£303,916				-£306.667
40%	75%	-£342,848	-£336,567		-£331,741		-£339,713
45%	75%	-£376.285	-£369.219				-£372.758
50%	75%	-£409,722	-£401,872				-£405,803
10%	60%	-£143,639	-£141,167	-£142,689	-£140,217	-£144,305	-£143,355
15%	60%	-£176,166	-£172,459	-£174,742	-£171,034	-£177,165	-£175,741
20%	60%	-£208,694	-£203,751				-£208,126
25%	60%	-£241,222	-£235,043				-£240,512
30%	60%	-£273,750	-£266,334				-£272,897
35%	60%	-£306,769	-£297,975			-£309,136	-£305,757
40%	60%	-£339,828	-£329,779				-£338,673
45%	60%	-£372,887	-£361,582		-£357,238		-£371,587
50%	60%	-£405.946	-£393.386	-£401 121	-£388 559		-£404.503

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£24,666	£24,666	£24,666	£24,666	£24,666	£24,666
10%	71%	-£40,955	-£39,189	-£39,825	-£38,059	-£41,431	-£40,300
15%	71%	-£73,766	-£71,118	-£72,069	-£69,422	-£74,479	-£72,783
20%	71%	-£106,577	-£103,045	-£104,315	-£100,784	-£107,527	-£105,265
25%	71%	-£139,387	-£134,973	-£136,560	-£132,146	-£140,575	-£137,748
30%	71%	-£172,198	-£166,900	-£168,805	-£163,509	-£173,634	-£170,231
35%	71%	-£205,532	-£199,251				
40%	71%	-£238,879	-£231,701	-£234,282		-£240,812	-£236,215
45%	71%	-£272,226	-£264,151				
50%	71%	-£305,574	-£296,601	-£299,828	-£290,855	-£307,989	-£302,244
100%	71%	-£639,045	-£621,100				
10%	75%	-£41,132	-£39,587	-£39,945	-£38,400	-£41,548	-£40,361
15%	75%	-£74,031	-£71,713	-£72,250	-£69,933	-£74,655	-£72,875
20%	75%	-£106,930	-£103,840	-£104,556	-£101,465	-£107,762	-£105,387
25%	75%	-£139,829	-£135,967	-£136,861	-£132,999	-£140,869	-£137,901
30%	75%	-£172,728	-£168,093	-£169,166	-£164,532	-£173,992	-£170,414
35%	75%	-£206,161	-£200,666				
40%	75%	-£239,598	-£233,317	-£234,771	-£228,491	-£241,289	-£236,463
45%	75%	-£273,035	-£265,969				
50%	75%	-£306,472	-£298,622	-£300,439	-£292,588	-£308,586	-£302,553
10%	60%	-£40,389	-£37,917	-£39,439	-£36,967	-£41,055	-£40,105
15%	60%	-£72,916	-£69,209	-£71,492	-£67,784	-£73,915	-£72,491
20%	60%	-£105,444	-£100,501	-£103,545	-£98,602	-£106,775	-£104,876
25%	60%	-£137,972	-£131,793	-£135,597	-£129,418	-£139,636	-£137,262
30%	60%	-£170,500	-£163,084	-£167,651	-£160,235	-£172,496	-£169,647
35%	60%	-£203,519	-£194,725	-£200,140			
40%	60%	-£236,578	-£226,529	-£232,716	-£222,667	-£239,283	-£235,423
45%	60%	-£269,637	-£258,332				
50%	60%	-£302.696	-£290.136				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£129,816	£129,816	£129,816	£129,816	£129,816	£129,816
10%	71%	£64,195	£65,961	£65,325	£67,091	£63,719	£64,850
15%	71%	£31,384	£34,032	£33,081	£35,728	£30,671	£32,367
20%	71%	-£1,427	£2,105	£835	£4,366	-£2,377	-£115
25%	71%	-£34,237	-£29,823	-£31,410	-£26,996	-£35,425	-£32,598
30%	71%	-£67,048	-£61,750	-£63,655	-£58,359	-£68,484	-£65,081
35%	71%	-£100,382	-£94,101	-£96,359	-£90,079	-£102,072	-£98,051
40%	71%	-£133,729	-£126,551	-£129,132	-£121,955	-£135,662	-£131,065
45%	71%	-£167,076					-£164,079
50%	71%	-£200,424	-£191,451	-£194,678	-£185,705		-£197,094
100%	71%	-£533,895		-£522,403			-£527,235
10%	75%	£64,018	£65,563	£65,205	£66,750	£63,602	£64,789
15%	75%	£31,119	£33,437	£32,900	£35,217	£30,495	£32,275
20%	75%	-£1,780	£1,310	£594	£3,685	-£2,612	-£237
25%	75%	-£34,679	-£30,817	-£31,711	-£27,849	-£35,719	-£32,751
30%	75%	-£67,578	-£62,943	-£64,016	-£59,382	-£68,842	-£65,264
35%	75%	-£101,011	-£95,516	-£96,788	-£91,292	-£102,491	-£98,267
40%	75%	-£134,448	-£128,167	-£129,621	-£123,341	-£136,139	-£131,313
45%	75%	-£167,885					-£164,358
50%	75%	-£201,322	-£193,472	-£195,289	-£187,438	-£203,436	-£197,403
10%	60%	£64,761	£67,233	£65,711	£68,183	£64,095	£65,045
15%	60%	£32,234	£35,941	£33,658	£37,366	£31,235	£32,659
20%	60%	-£294	£4,649	£1,605	£6,548	-£1,625	£274
25%	60%	-£32,822	-£26,643	-£30,447	-£24,268	-£34,486	-£32,112
30%	60%	-£65,350	-£57,934	-£62,501	-£55,085	-£67,346	-£64,497
35%	60%	-£98,369	-£89,575	-£94,990	-£86,197	-£100,736	-£97,357
40%	60%	-£131,428	-£121,379	-£127,566	-£117,517	-£134,133	-£130,273
45%	60%	-£164,487			-£148,838		-£163,187
E09/	60%	£107.646	200 1012.	£102 724	£190.160		.0106 402

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£81,774	-£81,774	-£81,774	-£81,774	-£81,774	-£81,774
10%	71%	-£147,395	-£145,629	-£146,265	-£144,499	-£147,871	-£146,740
15%	71%	-£180,206	-£177,558			-£180,919	
20%	71%	-£213,017	-£209,485		-£207,224	-£213,967	
25%	71%	-£245,827	-£241,413				-£244,188
30%	71%	-£278,638	-£273,340	-£275,245	-£269,949	-£280,074	
35%	71%	-£311,972	-£305,691				
40%	71%	-£345,319	-£338,141	-£340,722	-£333,545	-£347,252	
45%	71%	-£378,666	-£370,591				
50%	71%	-£412,014	-£403,041	-£406,268		-£414,429	-£408,684
100%	71%	-£745,485	-£727,540				
10%	75%	-£147,572	-£146,027	-£146,385	-£144,840	-£147,988	-£146,801
15%	75%	-£180,471	-£178,153				
20%	75%	-£213,370	-£210,280	-£210,996	-£207,905	-£214,202	
25%	75%	-£246,269	-£242,407				
30%	75%	-£279,168	-£274,533	-£275,606		-£280,432	-£276,854
35%	75%	-£312.601	-£307.106				
40%	75%	-£346,038	-£339,757				
45%	75%	-£379.475	-£372.409				
50%	75%	-£412,912	-£405,062				
10%	60%	-£146.829	-£144.357	-£145.879	-£143.407	-£147,495	-£146.545
15%	60%	-£179,356	-£175,649	-£177,932	-£174,224	-£180,355	-£178,931
20%	60%	-£211.884	-£206.941				
25%	60%	-£244,412	-£238,233		-£235,858	-£246,076	-£243,702
30%	60%	-£276,940	-£269,524				
35%	60%	-£309,959	-£301,165				-£308,947
40%	60%	-£343.018	-£332.969				-£341.863
45%	60%	-£376.077	-£364.772				-£374,777
50%	60%	-£409,136	-£396,576				-£407,693

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£62,916	£62,916	£62,916	£62,916	£62,916	£62,916
10%	71%	-£2,705	-£939	-£1,575	£191	-£3,181	-£2,050
15%	71%	-£35,516	-£32,868	-£33,819	-£31,172	-£36,229	-£34,533
20%	71%	-£68,327	-£64,795	-£66,065	-£62,534	-£69,277	-£67,015
25%	71%	-£101,137	-£96,723	-£98,310	-£93,896	-£102,325	-£99,498
30%	71%	-£133,948	-£128,650	-£130,555	-£125,259	-£135,384	-£131,981
35%	71%	-£167,282	-£161,001	-£163,259	-£156,979	-£168,972	-£164,951
40%	71%	-£200,629	-£193,451				
45%	71%	-£233,976	-£225,901				
50%	71%	-£267,324	-£258,351				
100%	71%	-£600,795	-£582,850	-£589,303	-£571,359	-£605,626	-£594,135
10%	75%	-£2,882	-£1,337	-£1,695	-£150	-£3,298	-£2,111
15%	75%	-£35,781	-£33,463	-£34,000	-£31,683	-£36,405	-£34,625
20%	75%	-£68,680	-£65,590	-£66,306	-£63,215	-£69,512	-£67,137
25%	75%	-£101,579	-£97,717	-£98,611	-£94,749	-£102,619	-£99,651
30%	75%	-£134,478	-£129,843	-£130,916	-£126,282	-£135,742	-£132,164
35%	75%	-£167,911	-£162,416	-£163,688	-£158,192	-£169,391	-£165,167
40%	75%	-£201,348	-£195,067				
45%	75%	-£234,785	-£227,719			-£236,688	-£231,258
50%	75%	-£268,222	-£260,372				
10%	60%	-£2,139	£333	-£1,189	£1,283	-£2,805	-£1,855
15%	60%	-£34,666	-£30,959	-£33,242	-£29,534	-£35,665	-£34,241
20%	60%	-£67,194	-£62,251	-£65,295	-£60,352	-£68,525	-£66,626
25%	60%	-£99,722	-£93,543	-£97,347	-£91,168	-£101,386	-£99,012
30%	60%	-£132,250	-£124,834	-£129,401	-£121,985	-£134,246	-£131,397
35%	60%	-£165,269	-£156,475	-£161,890	-£153,097	-£167,636	-£164,257
40%	60%	-£198,328	-£188,279				
45%	60%	-£231,387	-£220,082	-£227,043	-£215,738	-£234,431	-£230,087
50%	60%	-F264 446	-£251.886				

 50%
 60%
 5264.446

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£129,816	£129,816	£129,816	£129,816	£129,816	£129,816
10%	71%	£64.195	£65.961	£65.325	£67.091	£63,719	£64.850
15%	71%	£31,384	£34,032	£33,081	£35,728	£30,671	£32,367
20%	71%	-£1,427	£2,105	£835	£4,366	-£2,377	-£115
25%	71%	-£34,237	-£29,823	-£31,410	-£26,996	-£35,425	-£32,598
30%	71%	-£67,048	-£61,750	-£63,655	-£58,359	-£68,484	-£65,081
35%	71%	-£100,382	-£94,101	-£96,359	-£90,079	-£102,072	-£98,051
40%	71%	-£133,729	-£126,551	-£129,132	-£121,955	-£135,662	-£131,065
45%	71%	-£167,076	-£159,001	-£161,905	-£153,830	-£169,250	-£164,079
50%	71%	-£200,424	-£191,451				-£197,094
100%	71%	-£533,895	-£515,950				-£527,235
10%	75%	£64,018	£65,563	£65,205	£66,750	£63,602	£64,789
15%	75%	£31,119	£33,437	£32,900	£35,217	£30,495	£32,275
20%	75%	-£1,780	£1,310	£594	£3,685	-£2,612	-£237
25%	75%	-£34,679	-£30,817	-£31,711	-£27,849	-£35,719	-£32,751
30%	75%	-£67,578	-£62,943	-£64,016	-£59,382	-£68,842	-£65,264
35%	75%	-£101,011	-£95,516	-£96,788	-£91,292	-£102,491	-£98,267
40%	75%	-£134,448	-£128,167	-£129,621	-£123,341	-£136,139	-£131,313
45%	75%	-£167,885	-£160,819	-£162,455	-£155,389	-£169,788	-£164,358
50%	75%	-£201,322	-£193,472			-£203,436	-£197,403
10%	60%	£64.761	£67.233	£65.711	£68.183	£64.095	£65.045
15%	60%	£32,234	£35,941	£33,658	£37,366	£31,235	£32,659
20%	60%	-£294	£4,649	£1,605	£6,548	-£1,625	£274
25%	60%	-£32,822	-£26,643	-£30,447	-£24,268	-£34,486	-£32,112
30%	60%	-£65,350	-£57,934	-£62,501	-£55,085	-£67,346	-£64,497
35%	60%	-£98,369	-£89,575	-£94,990	-£86,197	-£100,736	-£97,357
40%	60%	-£131,428	-£121,379	-£127,566	-£117,517	-£134,133	-£130,273
45%	60%	-£164,487	-£153,182	-£160,143	-£148,838		-£163,187
50%	60%	-£197 546	-£184 986		-£180 150		-£196 103

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T19 - 2 Unit Development

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

% of AH as rented	,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£105,388	£105,388	£105,388	£105,388	£105,388	£105,388
10%	71%	£44,452	£46,027	£45,783	£47,358	£43,757	£45,088
15%	71%	£13,984	£16,345	£15,980	£18,342	£12,943	£14,938
20%	71%	-£16,754	-£13,553	-£14,048	-£10,848	-£18,166	-£15,460
25%	71%	-£47,719	-£43,719	-£44,338	-£40,338	-£49,485	-£46,103
30%	71%	-£78,686	-£73,885	-£74,628	-£69,828	-£80,803	-£76,746
35%	71%	-£109,653	-£104,052	-£104,918	-£99,318	-£112,122	-£107,389
40%	71%	-£140,618	-£134,218	-£135,208	-£128,808	-£143,442	-£138,032
45%	71%	-£171,585	-£164,384	-£165,498	-£158,297	-£174,761	-£168,674
50%	71%	-£202,551	-£194,550	-£195,788	-£187,788	-£206,080	-£199,318
100%	71%	-£512,213	-£496,213	-£498,687	-£482,687	-£519,272	-£505,746
10%	75%	£44,265	£45,643	£45,662	£47,040	£43,658	£45,055
15%	75%	£13,704	£15,770	£15,800	£17,866	£12,793	£14,889
20%	75%	-£17,133	-£14,333	-£14,293	-£11,492	-£18,369	-£15,528
25%	75%	-£48,195	-£44,694	-£44,644	-£41,144	-£49,739	-£46,188
30%	75%	-£79,255	-£75,056	-£74,995	-£70,795	-£81,109	-£76,848
35%	75%	-£110,317	-£105,417	-£105,346	-£100,445	-£112,478	-£107,508
40%	75%	-£141,378	-£135,777	-£135,697	-£130,097	-£143,849	-£138,168
45%	75%	-£172,440	-£166,139	-£166,049	-£159,748	-£175,219	-£168,828
50%	75%	-£203,500	-£196,500	-£196,399	-£189,399	-£206,589	-£199,488
10%	60%	£45,050	£47,254	£46,168	£48,372	£44,078	£45,195
15%	60%	£14,881	£18,187	£16,558	£19,864	£13,423	£15,099
20%	60%	-£15,538	-£11,057	-£13,265	-£8,785	-£17,514	-£15,242
25%	60%	-£46,200	-£40,600	-£43,359	-£37,759	-£48,671	-£45,830
30%	60%	-£76,863	-£70,142	-£73,454	-£66,733	-£79,828	-£76,418
35%	60%	-£107,525	-£99,684	-£103,548	-£95,708	-£110,983	-£107,008
40%	60%	-£138,188	-£129,226	-£133,642	-£124,682	-£142,140	-£137,596
45%	60%	-£168,849	-£158,769	-£163,737	-£153,656	-£173,297	-£168,184
50%	60%	-£199.512	-£188 312	-£193.831	-£182 630	-£204 453	-£198 772

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

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

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

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

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

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£170,852	-£170,852	-£170,852	-£170,852	-£170,852	-£170,852
10%	71%	-£231,788	-£230,213	-£230,457	-£228,882	-£232,483	-£231,152
15%	71%	-£262,256	-£259,895		-£257,898		
20%	71%	-£292,994	-£289,793	-£290,288	-£287,088	-£294,406	-£291,700
25%	71%	-£323,959	-£319,959		-£316,578		
30%	71%	-£354,926	-£350,125	-£350,868	-£346,068	-£357,043	-£352,986
35%	71%	-£385,893	-£380,292		-£375,558		
40%	71%	-£416,858	-£410,458	-£411,448	-£405,048		-£414,272
45%	71%	-£447.825	-£440.624		-£434.537		-£444.914
50%	71%	-£478,791	-£470,790		-£464,028		
100%	71%	-£788.453	-£772.453		-£758.927	-£795.512	
10%	75%	-£231,975	-£230,597		-£229,200		
15%	75%	-£262,536	-£260.470		-£258.374		
20%	75%	-£293,373	-£290,573		-£287,732		
25%	75%	-£324.435	-£320,934		-£317,384		
30%	75%	-£355,495	-£351,296		-£347,035		
35%	75%	-£386,557	-£381.657		-£376,685		
40%	75%	-£417,618	-£412,017		-£406,337		
45%	75%	-£448.680	-£442.379		-£435.988		
50%	75%	-£479,740	-£472,740		-£465,639		
10%	60%	-£231.190	-£228.986	-£230.072	-£227.868		
15%	60%	-£261,359	-£258,053		-£256,376		
20%	60%	-£291,778	-£287.297		-£285.025	-£293.754	
25%	60%	-£322,440	-£316,840		-£313,999		-£322,070
30%	60%	-£353,103	-£346,382	-£349,694	-£342,973		
35%	60%	-£383,765	-£375,924	-£379,788	-£371,948		-£383,248
40%	60%	-£414.428	-£405.466		-£400.922		
45%	60%	-£445,089	-£435,009		-£429,896		-£444,424
50%	60%	-£475.752	-£464 552		-£458.870		-£475.012

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

% of AH as	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£67,602	-£67,602	-£67,602	-£67,602	-£67,602	-£67,602
10%	71%	-£128,538	-£126,963	-£127,207	-£125,632	-£129,233	-£127,902
15%	71%	-£159,006	-£156,645				
20%	71%	-£189,744	-£186,543	-£187,038	-£183,838	-£191,156	-£188,450
25%	71%	-£220,709	-£216,709				
30%	71%	-£251,676	-£246,875	-£247,618	-£242,818	-£253,793	-£249,736
35%	71%	-£282,643	-£277,042				
40%	71%	-£313,608	-£307,208	-£308,198	-£301,798	-£316,432	-£311,022
45%	71%	-£344,575	-£337,374				
50%	71%	-£375,541	-£367,540	-£368,778	-£360,778	-£379,070	-£372,308
100%	71%	-£685,203	-£669,203				
10%	75%	-£128,725	-£127,347	-£127,328	-£125,950	-£129,332	-£127,935
15%	75%	-£159,286	-£157,220				
20%	75%	-£190,123	-£187,323	-£187,283	-£184,482	-£191,359	-£188,518
25%	75%	-£221,185	-£217,684				
30%	75%	-£252,245	-£248,046	-£247,985	-£243,785	-£254,099	-£249,838
35%	75%	-£283,307	-£278,407				
40%	75%	-£314,368	-£308,767	-£308,687	-£303,087	-£316,839	-£311,158
45%	75%	-£345,430	-£339,129				
50%	75%	-£376,490	-£369,490	-£369,389	-£362,389	-£379,579	-£372,478
10%	60%	-£127,940	-£125,736	-£126,822	-£124,618	-£128,912	-£127,795
15%	60%	-£158,109	-£154,803		-£153,126		
20%	60%	-£188,528	-£184,047	-£186,255	-£181,775	-£190,504	-£188,232
25%	60%	-£219,190	-£213,590				
30%	60%	-£249,853	-£243,132	-£246,444		-£252,818	-£249,408
35%	60%	-£280,515	-£272,674				
40%	60%	-£311,178	-£302,216	-£306,632		-£315,130	-£310,586
45%	60%	-£341,839	-£331,759				-£341,174
50%	60%	-£372.502	-£361.302				

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

,,	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£37,548	£37,548	£37,548	£37,548	£37,548	£37,548
10%	71%	-£23,388	-£21,813	-£22,057	-£20,482	-£24,083	-£22,752
15%	71%	-£53,856	-£51,495	-£51,860	-£49,498	-£54,897	-£52,902
20%	71%	-£84,594	-£81,393	-£81,888	-£78,688	-£86,006	-£83,300
25%	71%	-£115,559	-£111,559	-£112,178	-£108,178	-£117,325	-£113,943
30%	71%	-£146,526	-£141,725	-£142,468	-£137,668	-£148,643	-£144,586
35%	71%	-£177,493					-£175,229
40%	71%	-£208,458	-£202,058	-£203,048	-£196,648	-£211,282	-£205,872
45%	71%	-£239,425					-£236,514
50%	71%	-£270,391	-£262,390	-£263,628	-£255,628	-£273,920	-£267,158
100%	71%	-£580,053					-£573,586
10%	75%	-£23,575	-£22,197	-£22,178	-£20,800	-£24,182	-£22,785
15%	75%	-£54,136	-£52,070	-£52,040	-£49,974	-£55,047	-£52,951
20%	75%	-£84,973	-£82,173	-£82,133	-£79,332	-£86,209	-£83,368
25%	75%	-£116,035	-£112,534	-£112,484	-£108,984	-£117,579	-£114,028
30%	75%	-£147,095	-£142,896	-£142,835	-£138,635	-£148,949	-£144,688
35%	75%	-£178,157		-£173,186		-£180,318	-£175,348
40%	75%	-£209,218				-£211,689	-£206,008
45%	75%	-£240,280					-£236,668
50%	75%	-£271,340	-£264,340			-£274,429	-£267,328
10%	60%	-£22,790	-£20,586	-£21,672	-£19,468	-£23,762	-£22,645
15%	60%	-£52,959	-£49,653	-£51,282	-£47,976	-£54,417	-£52,741
20%	60%	-£83,378	-£78,897	-£81,105	-£76,625	-£85,354	-£83,082
25%	60%	-£114,040	-£108,440	-£111,199	-£105,599	-£116,511	-£113,670
30%	60%	-£144,703	-£137,982	-£141,294	-£134,573	-£147,668	-£144,258
35%	60%	-£175,365					-£174,848
40%	60%	-£206,028	-£197,066	-£201,482			-£205,436
45%	60%	-£236,689					-£236,024
E00/	600/						

£17,299,000

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

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£174,042	-£174,042				
10%	71%	-£234,978	-£233,403	-£233,647	-£232,072	-£235,673	-£234,342
15%	71%	-£265,446	-£263,085				
20%	71%	-£296,184	-£292,983	-£293,478	-£290,278	-£297,596	-£294,890
25%	71%	-£327,149	-£323,149				
30%	71%	-£358,116	-£353,315	-£354,058	-£349,258		-£356,176
35%	71%	-£389,083	-£383,482				
40%	71%	-£420,048	-£413,648	-£414,638	-£408,238	-£422,872	-£417,462
45%	71%	-£451,015	-£443,814				
50%	71%	-£481,981	-£473,980	-£475,218	-£467,218	-£485,510	-£478,748
100%	71%	-£791,643	-£775,643				
10%	75%	-£235,165	-£233,787	-£233,768	-£232,390	-£235,772	-£234,375
15%	75%	-£265,726	-£263,660		-£261,564		
20%	75%	-£296,563	-£293,763				
25%	75%	-£327,625	-£324,124	-£324,074	-£320,574		-£325,618
30%	75%	-£358,685	-£354,486	-£354,425		-£360,539	-£356,278
35%	75%	-£389,747	-£384,847				
40%	75%	-£420,808	-£415,207	-£415,127	-£409,527	-£423,279	-£417,598
45%	75%	-£451,870	-£445,569		-£439,178		
50%	75%	-£482,930	-£475,930	-£475,829	-£468,829	-£486,019	-£478,918
10%	60%	-£234,380	-£232,176				
15%	60%	-£264,549	-£261,243				
20%	60%	-£294,968	-£290,487			-£296,944	
25%	60%	-£325,630	-£320,030				
30%	60%	-£356,293	-£349,572				
35%	60%	-£386,955	-£379,114				
40%	60%	-£417,618	-£408,656	-£413,072	-£404,112		
45%	60%	-£448,279	-£438,199				-£447,614
50%	60%	-£478,942	-£467,742				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£29,352	-£29,352	-£29,352	-£29,352	-£29,352	-£29,352
10%	71%	-£90,288	-£88,713	-£88,957	-£87,382	-£90,983	-£89,652
15%	71%	-£120,756	-£118,395	-£118,760	-£116,398	-£121,797	-£119,802
20%	71%	-£151,494	-£148,293	-£148,788	-£145,588	-£152,906	-£150,200
25%	71%	-£182,459	-£178,459	-£179,078	-£175,078	-£184,225	-£180,843
30%	71%	-£213,426	-£208,625				-£211,486
35%	71%	-£244,393	-£238,792	-£239,658	-£234,058	-£246,862	-£242,129
40%	71%	-£275,358	-£268,958				-£272,772
45%	71%	-£306,325	-£299,124			-£309,501	-£303,414
50%	71%	-£337,291	-£329,290				-£334,058
100%	71%	-£646,953	-£630,953	-£633,427	-£617,427	-£654,012	-£640,486
10%	75%	-£90,475	-£89,097	-£89,078	-£87,700	-£91,082	-£89,685
15%	75%	-£121,036	-£118,970	-£118,940	-£116,874	-£121,947	-£119,851
20%	75%	-£151,873	-£149,073	-£149,033	-£146,232		-£150,268
25%	75%	-£182,935	-£179,434	-£179,384	-£175,884	-£184,479	-£180,928
30%	75%	-£213,995	-£209,796				-£211,588
35%	75%	-£245,057	-£240,157	-£240,086	-£235,185	-£247,218	-£242,248
40%	75%	-£276,118	-£270,517				-£272,908
45%	75%	-£307,180	-£300,879	-£300,789	-£294,488	-£309,959	-£303,568
50%	75%	-£338,240	-£331,240				-£334,228
10%	60%	-£89,690	-£87,486	-£88,572	-£86,368	-£90,662	-£89,545
15%	60%	-£119,859	-£116,553	-£118,182	-£114,876	-£121,317	-£119,641
20%	60%	-£150,278	-£145,797	-£148,005	-£143,525	-£152,254	-£149,982
25%	60%	-£180,940	-£175,340				-£180,570
30%	60%	-£211,603	-£204,882	-£208,194	-£201,473	-£214,568	-£211,158
35%	60%	-£242,265	-£234,424				-£241,748
40%	60%	-£272,928	-£263,966				-£272,336
45%	60%	-£303,589	-£293,509	-£298,477	-£288,396		-£302,924
50%	60%	-£334.252	-£323.052				-£333.512

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£37,548	£37,548	£37,548	£37,548	£37,548	£37,548
10%	71%	-£23,388	-£21,813	-£22,057	-£20,482	-£24,083	-£22,752
15%	71%	-£53,856	-£51,495	-£51,860	-£49,498	-£54,897	-£52,902
20%	71%	-£84,594	-£81,393	-£81,888	-£78,688	-£86,006	-£83,300
25%	71%	-£115,559	-£111,559	-£112,178	-£108,178	-£117,325	-£113,943
30%	71%	-£146,526	-£141,725	-£142,468	-£137,668	-£148,643	-£144,586
35%	71%	-£177,493	-£171,892	-£172,758	-£167,158	-£179,962	-£175,229
40%	71%	-£208,458					-£205,872
45%	71%	-£239,425	-£232,224	-£233,338		-£242,601	-£236,514
50%	71%	-£270,391					-£267,158
100%	71%	-£580,053					-£573,586
10%	75%	-£23,575	-£22,197	-£22,178	-£20,800	-£24,182	-£22,785
15%	75%	-£54,136	-£52,070	-£52,040	-£49,974	-£55,047	-£52,951
20%	75%	-£84,973	-£82,173	-£82,133	-£79,332	-£86,209	-£83,368
25%	75%	-£116,035	-£112,534	-£112,484	-£108,984	-£117,579	-£114,028
30%	75%	-£147,095	-£142,896	-£142,835	-£138,635	-£148,949	-£144,688
35%	75%	-£178,157					-£175,348
40%	75%	-£209,218			-£197,937	-£211,689	-£206,008
45%	75%	-£240,280			-£227,588		-£236,668
50%	75%	-£271,340					-£267,328
10%	60%	-£22,790	-£20,586	-£21,672	-£19,468	-£23,762	-£22,645
15%	60%	-£52,959	-£49,653	-£51,282	-£47,976	-£54,417	-£52,741
20%	60%	-£83,378	-£78,897	-£81,105	-£76,625	-£85,354	-£83,082
25%	60%	-£114,040	-£108,440	-£111,199	-£105,599	-£116,511	-£113,670
30%	60%	-£144,703	-£137,982	-£141,294	-£134,573	-£147,668	-£144,258
35%	60%	-£175,365	-£167,524		-£163,548	-£178,823	-£174,848
40%	60%	-£206,028					-£205,436
45%	60%	-£236,689			-£221,496		-£236,024
50%	60%	-£267.352					-£266.612

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T19 - 2 Unit Development

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£20,201	£20,201	£20,201	£20,201	£20,201	£20,201
10%	71%	-£34,258	-£32,949	-£32,600	-£31,292	-£35,340	-£33,683
15%	71%	-£61,653	-£59,690	-£59,166	-£57,203	-£63,277	-£60,791
20%	71%	-£89,048	-£86,431	-£85,732	-£83,115	-£91,213	-£87,898
25%	71%	-£116,443	-£113,171	-£112,299	-£109,026	-£119,150	-£115,005
30%	71%	-£143,837	-£139,912	-£138,864	-£134,938	-£147,085	-£142,112
35%	71%	-£171,233	-£166,652	-£165,430	-£160,850	-£175,022	-£169,219
40%	71%	-£198,627	-£193,393	-£191,997	-£186,762	-£202,959	-£196,328
45%	71%	-£226,022	-£220,133	-£218,562	-£212,673	-£230,895	-£223,435
50%	71%	-£253,417	-£246,874	-£245,128	-£238,585	-£258,831	-£250,542
100%	71%	-£527,366	-£514,279	-£510,788	-£497,701	-£538,194	-£521,616
10%	75%	-£34,464	-£33,318	-£32,723	-£31,577	-£35,410	-£33,670
15%	75%	-£61,960	-£60,243	-£59,350	-£57,632	-£63,382	-£60,771
20%	75%	-£89,458	-£87,168	-£85,977	-£83,687	-£91,353	-£87,872
25%	75%	-£116,956	-£114,093	-£112,604	-£109,741	-£119,324	-£114,972
30%	75%	-£144,453	-£141,018	-£139,232	-£135,796	-£147,295	-£142,073
35%	75%	-£171,950	-£167,943	-£165,859	-£161,850	-£175,266	-£169,174
40%	75%	-£199,448	-£194,868	-£192,485	-£187,905	-£203,237	-£196,275
45%	75%	-£226,946	-£221,793	-£219,112	-£213,959	-£231,209	-£223,376
50%	75%	-£254,443	-£248,717	-£245,739	-£240,014	-£259,180	-£250,477
10%	60%	-£33,601	-£31,769	-£32,209	-£30,377	-£35,117	-£33,724
15%	60%	-£60,668	-£57,920	-£58,579	-£55,830	-£62,942	-£60,853
20%	60%	-£87,735	-£84,070	-£84,950	-£81,285	-£90,767	-£87,981
25%	60%	-£114,801	-£110,221	-£111,320	-£106,739	-£118,590	-£115,109
30%	60%	-£141,868	-£136,371	-£137,690	-£132,194	-£146,415	-£142,238
35%	60%	-£168,934	-£162,522	-£164,060	-£157,648	-£174,240	-£169,366
40%	60%	-£196,001	-£188,672	-£190,431	-£183,102	-£202,064	-£196,495
45%	60%	-£223,068	-£214,823	-£216,801	-£208,556	-£229,889	-£223,622
50%	60%	-£250 134	-£240.973	-£243 171	-£234 010	-£257 714	-£250.751

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£879,799					
10%	71%	-£934,258	-£932,949				
15%	71%	-£961,653					
20%	71%	-£989,048	-£986,431				-£987,898
25%	71%	-£1,016,443					
30%	71%	-£1,043,837	-£1,039,912	-£1,038,864	-£1,034,938	-£1,047,085	-£1,042,112
35%	71%	-£1,071,233					
40%	71%	-£1,098,627				-£1,102,959	-£1,096,328
45%	71%	-£1,126,022					
50%	71%	-£1,153,417	-£1,146,874	-£1,145,128	-£1,138,585	-£1,158,831	-£1,150,542
100%	71%	-£1,427,366	-£1,414,279			-£1,438,194	
10%	75%	-£934,464	-£933,318			-£935,410	
15%	75%	-£961,960					
20%	75%	-£989,458	-£987,168				
25%	75%	-£1,016,956	-£1,014,093	-£1,012,604	-£1,009,741	-£1,019,324	-£1,014,972
30%	75%	-£1,044,453					
35%	75%	-£1,071,950	-£1,067,943	-£1,065,859	-£1,061,850	-£1,075,266	-£1,069,174
40%	75%	-£1,099,448					
45%	75%	-£1,126,946	-£1,121,793	-£1,119,112	-£1,113,959	-£1,131,209	-£1,123,376
50%	75%	-£1,154,443					
10%	60%	-£933,601	-£931,769				-£933,724
15%	60%	-£960,668					
20%	60%	-£987,735					
25%	60%	-£1,014,801					
30%	60%	-£1,041,868	-£1,036,371	-£1,037,690	-£1,032,194	-£1,046,415	-£1,042,238
35%	60%	-£1,068,934					
40%	60%	-£1,096,001	-£1,088,672	-£1,090,431	-£1,083,102	-£1,102,064	-£1,096,495
45%	60%	-£1,123,068					
50%	60%	-£1.150.134				-£1.157.714	

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

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£703,049	-£703,049	-£703,049	-£703,049	-£703,049	-£703,049
10%	71%	-£757,508	-£756,199	-£755,850	-£754,542	-£758,590	-£756,933
15%	71%	-£784,903					-£784,041
20%	71%	-£812,298	-£809,681	-£808,982	-£806,365	-£814,463	-£811,148
25%	71%	-£839,693					-£838,255
30%	71%	-£867,087		-£862,114			-£865,362
35%	71%	-£894,483					-£892,469
40%	71%	-£921,877	-£916,643	-£915,247			-£919,578
45%	71%	-£949,272					-£946,685
50%	71%	-£976,667	-£970,124	-£968,378	-£961,835	-£982,081	-£973,792
100%	71%	-£1,250,616					-£1,244,866
10%	75%	-£757,714	-£756,568	-£755,973	-£754,827	-£758,660	-£756,920
15%	75%	-£785,210					-£784,021
20%	75%	-£812,708	-£810,418		-£806,937	-£814,603	-£811,122
25%	75%	-£840,206					-£838,222
30%	75%	-£867,703	-£864,268	-£862,482	-£859,046	-£870,545	-£865,323
35%	75%	-£895,200					-£892,424
40%	75%	-£922,698	-£918,118	-£915,735	-£911,155	-£926,487	-£919,525
45%	75%	-£950,196					-£946,626
50%	75%	-£977,693	-£971,967	-£968,989	-£963,264	-£982,430	-£973,727
10%	60%	-£756,851					-£756,974
15%	60%	-£783,918		-£781,829		-£786,192	-£784,103
20%	60%	-£810,985					-£811,231
25%	60%	-£838,051	-£833,471	-£834,570		-£841,840	-£838,359
30%	60%	-£865,118					-£865,488
35%	60%	-£892,184					-£892,616
40%	60%	-£919,251					-£919,745
45%	60%	-£946,318					-£946,872
50%	60%	-£973.384					-£974.001

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£395,319	-£395,319	-£395,319	-£395,319	-£395,319	-£395,319
10%	71%	-£449,778	-£448,469		-£446,812		
15%	71%	-£477,173	-£475,210	-£474,686	-£472,723	-£478,797	-£476,311
20%	71%	-£504,568	-£501,951				-£503,418
25%	71%	-£531,963	-£528,691	-£527,819	-£524,546	-£534,670	
30%	71%	-£559,357	-£555,432	-£554,384			
35%	71%	-£586,753	-£582,172			-£590,542	-£584,739
40%	71%	-£614,147	-£608,913				
45%	71%	-£641,542	-£635,653	-£634,082		-£646,415	
50%	71%	-£668.937	-£662,394				
100%	71%	-£942,886	-£929,799	-£926,308		-£953,714	-£937,136
10%	75%	-£449.984	-£448.838				
15%	75%	-£477,480	-£475,763				
20%	75%	-£504.978	-£502.688				
25%	75%	-£532,476	-£529,613				
30%	75%	-£559.973	-£556.538				
35%	75%	-£587,470	-£583,463				
40%	75%	-£614,968	-£610,388				
45%	75%	-£642,466	-£637,313				
50%	75%	-£669.963	-£664.237		-£655.534		
10%	60%	-£449,121	-£447,289				
15%	60%	-£476.188	-£473.440				
20%	60%	-£503.255	-£499.590				-£503.501
25%	60%	-£530.321	-£525.741				
30%	60%	-£557.388	-£551,891		-£547.714		-£557.758
35%	60%	-£584,454	-£578,042				
40%	60%	-£611.521	-£604.192				-£612,015
45%	60%	-£638,588	-£630.343				-£639.142
50%	60%	-F665 654	-£656 493			-F673 234	-£666 271

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£256,039	-£256,039				-£256,039
10%	71%	-£310,498					
15%	71%	-£337,893	-£335,930	-£335,406	-£333,443	-£339,517	-£337,031
20%	71%	-£365,288					
25%	71%	-£392,683					
30%	71%	-£420,077		-£415,104	-£411,178		-£418,352
35%	71%	-£447,473					
40%	71%	-£474,867	-£469,633	-£468,237	-£463,002	-£479,199	-£472,568
45%	71%	-£502,262	-£496,373				
50%	71%	-£529,657	-£523,114	-£521,368	-£514,825		
100%	71%	-£803,606				-£814,434	
10%	75%	-£310,704	-£309,558	-£308,963	-£307,817	-£311,650	
15%	75%	-£338,200					
20%	75%	-£365,698	-£363,408	-£362,217	-£359,927	-£367,593	-£364,112
25%	75%	-£393,196					
30%	75%	-£420,693	-£417,258	-£415,472	-£412,036	-£423,535	-£418,313
35%	75%	-£448,190				-£451,506	-£445,414
40%	75%	-£475,688	-£471,108	-£468,725	-£464,145	-£479,477	-£472,515
45%	75%	-£503,186				-£507,449	
50%	75%	-£530,683			-£516,254		
10%	60%	-£309,841					-£309,964
15%	60%	-£336,908	-£334,160				
20%	60%	-£363,975	-£360,310	-£361,190		-£367,007	-£364,221
25%	60%	-£391,041					
30%	60%	-£418,108	-£412,611	-£413,930	-£408,434	-£422,655	-£418,478
35%	60%	-£445,174					-£445,606
40%	60%	-£472,241	-£464,912	-£466,671	-£459,342	-£478,304	-£472,735
45%	60%	-£499,308			-£484,796		
50%	60%	-£526,374					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£152,789	-£152,789	-£152,789	-£152,789	-£152,789	-£152,789
10%	71%	-£207,248	-£205,939	-£205,590	-£204,282	-£208,330	-£206,673
15%	71%	-£234,643	-£232,680				
20%	71%	-£262,038	-£259,421		-£256,105	-£264,203	-£260,888
25%	71%	-£289,433	-£286,161				
30%	71%	-£316,827	-£312,902				
35%	71%	-£344,223	-£339,642				
40%	71%	-£371,617	-£366,383	-£364,987	-£359,752	-£375,949	-£369,318
45%	71%	-£399,012	-£393,123				
50%	71%	-£426,407	-£419,864	-£418,118	-£411,575	-£431,821	-£423,532
100%	71%	-£700,356	-£687,269				
10%	75%	-£207,454	-£206,308	-£205,713	-£204,567	-£208,400	-£206,660
15%	75%	-£234,950	-£233,233				
20%	75%	-£262,448	-£260,158	-£258,967	-£256,677	-£264,343	-£260,862
25%	75%	-£289,946	-£287,083				
30%	75%	-£317,443	-£314,008	-£312,222	-£308,786		-£315,063
35%	75%	-£344,940	-£340,933				
40%	75%	-£372,438	-£367,858	-£365,475	-£360,895	-£376,227	-£369,265
45%	75%	-£399,936	-£394,783				
50%	75%	-£427,433	-£421,707				
10%	60%	-£206,591	-£204,759		-£203,367	-£208,107	-£206,714
15%	60%	-£233,658	-£230,910				
20%	60%	-£260,725	-£257,060	-£257,940	-£254,275	-£263,757	
25%	60%	-£287,791	-£283,211				
30%	60%	-£314,858	-£309,361		-£305,184	-£319,405	-£315,228
35%	60%	-£341,924	-£335,512				
40%	60%	-£368,991	-£361,662	-£363,421		-£375,054	
45%	60%	-£396,058	-£387,813				
50%	60%	-£423.124	-£413.963				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£47,639	-£47,639	-£47,639	-£47,639	-£47,639	-£47,639
10%	71%	-£102,098	-£100,789	-£100,440	-£99,132	-£103,180	-£101,523
15%	71%	-£129,493	-£127,530	-£127,006	-£125,043	-£131,117	-£128,631
20%	71%	-£156,888	-£154,271	-£153,572			-£155,738
25%	71%	-£184,283	-£181,011				-£182,845
30%	71%	-£211,677	-£207,752	-£206,704	-£202,778		-£209,952
35%	71%	-£239,073	-£234,492				-£237,059
40%	71%	-£266,467	-£261,233		-£254,602	-£270,799	-£264,168
45%	71%	-£293,862	-£287,973	-£286,402			-£291,275
50%	71%	-£321,257	-£314,714	-£312,968	-£306,425	-£326,671	-£318,382
100%	71%	-£595,206	-£582,119			-£606,034	-£589,456
10%	75%	-£102,304	-£101,158	-£100,563	-£99,417	-£103,250	-£101,510
15%	75%	-£129,800	-£128,083	-£127,190	-£125,472	-£131,222	-£128,611
20%	75%	-£157,298	-£155,008	-£153,817	-£151,527	-£159,193	-£155,712
25%	75%	-£184,796	-£181,933				-£182,812
30%	75%	-£212,293	-£208,858	-£207,072	-£203,636	-£215,135	-£209,913
35%	75%	-£239,790	-£235,783				-£237,014
40%	75%	-£267,288	-£262,708		-£255,745		-£264,115
45%	75%	-£294,786	-£289,633				-£291,216
50%	75%	-£322,283	-£316,557		-£307,854		-£318,317
10%	60%	-£101,441	-£99,609	-£100,049	-£98,217	-£102,957	-£101,564
15%	60%	-£128,508	-£125,760	-£126,419	-£123,670	-£130,782	-£128,693
20%	60%	-£155,575	-£151,910	-£152,790	-£149,125	-£158,607	-£155,821
25%	60%	-£182,641	-£178,061				-£182,949
30%	60%	-£209,708	-£204,211		-£200,034	-£214,255	-£210,078
35%	60%	-£236,774	-£230,362				-£237,206
40%	60%	-£263,841	-£256,512				-£264,335
45%	60%	-£290,908	-£282,663				-£291,462
E00/							

£27,624,000

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£259,229	-£259,229	-£259,229	-£259,229	-£259,229	-£259,229
10%	71%	-£313,688	-£312,379	-£312,030	-£310,722	-£314,770	-£313,113
15%	71%	-£341,083	-£339,120				
20%	71%	-£368,478	-£365,861	-£365,162	-£362,545	-£370,643	-£367,328
25%	71%	-£395,873	-£392,601				
30%	71%	-£423,267	-£419,342	-£418,294	-£414,368	-£426,515	-£421,542
35%	71%	-£450,663	-£446,082				
40%	71%	-£478,057	-£472,823	-£471,427	-£466,192	-£482,389	-£475,758
45%	71%	-£505,452	-£499,563				
50%	71%	-£532,847	-£526,304	-£524,558	-£518,015	-£538,261	-£529,972
100%	71%	-£806,796	-£793,709				
10%	75%	-£313,894	-£312,748		-£311,007	-£314,840	
15%	75%	-£341,390	-£339,673				
20%	75%	-£368,888	-£366,598	-£365,407	-£363,117	-£370,783	-£367,302
25%	75%	-£396,386	-£393,523				
30%	75%	-£423,883	-£420,448	-£418,662	-£415,226	-£426,725	-£421,503
35%	75%	-£451,380	-£447,373			-£454,696	-£448,604
40%	75%	-£478,878	-£474,298	-£471,915	-£467,335	-£482,667	-£475,705
45%	75%	-£506,376	-£501,223				-£502,806
50%	75%	-£533,873	-£528,147		-£519,444	-£538,610	-£529,907
10%	60%	-£313,031	-£311,199				-£313,154
15%	60%	-£340,098	-£337,350				
20%	60%	-£367,165	-£363,500				-£367,411
25%	60%	-£394,231	-£389,651				
30%	60%	-£421,298	-£415,801				
35%	60%	-£448,364	-£441,952	-£443,490	-£437,078		-£448,796
40%	60%	-£475,431	-£468,102				
45%	60%	-£502,498	-£494,253		-£487,986		-£503,052
50%	60%	-£529,564	-£520.403		-£513.440	-£537.144	-£530,181

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£114,539	-£114,539	-£114,539	-£114,539	-£114,539	-£114,539
10%	71%	-£168,998		-£167,340			
15%	71%	-£196,393		-£193,906			
20%	71%	-£223,788					-£222,638
25%	71%	-£251,183		-£247,039	-£243,766	-£253,890	-£249,745
30%	71%	-£278,577					
35%	71%	-£305,973					
40%	71%	-£333,367					
45%	71%	-£360,762	-£354,873		-£347,413		
50%	71%	-£388,157	-£381,614				
100%	71%	-£662,106	-£649,019	-£645,528	-£632,441	-£672,934	
10%	75%	-£169,204					
15%	75%	-£196,700	-£194,983	-£194,090		-£198,122	-£195,511
20%	75%	-£224,198					
25%	75%	-£251,696			-£244,481	-£254,064	-£249,712
30%	75%	-£279,193					
35%	75%	-£306,690			-£296,590	-£310,006	-£303,914
40%	75%	-£334,188					
45%	75%	-£361,686					
50%	75%	-£389,183					
10%	60%	-£168,341	-£166,509	-£166,949	-£165,117	-£169,857	-£168,464
15%	60%	-£195,408					
20%	60%	-£222,475					
25%	60%	-£249,541					
30%	60%	-£276,608			-£266,934		-£276,978
35%	60%	-£303,674	-£297,262		-£292,388		-£304,106
40%	60%	-£330,741					
45%	60%	-£357,808			-£343,296		
50%	60%	-£384,874				-£392,454	

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£47,639	-£47,639	-£47,639	-£47,639	-£47,639	-£47,639
10%	71%	-£102.098	-£100.789	-£100.440	-£99.132	-£103.180	-£101.523
15%	71%	-£129,493	-£127,530	-£127,006	-£125,043	-£131,117	-£128,631
20%	71%	-£156.888		-£153,572			-£155,738
25%	71%	-£184,283	-£181,011	-£180,139	-£176,866	-£186,990	-£182,845
30%	71%	-£211,677		-£206,704	-£202,778		-£209,952
35%	71%	-£239,073	-£234,492		-£228,690	-£242,862	-£237,059
40%	71%	-£266,467					-£264,168
45%	71%	-£293,862		-£286,402		-£298,735	-£291,275
50%	71%	-£321,257					-£318,382
100%	71%	-£595,206				-£606,034	-£589,456
10%	75%	-£102,304	-£101,158	-£100,563	-£99,417	-£103,250	-£101,510
15%	75%	-£129,800	-£128,083	-£127,190	-£125,472	-£131,222	-£128,611
20%	75%	-£157,298					-£155,712
25%	75%	-£184,796		-£180,444		-£187,164	-£182,812
30%	75%	-£212,293		-£207,072			-£209,913
35%	75%	-£239,790				-£243,106	-£237,014
40%	75%	-£267,288			-£255,745	-£271,077	-£264,115
45%	75%	-£294,786					-£291,216
50%	75%	-£322,283			-£307,854		-£318,317
10%	60%	-£101.441	-£99.609	-£100.049	-£98.217	-£102.957	-£101.564
15%	60%	-£128,508	-£125,760	-£126,419	-£123,670	-£130,782	-£128,693
20%	60%	-£155.575		-£152.790	-£149.125		-£155.821
25%	60%	-£182,641			-£174,579		-£182,949
30%	60%	-£209.708			-£200.034		-£210.078
35%	60%	-£236,774					-£237,206
40%	60%	-£263.841	-£256,512		-£250.942	-£269,904	-£264,335
45%	60%	-£290,908					-£291,462
50%	60%	-£317.974	-£308.813		-£301.850	-£325.554	-£318.591

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
179. - 2 Ilnit Davelooment

T20 - 2 Unit Development							
No Units	2						
Site Area	0.01 Ha						

	CIL Zone	1
	Value Area	High
Sales value inflation		0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,163,961	£1,163,961	£1,163,961	£1,163,961	£1,163,961	£1,163,961
10%	71%	£1,024,814	£1,026,587	£1,024,925	£1,026,698	£1,025,076	£1,025,187
15%	71%	£955,240	£957,900	£955,407	£958,066	£955,634	£955,800
20%	71%	£885,668	£889,214	£885,889	£889,436	£886,192	£886,414
25%	71%	£816,094	£820,526	£816,370	£820,804	£816,750	£817,027
30%	71%	£746,520	£751,840	£746,853	£752,172	£747,307	£747,640
35%	71%	£676,947	£683,153	£677,335	£683,541	£677,865	£678,254
40%	71%	£607.373	£614.466	£607.817	£614,909	£608.423	£608.866
45%	71%	£537,800	£545,779	£538,299	£546,279	£538,981	£539,480
50%	71%	£468.227	£477.093	£468.781	£477.647	£469.539	£470.093
100%	71%	-£231,489	-£213,448	-£230,361	-£212,319	-£228,819	-£227,690
10%	75%	£1.024.723	£1.026.274	£1.024.839	£1.026.390	£1.024.952	£1.025.069
15%	75%	£955,103	£957,431	£955,278	£957,605	£955,447	£955,622
20%	75%	£885.484	£888.587	£885.717	£888.820	£885.943	£886,176
25%	75%	£815,864	£819,743	£816,156	£820,035	£816,438	£816,730
30%	75%	£746.246	£750.900	£746.595	£751,250	£746.935	£747.284
35%	75%	£676.626	£682.057	£677.034	£682.464	£677.430	£677.838
40%	75%	£607.007	£613.213	£607.473	£613.679	£607.926	£608.392
45%	75%	£537,388	£544,370	£537,912	£544,894	£538,421	£538,946
50%	75%	£467.769	£475.527	£468.351	£476,109	£468.917	£469.500
10%	60%	£1,025,107	£1,027,589	£1,025,200	£1,027,682	£1,025,474	£1,025,567
15%	60%	£955.679	£959.404	£955.819	£959.543	£956.231	£956.371
20%	60%	£886,253	£891,218	£886,439	£891,404	£886,987	£887,174
25%	60%	£816,825	£823,031	£817,058	£823,264	£817,744	£817,977
30%	60%	£747,399	£754,846	£747,678	£755,125	£748,500	£748,780
35%	60%	£677.971	£686.660	£678.297	£686.987	£679.257	£679.584
40%	60%	£608,545	£618,474	£608,918	£618,847	£610,015	£610,386
45%	60%	£539,117	£550,288	£539,537	£550,708	£540,771	£541,190
50%	60%	£469.691	£482.103	£470.157	£482.568	£471.528	£471.994

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£317,961	£317,961	£317,961	£317,961	£317,961	£317,961
10%	71%	£178,814	£180,587	£178,925	£180,698	£179,076	£179,187
15%	71%	£109,240	£111,900	£109,407	£112,066	£109,634	£109,800
20%	71%	£39,668	£43,214	£39,889	£43,436	£40,192	£40,414
25%	71%	-£29,906	-£25,474	-£29,630	-£25,196	-£29,250	-£28,973
30%	71%	-£99,480	-£94,160	-£99,147	-£93,828	-£98,693	-£98,360
35%	71%		-£162,847		-£162,459		
40%	71%		-£231,534		-£231,091	-£237,577	-£237,134
45%	71%		-£300,221		-£299,721		
50%	71%		-£368,907		-£368,353	-£376,461	
100%	71%		-£1,059,448		-£1,058,319		
10%	75%	£178,723	£180,274	£178,839	£180,390	£178,952	£179,069
15%	75%	£109,103	£111,431	£109,278	£111,605	£109,447	£109,622
20%	75%	£39,484	£42,587	£39,717	£42,820	£39,943	£40,176
25%	75%	-£30,136	-£26,257	-£29,844	-£25,965	-£29,562	-£29,270
30%	75%	-£99,754	-£95,100	-£99,405	-£94,750	-£99,065	-£98,716
35%	75%	-£169,374	-£163,943		-£163,536		
40%	75%		-£232,787		-£232,321	-£238,074	
45%	75%	-£308,612	-£301,630		-£301,106		-£307,054
50%	75%		-£370,473		-£369,891		
10%	60%	£179,107	£181,589	£179,200	£181,682	£179,474	£179,567
15%	60%	£109,679	£113,404	£109,819	£113,543	£110,231	£110,371
20%	60%	£40,253	£45,218	£40,439	£45,404	£40,987	£41,174
25%	60%	-£29,175	-£22,969	-£28,942	-£22,736	-£28,256	-£28,023
30%	60%	-£98,601	-£91,154	-£98,322	-£90,875	-£97,500	-£97,220
35%	60%		-£159.340		-£159,013	-£166,743	-£166.416
40%	60%		-£227,526		-£227,153		-£235,614
45%	60%		-£295,712		-£295,292		-£304,810
50%	60%		-£363.897		-£363.432		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£484,106	£484,106	£484,106	£484,106	£484,106	£484,106
10%	71%	£344,959	£346,732	£345,070	£346,843	£345,221	£345,332
15%	71%	£275,385	£278,045	£275,552	£278,211	£275,779	£275,945
20%	71%	£205.813	£209.359	£206.034	£209.581	£206.337	£206,559
25%	71%	£136,239	£140,671	£136,515	£140,949	£136,895	£137,172
30%	71%	£66,665	£71.985	£66,998	£72.317	£67.452	£67,785
35%	71%	-£2,908	£3,298	-£2,520	£3,686	-£1,990	-£1,601
40%	71%	-£72,482	-£65,389	-£72,038	-£64,946	-£71,432	-£70,989
45%	71%	-£142,055	-£134,076	-£141,556	-£133,576	-£140,874	-£140,375
50%	71%		-£202,762	-£211,074			
100%	71%	-£911,344	-£893,303		-£892,174	-£908,674	
10%	75%	£344,868	£346,419	£344,984	£346,535	£345,097	£345,214
15%	75%	£275.248	£277.576	£275,423	£277,750	£275.592	£275,767
20%	75%	£205,629	£208,732	£205,862	£208,965	£206,088	£206,321
25%	75%	£136.009	£139.888	£136.301	£140,180	£136.583	£136.875
30%	75%	£66,391	£71,045	£66,740	£71,395	£67,080	£67,429
35%	75%	-£3,229	£2,202	-£2.821	£2,609	-£2,425	-£2.017
40%	75%	-£72.848	-£66.642	-£72.382	-£66.176	-£71.929	-£71.463
45%	75%		-£135.485		-£134.961	-£141.434	-£140.909
50%	75%		-£204,328	-£211,504	-£203,746		-£210,355
10%	60%	£345.252	£347.734	£345.345	£347.827	£345.619	£345.712
15%	60%	£275,824	£279,549	£275,964	£279,688	£276,376	£276,516
20%	60%	£206.398	£211.363	£206.584	£211.549	£207.132	£207,319
25%	60%	£136,970	£143,176	£137,203	£143,409	£137,889	£138,122
30%	60%	£67.544	£74.991	£67.823	£75.270	£68.645	£68.925
35%	60%	-£1,884	£6,805	-£1,558	£7,132	-£598	-£271
40%	60%	-£71.310	-£61.381	-£70,937	-£61.008	-£69.840	-£69.469
45%	60%	-£140,738	-£129,567	-£140,318	-£129,147	-£139,084	-£138,665
50%	60%	-£210 164	-£197 752	-£209 698	-£197 287	-£208.327	-£207.861

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£773,372	£773,372	£773,372	£773,372	£773,372	£773,372
10%	71%	£634,225	£635,998	£634,336	£636,110	£634,487	£634,599
15%	71%	£564,651	£567,311	£564,818	£567,478	£565,046	£565,211
20%	71%	£495,079	£498,625	£495,300	£498,847	£495,603	£495,825
25%	71%	£425,505	£429,938	£425,782	£430,215	£426,161	£426,439
30%	71%	£355,932	£361,251	£356,265	£361,583	£356,718	£357,051
35%	71%	£286,358	£292,564	£286,746	£292,952	£287,276	£287,665
40%	71%	£216,784	£223,878	£217,228	£224,321	£217,835	£218,278
45%	71%	£147,211	£155,190	£147,710	£155,690	£148,392	£148,891
50%	71%	£77,638	£86,504	£78,192	£87,058	£78,950	£79,504
100%	71%	-£622,078	-£604,036		-£602,907	-£619,408	-£618,279
10%	75%	£634,134	£635,685	£634,250	£635,801	£634,363	£634,480
15%	75%	£564,514	£566,842	£564,690	£567,017	£564,859	£565,033
20%	75%	£494,895	£497,998	£495,128	£498,231	£495,354	£495,587
25%	75%	£425,276	£429,155	£425,567	£429,446	£425,850	£426,141
30%	75%	£355,657	£360,311	£356,006	£360,661	£356,346	£356,695
35%	75%	£286,037	£291,468	£286,446	£291,875	£286,842	£287,249
40%	75%	£216,419	£222,625	£216,884	£223,090	£217,337	£217,803
45%	75%	£146,799	£153,781	£147,323	£154,306	£147,833	£148,357
50%	75%	£77,180	£84,938	£77,762	£85,520	£78,328	£78,911
10%	60%	£634,518	£637,001	£634,611	£637,094	£634,885	£634,978
15%	60%	£565,091	£568,815	£565,231	£568,954	£565,642	£565,782
20%	60%	£495,664	£500,629	£495,850	£500,815	£496,398	£496,585
25%	60%	£426,237	£432,442	£426,469	£432,675	£427,155	£427,388
30%	60%	£356,810	£364,257	£357,089	£364,537	£357,912	£358,191
35%	60%	£287,383	£296,071	£287,708	£296,398	£288,668	£288,995
40%	60%	£217,956	£227,885	£218,329	£228,258	£219,426	£219,798
45%	60%	£148,528	£159,700	£148,948	£160,119	£150,182	£150,601
50%	60%	£79 102	£91.514	£79,568	£91.980	£80 939	£81,405

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LL
0%	71%	£904,295	£904,295	£904,295	£904,295	£904,295	£904,295
10%	71%	£765,148	£766,922	£765,259	£767,033	£765,411	£765,522
15%	71%	£695,575	£698,234	£695,741	£698,401	£695,969	£696,134
20%	71%	£626,002	£629,548	£626,223	£629,770	£626,526	£626,748
25%	71%	£556,428	£560,861	£556,705	£561,138	£557,084	£557,362
30%	71%	£486,855	£492,174	£487,188	£492,506	£487,641	£487,974
35%	71%	£417,281	£423,487	£417,670	£423,876	£418,200	£418,588
40%	71%	£347,708	£354,801	£348,152	£355,244	£348,758	£349,201
45%	71%	£278,134	£286,113	£278,634	£286,613	£279,315	£279,814
50%	71%	£208,561	£217,427	£209,115	£217,981	£209,873	£210,427
100%	71%		-£473,113		-£471,984		
10%	75%	£765,057	£766,609	£765,173	£766,725	£765,286	£765,403
15%	75%	£695,437	£697,765	£695,613	£697,940	£695,782	£695,956
20%	75%	£625,819	£628,921	£626,052	£629,154	£626,277	£626,510
25%	75%	£556,199	£560,078	£556,490	£560,369	£556,773	£557,064
30%	75%	£486,580	£491,234	£486,929	£491,584	£487,269	£487,618
35%	75%	£416,961	£422,391	£417,369	£422,798	£417,765	£418,172
40%	75%	£347,342	£353,548	£347,808	£354,014	£348,260	£348,726
45%	75%	£277,722	£284,704	£278,246	£285,229	£278,756	£279,280
50%	75%	£208,103	£215,861	£208,685	£216,443	£209,251	£209,834
10%	60%	£765,441	£767,924	£765,534	£768,017	£765,808	£765,901
15%	60%	£696,014	£699,738	£696,154	£699,877	£696,565	£696,705
20%	60%	£626,587	£631,552	£626,773	£631,738	£627,322	£627,509
25%	60%	£557,160	£563,366	£557,393	£563,599	£558,078	£558,311
30%	60%	£487,733	£495,180	£488,012	£495,460	£488,835	£489,115
35%	60%	£418,306	£426,994	£418,632	£427,321	£419,591	£419,918
40%	60%	£348,879	£358,808	£349,252	£359,181	£350,349	£350,721
45%	60%	£279,452	£290,623	£279,872	£291,043	£281,105	£281,524
50%	60%	£210.025	£222,437	£210.491	£222.903	£211.862	£212.328

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,001,350	£1,001,350	£1,001,350	£1,001,350	£1,001,350	£1,001,350
10%	71%	£862,203	£863,977	£862,314	£864,088	£862,466	£862,577
15%	71%	£792,630	£795,289	£792,796	£795,456	£793,024	£793,189
20%	71%	£723,057	£726,603	£723,278	£726,825	£723,581	£723,803
25%	71%	£653,483	£657,916	£653,760	£658,193	£654,139	£654,417
30%	71%	£583,910	£589,229	£584,243	£589,561	£584,696	£585,029
35%	71%	£514,336	£520,542	£514,725	£520,931	£515,255	£515,643
40%	71%	£444,763	£451,856	£445,207	£452,299	£445,813	£446,256
45%	71%	£375,189	£383,168	£375,689	£383,668	£376,370	£376,869
50%	71%	£305,616	£314,482	£306,170	£315,036	£306,928	£307,482
100%	71%		-£376,058	-£392,972			
10%	75%	£862,112	£863,664	£862,228	£863,780	£862,341	£862,458
15%	75%	£792,492	£794,820	£792,668	£794,995	£792,837	£793,011
20%	75%	£722,874	£725,976	£723,107	£726,209	£723,332	£723,565
25%	75%	£653,254	£657,133	£653,545	£657,424	£653,828	£654,119
30%	75%	£583,635	£588,289	£583,984	£588,639	£584,324	£584,673
35%	75%	£514,016	£519,446	£514,424	£519,853	£514,820	£515,227
40%	75%	£444,397	£450,603	£444,863	£451,069	£445,315	£445,781
45%	75%	£374,777	£381,759	£375,301	£382,284	£375,811	£376,335
50%	75%	£305,158	£312,916	£305,740	£313,498	£306,306	£306,889
10%	60%	£862,496	£864,979	£862,589	£865,072	£862,863	£862,956
15%	60%	£793,069	£796,793	£793,209	£796,932	£793,620	£793,760
20%	60%	£723,642	£728,607	£723,828	£728,793	£724,377	£724,564
25%	60%	£654,215	£660,421	£654,448	£660,654	£655,133	£655,366
30%	60%	£584,788	£592,235	£585,067	£592,515	£585,890	£586,170
35%	60%	£515,361	£524,049	£515,687	£524,376	£516,646	£516,973
40%	60%	£445,934	£455,863	£446,307	£456,236	£447,404	£447,776
45%	60%	£376,507	£387,678	£376,927	£388,098	£378,160	£378,579
50%	60%	£307 080	£319 492	£307 546	£319.958	£308 917	£309.383

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,100,191	£1,100,191	£1,100,191	£1,100,191	£1,100,191	£1,100,191
10%	71%	£961,044	£962,818	£961,155	£962,929	£961,307	£961,418
15%	71%	£891,471	£894,130	£891,637	£894,297	£891,865	£892,030
20%	71%	£821,898	£825,444	£822,119	£825,666	£822,422	£822,644
25%	71%	£752,324	£756,757	£752,601	£757,034	£752,980	£753,258
30%	71%	£682,751	£688,070	£683,084	£688,402	£683,537	£683,870
35%	71%	£613,177	£619,383	£613,566	£619,772	£614,096	£614,484
40%	71%	£543,604	£550,697	£544,048	£551,140	£544,654	£545,097
45%	71%	£474,030	£482,009	£474,530	£482,509	£475,211	£475,710
50%	71%	£404,457	£413,323	£405,011	£413,877	£405,769	£406,323
100%	71%		-£277.217				-£291.460
10%	75%	£960,953	£962,505	£961,069	£962,621	£961,182	£961,299
15%	75%	£891.333	£893,661	£891.509	£893.836	£891.678	£891.852
20%	75%	£821,715	£824,817	£821,948	£825,050	£822,173	£822,406
25%	75%	£752.095	£755.974	£752.386	£756,265	£752.669	£752.960
30%	75%	£682,476	£687,130	£682,825	£687,480	£683,165	£683,514
35%	75%	£612.857	£618.287	£613.265	£618,694	£613.661	£614.068
40%	75%	£543,238	£549,444	£543,704	£549,910	£544,156	£544,622
45%	75%	£473.618	£480,600	£474.142	£481.125	£474.652	£475.176
50%	75%	£403,999	£411,757	£404,581	£412,339	£405,147	£405,730
10%	60%	£961,337	£963,820	£961,430	£963,913	£961,704	£961,797
15%	60%	£891,910	£895,634	£892,050	£895,773	£892,461	£892,601
20%	60%	£822,483	£827,448	£822,669	£827,634	£823,218	£823,405
25%	60%	£753,056	£759,262	£753,289	£759,495	£753,974	£754,207
30%	60%	£683,629	£691,076	£683,908	£691,356	£684,731	£685,011
35%	60%	£614,202	£622,890	£614,528	£623,217	£615,487	£615,814
40%	60%	£544,775	£554,704	£545,148	£555,077	£546,245	£546,617
45%	60%	£475,348	£486,519	£475,768	£486,939	£477,001	£477,420
50%	60%	£405.921	£418.333	£406.387	£418,799	£407.758	£408.224

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and
0%	71%	£901,297	£901,297	£901,297	£901,297	£901,297	£901,29
10%	71%	£762,150	£763,923	£762,261	£764,034	£762,412	£762,52
15%	71%	£692,576	£695,236	£692,742	£695,402	£692,970	£693,13
20%	71%	£623,003	£626,549	£623,224	£626,771	£623,527	£623,74
25%	71%	£553,430	£557,862	£553,706	£558,140	£554,086	£554,36
30%	71%	£483,856	£489,176	£484,189	£489,508	£484,643	£484,97
35%	71%	£414,283	£420,488	£414,671	£420,877	£415,201	£415,59
40%	71%	£344,709	£351,802	£345,153	£352,245	£345,759	£346,20
45%	71%	£275,135	£283,115	£275,635	£283,614	£276,316	£276,81
50%	71%	£205,563	£214,428	£206,117	£214,983	£206,874	£207,42
100%	71%		-£476,112				
10%	75%	£762,058	£763,610	£762,174	£763,726	£762,288	£762,40
15%	75%	£692,439	£694,767	£692,614	£694,941	£692,783	£692,95
20%	75%	£622,820	£625,922	£623,053	£626,155	£623,279	£623,51
25%	75%	£553,200	£557,079	£553,492	£557,371	£553,774	£554,06
30%	75%	£483,582	£488,236	£483,931	£488,586	£484,271	£484,62
35%	75%	£413,962	£419,392	£414,370	£419,800	£414,766	£415,17
40%	75%	£344,343	£350,549	£344,809	£351,015	£345,262	£345,72
45%	75%	£274,724	£281,706	£275,248	£282,230	£275,757	£276,28
50%	75%	£205,105	£212,862	£205,687	£213,444	£206,253	£206,83
10%	60%	£762,443	£764,925	£762,536	£765,018	£762,810	£762,90
15%	60%	£693,015	£696,740	£693,155	£696,879	£693,566	£693,70
20%	60%	£623,589	£628,554	£623,775	£628,740	£624,323	£624,51
25%	60%	£554,161	£560,367	£554,394	£560,600	£555,080	£555,31
30%	60%	£484,735	£492,181	£485,014	£492,461	£485,836	£486,11
35%	60%	£415,307	£423,996	£415,633	£424,323	£416,593	£416,92
40%	60%	£345,881	£355,810	£346,253	£356,183	£347,350	£347,72
45%	60%	£276,453	£287,624	£276,873	£288,044	£278,107	£278,52
50%	60%	£207,027	£219,438	£207,492	£219,904	£208,863	£209,32

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,037,305	£1,037,305	£1,037,305	£1,037,305	£1,037,305	£1,037,305
10%	71%	£898,158	£899,932	£898,269	£900,043	£898,421	£898,532
15%	71%	£828,585	£831,244	£828,751	£831,411	£828,979	£829,144
20%	71%	£759,012	£762,558	£759,233	£762,780	£759,536	£759,758
25%	71%	£689,438	£693,871	£689,715	£694,148	£690,094	£690,372
30%	71%	£619,865	£625,184	£620,198	£625,516	£620,651	£620,984
35%	71%	£550,291	£556,497	£550,680	£556,886	£551,210	£551,598
40%	71%	£480,718	£487,811	£481,162	£488,254	£481,768	£482,211
45%	71%	£411,144	£419,123	£411,644	£419,623	£412,325	£412,824
50%	71%	£341,571	£350,437	£342,125	£350,991	£342,883	£343,437
100%	71%	-£358,145	-£340,103		-£338,974	-£355,475	-£354,346
10%	75%	£898,067	£899,619	£898,183	£899,735	£898,296	£898,413
15%	75%	£828,447	£830,775	£828,623	£830,950	£828,792	£828,966
20%	75%	£758,829	£761,931	£759,062	£762,164	£759,287	£759,520
25%	75%	£689,209	£693,088	£689,500	£693,379	£689,783	£690,074
30%	75%	£619,590	£624,244	£619,939	£624,594	£620,279	£620,628
35%	75%	£549,971	£555,401	£550,379	£555,808	£550,775	£551,182
40%	75%	£480,352	£486,558	£480,818	£487,024	£481,270	£481,736
45%	75%	£410,732	£417,714	£411,256	£418,239	£411,766	£412,290
50%	75%	£341,113	£348,871	£341,695	£349,453	£342,261	£342,844
10%	60%	£898,451	£900,934	£898,544	£901,027	£898,818	£898,911
15%	60%	£829,024	£832,748	£829,164	£832,887	£829,575	£829,715
20%	60%	£759,597	£764,562	£759,783	£764,748	£760,332	£760,519
25%	60%	£690,170	£696,376	£690,403	£696,609	£691,088	£691,321
30%	60%	£620,743	£628,190	£621,022	£628,470	£621,845	£622,125
35%	60%	£551,316	£560,004	£551,642	£560,331	£552,601	£552,928
40%	60%	£481,889	£491,818	£482,262	£492,191	£483,359	£483,731
45%	60%	£412,462	£423,633	£412,882	£424,053	£414,115	£414,534
E00/	600/	00.40.005	0055 447	0040 504	0055.040	0044.070	00.45.000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£1,100,191	£1,100,191	£1,100,191	£1,100,191	£1,100,191	£1,100,191
10%	71%	£961,044	£962,818	£961,155	£962,929	£961,307	£961,418
15%	71%	£891,471	£894,130	£891,637	£894,297	£891,865	£892,030
20%	71%	£821,898	£825,444	£822,119	£825,666	£822,422	£822,644
25%	71%	£752,324	£756,757	£752,601	£757,034	£752,980	£753,258
30%	71%	£682,751	£688,070	£683,084	£688,402	£683,537	£683,870
35%	71%	£613,177	£619,383	£613,566	£619,772	£614,096	£614,484
40%	71%	£543,604	£550,697	£544,048	£551,140	£544,654	£545,097
45%	71%	£474,030	£482,009	£474,530	£482,509	£475,211	£475,710
50%	71%	£404,457	£413,323	£405,011	£413,877	£405,769	£406,323
100%	71%	-£295,259	-£277,217	-£294,131	-£276,088	-£292,589	-£291,460
10%	75%	£960,953	£962,505	£961,069	£962,621	£961,182	£961,299
15%	75%	£891,333	£893,661	£891,509	£893,836	£891,678	£891,852
20%	75%	£821,715	£824,817	£821,948	£825,050	£822,173	£822,406
25%	75%	£752,095	£755,974	£752,386	£756,265	£752,669	£752,960
30%	75%	£682,476	£687,130	£682,825	£687,480	£683,165	£683,514
35%	75%	£612,857	£618,287	£613,265	£618,694	£613,661	£614,068
40%	75%	£543.238	£549,444	£543,704	£549.910	£544.156	£544,622
45%	75%	£473,618	£480,600	£474,142	£481,125	£474,652	£475,176
50%	75%	£403.999	£411.757	£404.581	£412.339	£405.147	£405.730
10%	60%	£961.337	£963.820	£961.430	£963.913	£961.704	£961.797
15%	60%	£891,910	£895,634	£892,050	£895,773	£892,461	£892,601
20%	60%	£822.483	£827,448	£822.669	£827.634	£823.218	£823,405
25%	60%	£753,056	£759,262	£753,289	£759,495	£753,974	£754,207
30%	60%	£683.629	£691,076	£683.908	£691.356	£684.731	£685.011
35%	60%	£614.202	£622.890	£614.528	£623.217	£615.487	£615.814
40%	60%	£544,775	£554.704	£545.148	£555.077	£546.245	£546.617
45%	60%	£475.348	£486,519	£475.768	£486.939	£477.001	£477,420
E09/	60%	£40E 024	£440 222	£40£ 297	£419 700	£407.7E9	£409 224

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T20 - 2 Unit Development

	CIL Zone	1
	Value Area	Med
ation		0%
ion		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£637,038	£637,038	£637,038	£637,038	£637,038	£637,038
10%	71%	£550,509	£552,282	£550,694	£552,467	£550,761	£550,945
15%	71%	£507,245	£509,905	£507,522	£510,181	£507,622	£507,899
20%	71%	£463,980	£467,527	£464,350	£467,897	£464,484	£464,853
25%	71%	£420,716	£425,150	£421,178	£425,612	£421,345	£421,807
30%	71%	£377,452	£382,771	£378,007	£383,326	£378,207	£378,761
35%	71%	£334,187	£340,393	£334,835	£341,041	£335,068	£335,715
40%	71%	£290.924	£298.016	£291.663	£298.755	£291.929	£292.668
45%	71%	£247,659	£255,638	£248,492	£256,471	£248,791	£249,623
50%	71%	£204.395	£213.260	£205.320	£214.186	£205.652	£206.577
100%	71%	-£232,242	-£214,201	-£230,361	-£212,319	-£229,684	-£227,802
10%	75%	£550.414	£551.965	£550,608	£552.160	£550.634	£550.828
15%	75%	£507,102	£509,429	£507,393	£509,720	£507,432	£507,723
20%	75%	£463.790	£466.893	£464.178	£467.282	£464.230	£464.619
25%	75%	£420,478	£424,357	£420,964	£424,843	£421,028	£421,514
30%	75%	£377.166	£381.821	£377.749	£382,403	£377.826	£378.409
35%	75%	£333,855	£339,284	£334,534	£339,965	£334,624	£335,304
40%	75%	£290.543	£296.749	£291.319	£297.525	£291.422	£292,200
45%	75%	£247,231	£254,212	£248,105	£255,087	£248,220	£249,095
50%	75%	£203.919	£211.677	£204.890	£212.647	£205.019	£205.990
10%	60%	£550,814	£553,296	£550,969	£553,451	£551,165	£551,321
15%	60%	£507.701	£511,426	£507.934	£511.659	£508.230	£508.463
20%	60%	£464,590	£469,555	£464,900	£469,865	£465,294	£465,605
25%	60%	£421,477	£427,684	£421,866	£428,072	£422,358	£422,746
30%	60%	£378,366	£385,814	£378,832	£386,280	£379,422	£379,888
35%	60%	£335,253	£343,942	£335,798	£344,486	£336,486	£337,030
40%	60%	£292,142	£302,071	£292,764	£302,693	£293,550	£294,171
45%	60%	£249,030	£260,201	£249,729	£260,900	£250,614	£251,313
50%	60%	£205.918	£218.330	£206.695	£219.107	£207.678	£208.455

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%		-£208,962				-£208,962
10%	71%	-£295,491	-£293,718	-£295,306	-£293,533	-£295,239	-£295,055
15%	71%		-£336,095				-£338,101
20%	71%		-£378,473			-£381,516	-£381,147
25%	71%	-£425,284	-£420,850				-£424,193
30%	71%	-£468,548	-£463,229	-£467,993	-£462,674	-£467,793	-£467,239
35%	71%		-£505,607				-£510,285
40%	71%	-£555,076	-£547,984		-£547,245	-£554,071	-£553,332
45%	71%		-£590,362				-£596,377
50%	71%	-£641,605	-£632,740	-£640,680	-£631,814	-£640,348	-£639,423
100%	71%		-£1,060,201	-£1,076,361		-£1,075,684	-£1,073,802
10%	75%	-£295,586	-£294,035	-£295,392	-£293,840	-£295,366	-£295,172
15%	75%		-£336,571				-£338,277
20%	75%	-£382,210	-£379,107	-£381,822	-£378,718	-£381,770	-£381,381
25%	75%	-£425,522	-£421,643	-£425,036	-£421,157	-£424,972	-£424,486
30%	75%	-£468,834	-£464,179			-£468,174	-£467,591
35%	75%	-£512,145	-£506,716	-£511,466	-£506,035	-£511,376	-£510,696
40%	75%	-£555,457	-£549,251			-£554,578	-£553,800
45%	75%		-£591,788			-£597,780	-£596,905
50%	75%		-£634,323				-£640,010
10%	60%		-£292,704			-£294,835	-£294,679
15%	60%		-£334,574				-£337,537
20%	60%	-£381,410	-£376,445			-£380,706	-£380,395
25%	60%		-£418,316				-£423,254
30%	60%	-£467,634	-£460,186	-£467,168	-£459,720	-£466,578	-£466,112
35%	60%		-£502,058				-£508,970
40%	60%	-£553,858	-£543,929	-£553,236	-£543,307	-£552,450	-£551,829
45%	60%		-£585,799				-£594,687
50%	60%		-£627.670				-£637.545

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£42,817	-£42,817	-£42,817	-£42,817	-£42,817	-£42,817
10%	71%	-£129,346	-£127,573	-£129,161	-£127,388	-£129,094	-£128,910
15%	71%	-£172,610	-£169,950				
20%	71%	-£215,875	-£212,328		-£211,958		
25%	71%	-£259,139	-£254,705				
30%	71%	-£302,403	-£297,084	-£301,848	-£296,529	-£301,648	-£301,094
35%	71%	-£345,668	-£339,462		-£338,814	-£344,787	-£344,140
40%	71%	-£388,931	-£381,839			-£387,926	-£387,187
45%	71%	-£432,196	-£424,217		-£423,384	-£431,064	
50%	71%	-£475,460	-£466,595				
100%	71%	-£912,097	-£894,056		-£892,174		
10%	75%	-£129,441	-£127,890	-£129,247	-£127,695	-£129,221	-£129,027
15%	75%	-£172.753	-£170.426				
20%	75%	-£216,065	-£212,962				-£215,236
25%	75%	-£259.377	-£255,498		-£255.012		
30%	75%	-£302,689	-£298,034	-£302,106			
35%	75%	-£346.000	-£340.571				
40%	75%	-£389,312	-£383,106	-£388,536		-£388,433	
45%	75%	-£432.624	-£425.643				
50%	75%	-£475,936	-£468,178			-£474,836	
10%	60%	-£129.041	-£126.559	-£128.886	-£126.404	-£128.690	-£128.534
15%	60%	-£172,154	-£168,429		-£168,196		
20%	60%	-£215.265	-£210,300				
25%	60%	-£258,378	-£252,171				
30%	60%	-£301,489	-£294,041				
35%	60%	-£344,602	-£335,913	-£344,057	-£335,369	-£343,369	
40%	60%	-£387,713	-£377,784				
45%	60%	-£430,825	-£419,654	-£430,126	-£418,955	-£429,241	-£428,542

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£246,449	£246,449	£246,449	£246,449	£246,449	£246,449
10%	71%	£159,920	£161,694	£160,106	£161,878	£160,172	£160,356
15%	71%	£116,656	£119,316	£116,933	£119,593	£117,033	£117,310
20%	71%	£73,391	£76,938	£73,761	£77,308	£73,895	£74,265
25%	71%	£30,127	£34,561	£30,589	£35,023	£30,756	£31,218
30%	71%	-£13,137	-£7,818	-£12,582	-£7,263	-£12,382	-£11,828
35%	71%	-£56,401	-£50,195	-£55,754	-£49,548	-£55,521	-£54,874
40%	71%	-£99,665	-£92,573	-£98,926	-£91,833	-£98,660	-£97,920
45%	71%	-£142,930	-£134,951	-£142,097	-£134,118	-£141,798	-£140,966
50%	71%	-£186,194	-£177,328				-£184,012
100%	71%		-£604,789		-£602,907		-£618,391
10%	75%	£159,825	£161,377	£160,019	£161,571	£160,045	£160,239
15%	75%	£116,513	£118,840	£116,804	£119,132	£116,843	£117,135
20%	75%	£73.201	£76.304	£73.590	£76,693	£73.641	£74.030
25%	75%	£29,889	£33,768	£30,375	£34,254	£30,439	£30,925
30%	75%	-£13.423	-£8,768	-£12.840	-£8.186	-£12.763	-£12.180
35%	75%	-£56,734	-£51,304	-£56,055	-£50,624	-£55,965	-£55,285
40%	75%	-£100.046	-£93.840	-£99.269	-£93.064	-£99.167	-£98.389
45%	75%		-£136,377	-£142,484	-£135,502		-£141,494
50%	75%		-£178,912				-£184,599
10%	60%	£160,225	£162,708	£160,381	£162,862	£160,577	£160,732
15%	60%	£117,112	£120,837	£117,346	£121,070	£117,641	£117,874
20%	60%	£74.001	£78.966	£74.311	£79.277	£74.705	£75.016
25%	60%	£30,889	£37,096	£31,277	£37,483	£31,769	£32,157
30%	60%	-£12.223	-£4,775	-£11.757	-£4.309	-£11.167	-£10.701
35%	60%	-£55,335	-£46,647	-£54,791	-£46,102	-£54,102	-£53,559
40%	60%	-£98.447	-£88.518	-£97.825	-£87.896	-£97.039	-£96.417
45%	60%	-£141.559	-£130.388	-£140.860	-£129.689	-£139.975	-£139.276

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£377,372	£377,372	£377,372	£377,372	£377,372	£377,372
10%	71%	£290,843	£292,617	£291,029	£292,801	£291,095	£291,279
15%	71%	£247,579	£250,239	£247,856	£250,516	£247,956	£248,234
20%	71%	£204,314	£207,862	£204,684	£208,231	£204,818	£205,188
25%	71%	£161,051	£165,484	£161,513	£165,946	£161,679	£162,141
30%	71%	£117,787	£123,105	£118,341	£123,661	£118,541	£119,095
35%	71%	£74,522	£80,728	£75,169	£81,375	£75,402	£76,050
40%	71%	£31,258	£38,350	£31,998	£39,090	£32,263	£33,003
45%	71%	-£12.007	-£4.028	-£11.174	-£3.195	-£10.875	-£10.043
50%	71%	-£55,271	-£46,405	-£54,346	-£45,480	-£54,014	-£53,089
100%	71%	-£491.908			-£471.984		-£487,468
10%	75%	£290,748	£292,300	£290,942	£292,494	£290,968	£291,163
15%	75%	£247,436	£249.763	£247.728	£250.055	£247,766	£248.058
20%	75%	£204,124	£207,228	£204,513	£207,616	£204,564	£204,953
25%	75%	£160.812	£164,691	£161.298	£165.177	£161.362	£161.848
30%	75%	£117,500	£122,155	£118,083	£122,738	£118,160	£118,743
35%	75%	£74.189	£79,619	£74.869	£80.299	£74.958	£75,639
40%	75%	£30,877	£37,083	£31,654	£37,860	£31,757	£32,534
45%	75%	-£12.435	-£5.453	-£11.561	-£4.579	-£11.445	-£10.571
50%	75%	-£55,747	-£47,989	-£54,776	-£47,018	-£54,646	-£53,676
10%	60%	£291.148	£293.631	£291.304	£293.785	£291.500	£291,656
15%	60%	£248.036	£251,760	£248.269	£251.993	£248.564	£248,797
20%	60%	£204.924	£209.889	£205.235	£210,200	£205.629	£205,939
25%	60%	£161.812	£168.019	£162,200	£168.406	£162.692	£163,081
30%	60%	£118,700	£126,148	£119.166	£126.614	£119.756	£120,222
35%	60%	£75,588	£84,276	£76,132	£84,821	£76,821	£77,364
40%	60%	£32.476	£42,406	£33.098	£43.027	£33.884	£34,506
45%	60%	-£10.636	£535	-£9.937	£1,234	-£9.051	-£8.352
50%	60%	-£53,748	-£41.336	-£52 971	-£40.558	-£51 987	-£51.211

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£474,427	£474,427	£474,427	£474,427	£474,427	£474,427
10%	71%	£387,898	£389,672	£388,084	£389,856	£388,150	£388,334
15%	71%	£344,634	£347,294	£344,911	£347,571	£345,011	£345,289
20%	71%	£301,369	£304,917	£301,739	£305,286	£301,873	£302,243
25%	71%	£258,106	£262,539	£258,568	£263,001	£258,734	£259,196
30%	71%	£214,842	£220,160	£215,396	£220,716	£215,596	£216,150
35%	71%	£171,577	£177,783	£172,224	£178,430	£172,457	£173,105
40%	71%	£128,313	£135,405	£129,053	£136,145	£129,318	£130,058
45%	71%	£85,048	£93,027	£85,881	£93,860	£86,180	£87,012
50%	71%	£41,784	£50,650	£42,709	£51,575	£43,041	£43,966
100%	71%		-£376,811				-£390,413
10%	75%	£387,803	£389,355	£387,997	£389,549	£388,023	£388,218
15%	75%	£344,491	£346,818	£344,783	£347,110	£344,821	£345,113
20%	75%	£301,179	£304,283	£301,568	£304,671	£301,619	£302,008
25%	75%	£257,867	£261,746	£258,353	£262,232	£258,417	£258,903
30%	75%	£214,555	£219,210	£215,138	£219,793	£215,215	£215,798
35%	75%	£171,244	£176,674	£171,924	£177,354	£172,013	£172,694
40%	75%	£127,932	£134,138	£128,709	£134,915	£128,812	£129,589
45%	75%	£84,620	£91,602	£85,494	£92,476	£85,610	£86,484
50%	75%	£41,308	£49,066	£42,279	£50,037	£42,409	£43,379
10%	60%	£388,203	£390,686	£388,359	£390,840	£388,555	£388,711
15%	60%	£345,091	£348,815	£345,324	£349,048	£345,619	£345,852
20%	60%	£301,979	£306,944	£302,290	£307,255	£302,684	£302,994
25%	60%	£258,867	£265,074	£259,255	£265,461	£259,747	£260,136
30%	60%	£215,755	£223,203	£216,221	£223,669	£216,811	£217,277
35%	60%	£172,643	£181,331	£173,187	£181,876	£173,876	£174,419
40%	60%	£129,531	£139,461	£130,153	£140,082	£130,939	£131,561
45%	60%	£86,419	£97,590	£87,118	£98,289	£88,004	£88,703
50%	60%	£43,307	£55,719	£44.084	£56,497	£45.068	£45.844

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£573,268	£573,268	£573,268	£573,268	£573,268	£573,268
10%	71%	£486,739	£488,513	£486,925	£488,697	£486,991	£487,175
15%	71%	£443,475	£446,135	£443,752	£446,412	£443,852	£444,130
20%	71%	£400,210	£403,758	£400,580	£404,127	£400,714	£401,084
25%	71%	£356,947	£361,380	£357,409	£361,842	£357,575	£358,037
30%	71%	£313,683	£319,001	£314,237	£319,557	£314,437	£314,991
35%	71%	£270,418	£276,624	£271,065	£277,271	£271,298	£271,946
40%	71%	£227,154	£234,246	£227,894	£234,986	£228,159	£228,899
45%	71%	£183,889	£191,868	£184,722	£192,701	£185,021	£185,853
50%	71%	£140,625	£149,491	£141,550	£150,416	£141,882	£142,807
100%	71%		-£277,970				-£291,572
10%	75%	£486,644	£488,196	£486,838	£488,390	£486,864	£487,059
15%	75%	£443,332	£445,659	£443,624	£445,951	£443,662	£443,954
20%	75%	£400,020	£403,124	£400,409	£403,512	£400,460	£400,849
25%	75%	£356,708	£360,587	£357,194	£361,073	£357,258	£357,744
30%	75%	£313,396	£318,051	£313,979	£318,634	£314,056	£314,639
35%	75%	£270,085	£275,515	£270,765	£276,195	£270,854	£271,535
40%	75%	£226,773	£232,979	£227,550	£233,756	£227,653	£228,430
45%	75%	£183,461	£190,443	£184,335	£191,317	£184,451	£185,325
50%	75%	£140,149	£147,907	£141,120	£148,878	£141,250	£142,220
10%	60%	£487,044	£489,527	£487,200	£489,681	£487,396	£487,552
15%	60%	£443,932	£447,656	£444,165	£447,889	£444,460	£444,693
20%	60%	£400,820	£405,785	£401,131	£406,096	£401,525	£401,835
25%	60%	£357,708	£363,915	£358,096	£364,302	£358,588	£358,977
30%	60%	£314,596	£322,044	£315,062	£322,510	£315,652	£316,118
35%	60%	£271,484	£280,172	£272,028	£280,717	£272,717	£273,260
40%	60%	£228,372	£238,302	£228,994	£238,923	£229,780	£230,402
45%	60%	£185,260	£196,431	£185,959	£197,130	£186,845	£187,544

£17,299,000

Benchmark 23 - High							
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£374,373	£374,373	£374,373	£374,373	£374,373	£374,373
10%	71%	£287,845	£289,618	£288,030	£289,803	£288,096	£288,281
15%	71%	£244,581	£247,241	£244,857	£247,517	£244,957	£245,235
20%	71%	£201,316	£204,863	£201,686	£205,233	£201,819	£202,189
25%	71%	£158,052	£162,485	£158,514	£162,947	£158,680	£159,142
30%	71%	£114,788	£120,107	£115,342	£120,662	£115,542	£116,097
35%	71%	£71,523	£77,729	£72,171	£78,377	£72,403	£73,051
40%	71%	£28,259	£35,352	£28,999	£36,091	£29,264	£30,004
45%	71%	-£15,006	-£7,026	-£14,173	-£6,193	-£13,874	-£13,042
50%	71%	-£58,269	-£49,404	-£57,344	-£48,479	-£57,013	-£56,087
100%	71%	-£494,906					
10%	75%	£287,750	£289,301	£287,944	£289,496	£287,970	£288,164
15%	75%	£244,438	£246,765	£244,729	£247,056	£244,768	£245,059
20%	75%	£201,126	£204,229	£201,514	£204,618	£201,566	£201,954
25%	75%	£157,814	£161,692	£158,300	£162,178	£158,364	£158,850
30%	75%	£114,502	£119,157	£115,085	£119,739	£115,162	£115,745
35%	75%	£71,191	£76,620	£71,870	£77,300	£71,960	£72,640
40%	75%	£27,879	£34,085	£28,655	£34,861	£28,758	£29,535
45%	75%	-£15,433	-£8,452	-£14,560	-£7,577	-£14,444	-£13,569
50%	75%	-£58,745	-£50,988	-£57,774	-£50,017	-£57,645	-£56,674
10%	60%	£288,150	£290,632	£288,305	£290,787	£288,501	£288,657
15%	60%	£245,037	£248,761	£245,270	£248,994	£245,566	£245,799
20%	60%	£201,926	£206,891	£202,236	£207,201	£202,630	£202,940
25%	60%	£158,813	£165,020	£159,202	£165,408	£159,693	£160,082
30%	60%	£115,702	£123,149	£116,168	£123,615	£116,758	£117,224
35%	60%	£72,589	£81,278	£73,134	£81,822	£73,822	£74,366
40%	60%	£29,478	£39,407	£30,100	£40,029	£30,886	£31,507
45%	60%	-£13,635	-£2,464	-£12,936	-£1,765	-£12,050	-£11,351
50%	60%	-£56,746	-£44,334	-£55,970	-£43,557	-£54,986	-£54,209

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£510,382	£510,382	£510,382	£510,382	£510,382	£510,382
10%	71%	£423,853	£425,627	£424,039	£425,811	£424,105	£424,289
15%	71%	£380,589	£383,249	£380,866	£383,526	£380,966	£381,244
20%	71%	£337,324	£340,872	£337,694	£341,241	£337,828	£338,198
25%	71%	£294,061	£298,494	£294,523	£298,956	£294,689	£295,151
30%	71%	£250,797	£256,115	£251,351	£256,671	£251,551	£252,105
35%	71%	£207,532	£213,738	£208,179	£214,385	£208,412	£209,060
40%	71%	£164,268	£171,360	£165,008	£172,100	£165,273	£166,013
45%	71%	£121,003	£128,982	£121,836	£129,815	£122,135	£122,967
50%	71%	£77,739	£86,605	£78,664	£87,530	£78,996	£79,921
100%	71%		-£340,856		-£338,974		-£354,458
10%	75%	£423,758	£425,310	£423,952	£425,504	£423,978	£424,173
15%	75%	£380,446	£382,773	£380,738	£383,065	£380,776	£381,068
20%	75%	£337,134	£340,238	£337,523	£340,626	£337,574	£337,963
25%	75%	£293,822	£297,701	£294,308	£298,187	£294,372	£294,858
30%	75%	£250.510	£255,165	£251.093	£255,748	£251.170	£251,753
35%	75%	£207,199	£212,629	£207,879	£213,309	£207,968	£208,649
40%	75%	£163.887	£170,093	£164.664	£170.870	£164.767	£165,544
45%	75%	£120,575	£127,557	£121,449	£128,431	£121,565	£122,439
50%	75%	£77.263	£85.021	£78.234	£85,992	£78.364	£79.334
10%	60%	£424,158	£426,641	£424,314	£426,795	£424,510	£424,666
15%	60%	£381.046	£384,770	£381,279	£385.003	£381.574	£381.807
20%	60%	£337,934	£342,899	£338,245	£343,210	£338,639	£338,949
25%	60%	£294,822	£301,029	£295,210	£301,416	£295,702	£296,091
30%	60%	£251,710	£259,158	£252,176	£259,624	£252,766	£253,232
35%	60%	£208.598	£217,286	£209.142	£217.831	£209.831	£210.374
40%	60%	£165,486	£175,416	£166,108	£176,037	£166,894	£167,516
45%	60%	£122.374	£133,545	£123.073	£134.244	£123.959	£124,658
50%	60%	£70.262	FQ1 674	£80.039	£92.452	£81 023	£81 700

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£573,268	£573,268	£573,268	£573,268	£573,268	£573,268
10%	71%	£486,739	£488,513	£486,925	£488,697	£486,991	£487,175
15%	71%	£443,475	£446,135	£443,752	£446,412	£443,852	£444,130
20%	71%	£400,210	£403,758	£400,580	£404,127	£400,714	£401,084
25%	71%	£356,947	£361,380	£357,409	£361,842	£357,575	£358,037
30%	71%	£313,683	£319,001	£314,237	£319,557	£314,437	£314,991
35%	71%	£270,418	£276,624	£271,065	£277,271	£271,298	£271,946
40%	71%	£227,154	£234,246	£227,894	£234,986	£228,159	£228,899
45%	71%	£183,889	£191,868	£184,722	£192,701	£185,021	£185,853
50%	71%	£140.625	£149.491	£141.550	£150,416	£141.882	£142.807
100%	71%	-£296,012	-£277,970			-£293,454	-£291,572
10%	75%	£486,644	£488.196	£486.838	£488.390	£486.864	£487.059
15%	75%	£443,332	£445,659	£443,624	£445,951	£443,662	£443,954
20%	75%	£400.020	£403.124	£400,409	£403.512	£400.460	£400.849
25%	75%	£356,708	£360.587	£357,194	£361.073	£357,258	£357.744
30%	75%	£313.396	£318.051	£313.979	£318.634	£314.056	£314.639
35%	75%	£270.085	£275.515	£270.765	£276.195	£270.854	£271.535
40%	75%	£226,773	£232.979	£227,550	£233.756	£227.653	£228,430
45%	75%	£183,461	£190,443	£184,335	£191,317	£184,451	£185,325
50%	75%	£140.149	£147.907	£141.120	£148.878	£141.250	£142,220
10%	60%	£487.044	£489 527	£487,200	£489 681	£487.396	£487.552
15%	60%	£443.932	£447.656	£444,165	£447.889	£444.460	£444.693
20%	60%	£400.820	£405.785	£401,131	£406.096	£401,525	£401.835
25%	60%	£357.708	£363.915	£358.096	£364,302	£358.588	£358.977
30%	60%	£314,596	£322.044	£315,062	£322.510	£315.652	£316,118
35%	60%	£271.484	£280.172	£272.028	£280.717	£272.717	£273,260
40%	60%	£228.372	£238 302	£228 994	£238 923	£229.780	£230,402
45%	60%	£185,260	£196,431	£185,959	£197.130	£186.845	£187,544
F00/	600/	C140,200	C454.500	C4.40.00E	C455 220	C4 42 000	C444 CDE

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T20 - 2 Unit Development

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£462,560	£462,560	£462,560	£462,560	£462,560	£462,560
10%	71%	£393,357	£395,131	£393,664	£395,437	£393,609	£393,915
15%	71%	£358,756	£361,416	£359,216	£361,876	£359,133	£359,593
20%	71%	£324,155	£327,701	£324,768	£328,315	£324,658	£325,271
25%	71%	£289,554	£293,986	£290,320	£294,753	£290,182	£290,949
30%	71%	£254,952	£260,272	£255,872	£261,192	£255,707	£256,626
35%	71%	£220,352	£226,558	£221,425	£227,631	£221,232	£222,304
40%	71%	£185.750	£192.843	£186.976	£194.069	£186.756	£187.982
45%	71%	£151,149	£159,129	£152,528	£160,508	£152,280	£153,660
50%	71%	£116.548	£125.414	£118.081	£126.947	£117.805	£119.338
100%	71%	-£233.479	-£215.437	-£230.361	-£212.319	-£230.921	-£227.802
10%	75%	£393,257	£394.807	£393.578	£395.130	£393.476	£393.798
15%	75%	£358.604	£360.932	£359.087	£361.415	£358.935	£359.417
20%	75%	£323.952	£327.056	£324.596	£327,700	£324.392	£325.036
25%	75%	£289.300	£293.179	£290.106	£293.985	£289.850	£290.655
30%	75%	£254.648	£259.303	£255.614	£260,268	£255.308	£256.274
35%	75%	£219.997	£225.428	£221.124	£226.553	£220.767	£221.893
40%	75%	£185.345	£191.551	£186.633	£192.838	£186.225	£187.513
45%	75%	£150.693	£157.675	£152.142	£159.123	£151.683	£153.131
50%	75%	£116.041	£123.799	£117.651	£125.408	£117.141	£118.751
10%	60%	£393.681	£396.164	£393,939	£396,422	£394.034	£394.291
15%	60%	£359.242	£362.966	£359.628	£363,352	£359.771	£360.156
20%	60%	£324.803	£329.768	£325.318	£330,283	£325.508	£326.022
25%	60%	£290.364	£296.570	£291.008	£297,214	£291.244	£291.887
30%	60%	£255.925	£263.372	£256.697	£264.145	£256.981	£257.753
35%	60%	£221.486	£230.174	£222.387	£231.075	£222.718	£223.619
40%	60%	£187.047	£196.976	£188.077	£198.006	£188.455	£189.485
45%	60%	£152.608	£163.778	£153,766	£164.937	£154.192	£155.350
50%	60%	£118,168	£130.581	£119.455	£131.868	£119.929	£121,216

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£383,440	-£383,440	-£383,440	-£383,440	-£383,440	-£383,440
10%	71%	-£452,643	-£450,869	-£452,336			-£452,085
15%	71%	-£487,244	-£484.584	-£486.784			-£486.407
20%	71%	-£521,845	-£518,299				-£520,729
25%	71%	-£556,446	-£552,014				-£555,051
30%	71%	-£591,048	-£585,728	-£590,128	-£584,808	-£590,293	-£589,374
35%	71%	-£625.648	-£619.442				-£623.696
40%	71%	-£660,250	-£653,157	-£659,024		-£659,244	-£658,018
45%	71%	-£694.851	-£686.871	-£693.472			-£692.340
50%	71%	-£729,452	-£720,586		-£719,053	-£728,195	-£726,662
100%	71%	-£1.079.479	-£1,061,437				-£1,073,802
10%	75%	-£452,743	-£451,193			-£452,524	-£452,202
15%	75%	-£487.396	-£485.068				-£486.583
20%	75%	-£522,048	-£518,944	-£521,404			-£520,964
25%	75%	-£556.700	-£552.821	-£555.894			-£555.345
30%	75%	-£591,352	-£586,697				-£589,726
35%	75%	-£626,003	-£620,572				-£624,107
40%	75%	-£660,655	-£654,449				-£658,487
45%	75%	-£695,307	-£688,325				-£692,869
50%	75%	-£729,959	-£722,201				-£727,249
10%	60%	-£452,319	-£449,836				-£451,709
15%	60%	-£486,758	-£483,034				-£485,844
20%	60%	-£521,197	-£516,232				-£519,978
25%	60%	-£555,636	-£549,430				-£554,113
30%	60%	-£590,075	-£582,628			-£589,019	-£588,247
35%	60%	-£624,514	-£615,826				-£622,381
40%	60%	-£658,953	-£649,024		-£647,994		-£656,515
45%	60%	-£693,392	-£682,222	-£692,234			-£690,650
50%	60%	£727 922	£715 410				C724 794

50% 60% -7727.83

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£217,295	-£217,295				-£217,295
10%	71%	-£286,498	-£284,724	-£286,191	-£284,418	-£286,246	-£285,940
15%	71%	-£321,099	-£318,439				-£320,262
20%	71%	-£355,700	-£352,154		-£351,540		-£354,584
25%	71%	-£390,301	-£385,869				-£388,906
30%	71%	-£424,903	-£419,583	-£423,983	-£418,663	-£424,148	-£423,229
35%	71%	-£459,503	-£453,297		-£452,224		-£457,551
40%	71%	-£494,105	-£487,012	-£492,879	-£485,786	-£493,099	-£491,873
45%	71%	-£528,706	-£520,726				-£526,195
50%	71%	-£563,307	-£554,441	-£561,774	-£552,908		-£560,517
100%	71%	-£913,334	-£895,292		-£892,174		-£907,657
10%	75%	-£286,598	-£285,048	-£286,277	-£284,725	-£286,379	-£286,057
15%	75%	-£321,251	-£318,923				-£320,438
20%	75%	-£355,903	-£352,799			-£355,463	-£354,819
25%	75%	-£390,555	-£386,676				-£389,200
30%	75%	-£425,207	-£420,552	-£424,241	-£419,587	-£424,547	-£423,581
35%	75%	-£459,858	-£454,427				-£457,962
40%	75%	-£494,510	-£488,304	-£493,222	-£487,017	-£493,630	-£492,342
45%	75%	-£529,162	-£522,180			-£528,172	-£526,724
50%	75%	-£563,814	-£556,056	-£562,204	-£554,447	-£562,714	-£561,104
10%	60%	-£286,174	-£283,691				-£285,564
15%	60%	-£320,613	-£316,889			-£320,084	-£319,699
20%	60%	-£355,052	-£350,087				-£353,833
25%	60%	-£389,491	-£383,285	-£388,847	-£382,641		-£387,968
30%	60%	-£423,930	-£416,483	-£423,158	-£415,710	-£422,874	-£422,102
35%	60%	-£458,369	-£449,681				-£456,236
40%	60%	-£492,808	-£482,879	-£491,778	-£481,849	-£491,400	-£490,370
45%	60%	-£527,247	-£516,077				-£524,505
50%	60%	-£561.687	-£549.274				-£558.639

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

SR and SO at council Income thresholds SR and SO at GLA Income thresholds LAR and SO at council Income thresholds LAR and SO at GLA Income thresholds £90,000,000

£72,325,000

£41,552,000

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

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£299,949	£299,949	£299,949	£299,949	£299,949	£299,949
10%	71%	£230,747	£232,520	£231,053	£232,826	£230,998	£231,304
15%	71%	£196,146	£198,806	£196,605	£199,265	£196,523	£196,983
20%	71%	£161,544	£165,090	£162,157	£165,704	£162,048	£162,660
25%	71%	£126,943	£131,376	£127,710	£132,142	£127,572	£128,338
30%	71%	£92,342	£97,661	£93,261	£98,581	£93,096	£94,016
35%	71%	£57,741	£63,947	£58,814	£65,020	£58,621	£59,693
40%	71%	£23,139	£30,232	£24,366	£31,458	£24,145	£25,372
45%	71%	-£11,461	-£3,482	-£10,082	-£2,103	-£10,331	-£8,951
50%	71%	-£46,062	-£37,196	-£44,530	-£35,664	-£44,805	-£43,273
100%	71%	-£396,090	-£378,048	-£392,972			
10%	75%	£230,646	£232,197	£230,967	£232,519	£230,865	£231,187
15%	75%	£195,994	£198,321	£196,477	£198,804	£196,324	£196,806
20%	75%	£161,342	£164,445	£161,985	£165,089	£161,782	£162,426
25%	75%	£126,690	£130,569	£127,495	£131,374	£127,240	£128,044
30%	75%	£92,038	£96,693	£93,004	£97,658	£92,698	£93,664
35%	75%	£57.387	£62.817	£58.513	£63,943	£58.157	£59.282
40%	75%	£22,735	£28,940	£24,022	£30,228	£23,615	£24,902
45%	75%	-£11.917	-£4.935	-£10.468	-£3.487	-£10.927	-£9.479
50%	75%	-£46,570	-£38,812	-£44,960	-£37,202	-£45,469	-£43,860
10%	60%	£231,070	£233,553	£231,329	£233,811	£231,423	£231,680
15%	60%	£196,631	£200,356	£197,018	£200,741	£197,160	£197,545
20%	60%	£162,193	£167,158	£162,707	£167,672	£162,897	£163,412
25%	60%	£127,754	£133,960	£128,397	£134,603	£128,633	£129,277
30%	60%	£93,314	£100,762	£94,087	£101,534	£94,370	£95,143
35%	60%	£58,875	£67,564	£59,776	£68,465	£60,107	£61,008
40%	60%	£24,436	£34,366	£25,466	£35,396	£25,844	£26,874
45%	60%	-£10,003	£1,167	-£8,844	£2,327	-£8,419	-£7,261
50%	60%	-F44 442	-£32 030	-£43 155	-£30.742	-£42 682	-£41.395

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£398,790	£398,790	£398,790	£398,790	£398,790	£398,790
10%	71%	£329,588	£331,361	£329,894	£331,667	£329,839	£330,145
15%	71%	£294,987	£297,647	£295,446	£298,106	£295,364	£295,824
20%	71%	£260,385	£263,931	£260,998	£264,545	£260,889	£261,501
25%	71%	£225,784	£230,217	£226,551	£230,983	£226,413	£227,179
30%	71%	£191,183	£196,502	£192,102	£197,422	£191,937	£192,857
35%	71%	£156,582	£162,788	£157,655	£163,861	£157,462	£158,534
40%	71%	£121,980	£129,073	£123,207	£130,299	£122,986	£124,213
45%	71%	£87,380	£95,359	£88,759	£96,738	£88,510	£89,890
50%	71%	£52,779	£61,645	£54,311	£63,177	£54,036	£55,568
100%	71%	-£297,249	-£279,207				-£291,572
10%	75%	£329,487	£331,038	£329,808	£331,360	£329,706	£330,028
15%	75%	£294,835	£297,162	£295,318	£297,645	£295,165	£295,647
20%	75%	£260,183	£263,286	£260,826	£263,930	£260,623	£261,267
25%	75%	£225,531	£229,410	£226,336	£230,215	£226,081	£226,885
30%	75%	£190,879	£195,534	£191,845	£196,499	£191,539	£192,505
35%	75%	£156,228	£161,658	£157,354	£162,784	£156,998	£158,123
40%	75%	£121,576	£127,781	£122,863	£129,069	£122,456	£123,743
45%	75%	£86,924	£93,906	£88,373	£95,354	£87,914	£89,362
50%	75%	£52,271	£60,029	£53,881	£61,639	£53,372	£54,981
10%	60%	£329,911	£332,394	£330,170	£332,652	£330,264	£330,521
15%	60%	£295,472	£299,197	£295,859	£299,582	£296,001	£296,386
20%	60%	£261,034	£265,999	£261,548	£266,513	£261,738	£262,253
25%	60%	£226,595	£232,801	£227,238	£233,444	£227,474	£228,118
30%	60%	£192,155	£199,603	£192,928	£200,375	£193,211	£193,984
35%	60%	£157,716	£166,405	£158,617	£167,306	£158,948	£159,849
40%	60%	£123.277	£133,207	£124.307	£134.237	£124.685	£125.715
45%	60%	£88,838	£100,008	£89,997	£101,168	£90,422	£91,580
E00/	608/	CE4 200	000 044	CEE COC	000,000	CEC 4EO	CE7 A4C

£27,624,000

£17,299,000

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

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£335,904	£335,904	£335,904	£335,904	£335,904	£335,904
10%	71%	£266,702	£268,475	£267,008	£268,781	£266,953	£267,259
15%	71%	£232,101	£234,761	£232,560	£235,220	£232,478	£232,938
20%	71%	£197,499	£201,045	£198,112	£201,659	£198,003	£198,615
25%	71%	£162,898	£167,331	£163,665	£168,097	£163,527	£164,293
30%	71%	£128,297	£133,616	£129,216	£134,536	£129,051	£129,971
35%	71%	£93,696	£99,902	£94,769	£100,975	£94,576	£95,648
40%	71%	£59,094	£66,187	£60,321	£67,413	£60,100	£61,327
45%	71%	£24,494	£32,473	£25,873	£33,852	£25,624	£27,004
50%	71%	-£10,107	-£1,241	-£8,575	£291	-£8,850	-£7,318
100%	71%	-£360,135	-£342,093		-£338,974		-£354,458
10%	75%	£266,601	£268,152	£266,922	£268,474	£266,820	£267,142
15%	75%	£231,949	£234,276	£232,432	£234,759	£232,279	£232,761
20%	75%	£197,297	£200,400	£197,940	£201,044	£197,737	£198,381
25%	75%	£162,645	£166,524	£163,450	£167,329	£163,195	£163,999
30%	75%	£127,993	£132,648	£128,959	£133,613	£128,653	£129,619
35%	75%	£93,342	£98,772	£94,468	£99,898	£94,112	£95,237
40%	75%	£58,690	£64.895	£59.977	£66.183	£59.570	£60.857
45%	75%	£24,038	£31,020	£25,487	£32,468	£25,028	£26,476
50%	75%	-£10,615	-£2,857	-£9,005	-£1,247	-£9,514	-£7,905
10%	60%	£267,025	£269,508	£267,284	£269,766	£267,378	£267,635
15%	60%	£232,586	£236,311	£232,973	£236,696	£233,115	£233,500
20%	60%	£198,148	£203,113	£198,662	£203,627	£198,852	£199,367
25%	60%	£163,709	£169,915	£164,352	£170,558	£164,588	£165,232
30%	60%	£129,269	£136,717	£130,042	£137,489	£130,325	£131,098
35%	60%	£94,830	£103,519	£95,731	£104,420	£96,062	£96,963
40%	60%	£60,391	£70,321	£61,421	£71,351	£61,799	£62,829
45%	60%	£25,952	£37,122	£27,111	£38,282	£27,536	£28,694
50%	60%	-£8.487	£3 925	-£7.200	£5.213	-£6.727	-£5,440

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£398,790	£398,790	£398,790	£398,790	£398,790	£398,790
10%	71%	£329,588	£331,361	£329,894	£331,667	£329,839	£330,145
15%	71%	£294,987	£297,647	£295,446	£298,106	£295,364	£295,824
20%	71%	£260,385	£263,931	£260,998	£264,545	£260,889	£261,501
25%	71%	£225,784	£230,217	£226,551	£230,983	£226,413	£227,179
30%	71%	£191,183	£196,502	£192,102	£197,422	£191,937	£192,857
35%	71%	£156,582	£162,788	£157,655	£163,861	£157,462	£158,534
40%	71%	£121,980	£129,073	£123,207	£130,299	£122,986	£124,213
45%	71%	£87,380	£95,359	£88,759	£96,738	£88,510	£89,890
50%	71%	£52,779	£61,645	£54,311	£63,177	£54,036	£55,568
100%	71%	-£297,249	-£279,207	-£294,131			
10%	75%	£329,487	£331,038	£329,808	£331,360	£329,706	£330,028
15%	75%	£294,835	£297,162	£295,318	£297,645	£295,165	£295,647
20%	75%	£260,183	£263,286	£260,826	£263,930	£260,623	£261,267
25%	75%	£225,531	£229,410	£226,336	£230,215	£226,081	£226,885
30%	75%	£190,879	£195,534	£191,845	£196,499	£191,539	£192,505
35%	75%	£156,228	£161,658	£157,354	£162,784	£156,998	£158,123
40%	75%	£121,576	£127,781	£122,863	£129,069	£122,456	£123,743
45%	75%	£86,924	£93,906	£88,373	£95,354	£87,914	£89,362
50%	75%	£52,271	£60,029	£53,881	£61,639	£53,372	£54,981
10%	60%	£329.911	£332.394	£330,170	£332.652	£330.264	£330.521
15%	60%	£295,472	£299,197	£295,859	£299,582	£296,001	£296,386
20%	60%	£261.034	£265,999	£261.548	£266,513	£261.738	£262.253
25%	60%	£226,595	£232,801	£227,238	£233,444	£227,474	£228,118
30%	60%	£192,155	£199,603	£192,928	£200,375	£193,211	£193,984
35%	60%	£157,716	£166,405	£158,617	£167,306	£158,948	£159,849
40%	60%	£123,277	£133,207	£124.307	£134,237	£124.685	£125,715
45%	60%	F88 838	£100.008	£89 997	£101 168	£90.422	£91.580

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T20 - 2 Unit Development

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£499,773	£499,773	£499,773	£499,773	£499,773	£499,773
10%	71%	£426,861	£428,668	£427,155	£428,962	£426,604	£426,899
15%	71%	£390,405	£393,116	£390,846	£393,557	£390,021	£390,462
20%	71%	£353,949	£357,564	£354,538	£358,153	£353,437	£354,025
25%	71%	£317,494	£322,012	£318,230	£322,748	£316,852	£317,588
30%	71%	£281,038	£286,459	£281,921	£287,343	£280,268	£281,152
35%	71%	£244,582	£250,907	£245,613	£251,938	£243,684	£244,714
40%	71%	£208,127	£215,355	£209,304	£216,533	£207,101	£208,278
45%	71%	£171,671	£179,803	£172,995	£181,129	£170,516	£171,841
50%	71%	£135,216	£144,251	£136,687	£145,724	£133,932	£135,404
100%	71%	-£233,356	-£214,967	-£230,361	-£211,971	-£235,967	-£232,971
10%	75%	£426,760	£428,342	£427,069	£428,651	£426,535	£426,845
15%	75%	£390,255	£392,626	£390,718	£393,090	£389,917	£390,381
20%	75%	£353,748	£356,911	£354,366	£357,529	£353,299	£353,918
25%	75%	£317,242	£321,195	£318,015	£321,969	£316,681	£317,453
30%	75%	£280,736	£285,480	£281,663	£286,407	£280,062	£280,990
35%	75%	£244,230	£249,765	£245,312	£250,847	£243,444	£244,526
40%	75%	£207,724	£214,050	£208,960	£215,285	£206,826	£208,062
45%	75%	£171,218	£178,334	£172,608	£179,725	£170,207	£171,598
50%	75%	£134,711	£142,618	£136,257	£144,165	£133,589	£135,134
10%	60%	£427,183	£429,714	£427,430	£429,960	£426,824	£427,071
15%	60%	£390,888	£394,683	£391,259	£395,054	£390,350	£390,720
20%	60%	£354,593	£359,654	£355,088	£360,149	£353,876	£354,370
25%	60%	£318,299	£324,625	£318,917	£325,243	£317,401	£318,019
30%	60%	£282,005	£289,595	£282,746	£290,337	£280,927	£281,669
35%	60%	£245,710	£254,566	£246,576	£255,431	£244,452	£245,318
40%	60%	£209,415	£219,536	£210,405	£220,525	£207,979	£208,967
45%	60%	£173,121	£184,506	£174,234	£185,619	£171,504	£172,617
50%	60%	£136.826	£149.477	£138.062	£150.714	£135.030	£136,266

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£346,227	-£346,227	-£346,227	-£346,227	-£346,227	-£346,227
10%	71%	-£419,139	-£417,332	-£418,845	-£417,038	-£419,396	-£419,101
15%	71%	-£455,595	-£452,884	-£455,154			
20%	71%	-£492,051	-£488,436	-£491,462	-£487,847	-£492,563	-£491,975
25%	71%	-£528,506	-£523,988				
30%	71%	-£564,962	-£559,541				
35%	71%	-£601,418	-£595,093				
40%	71%	-£637,873	-£630,645	-£636,696	-£629,467		
45%	71%	-£674,329	-£666,197				
50%	71%	-£710,784	-£701,749				-£710,596
100%	71%	-£1,079,356	-£1,060,967			-£1,081,967	
10%	75%	-£419,240	-£417,658		-£417,349		-£419,155
15%	75%	-£455,745	-£453,374				
20%	75%	-£492,252	-£489,089	-£491,634			
25%	75%	-£528,758	-£524,805			-£529,319	-£528,547
30%	75%	-£565,264	-£560,520				
35%	75%	-£601,770	-£596,235	-£600,688		-£602,556	-£601,474
40%	75%	-£638,276	-£631,950				
45%	75%	-£674,782	-£667,666		-£666,275		-£674,402
50%	75%	-£711,289	-£703,382			-£712,411	
10%	60%	-£418,817	-£416,286	-£418,570	-£416,040	-£419,176	
15%	60%	-£455,112	-£451,317				
20%	60%	-£491,407	-£486,346			-£492,124	
25%	60%	-£527,701	-£521,375				
30%	60%	-£563,995	-£556,405	-£563,254			
35%	60%	-£600,290	-£591,434				
40%	60%	-£636,585	-£626,464	-£635,595	-£625,475		
45%	60%	-£672,879	-£661,494				
50%	60%	-£709.174	-£696.523		-£695,286	-£710.970	-£709.734

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£180,082	-£180,082				
10%	71%	-£252,994	-£251,187				-£252,956
15%	71%	-£289,450	-£286,739				
20%	71%	-£325,906	-£322,291			-£326,418	
25%	71%	-£362,361	-£357,843				
30%	71%	-£398,817	-£393,396	-£397,934		-£399,587	
35%	71%	-£435,273	-£428,948				-£435,141
40%	71%	-£471,728	-£464,500	-£470,551	-£463,322	-£472,754	-£471,577
45%	71%	-£508,184	-£500,052				
50%	71%	-£544,639	-£535,604	-£543,168	-£534,131	-£545,923	-£544,451
100%	71%	-£913,211	-£894,822				
10%	75%	-£253,095	-£251,513	-£252,786	-£251,204	-£253,320	-£253,010
15%	75%	-£289,600	-£287,229				
20%	75%	-£326,107	-£322,944	-£325,489	-£322,326	-£326,556	-£325,937
25%	75%	-£362,613	-£358,660				
30%	75%	-£399,119	-£394,375	-£398,192	-£393,448	-£399,793	-£398,865
35%	75%	-£435,625	-£430,090				
40%	75%	-£472,131	-£465,805	-£470,895	-£464,570	-£473,029	-£471,793
45%	75%	-£508,637	-£501,521				
50%	75%	-£545,144	-£537,237	-£543,598	-£535,690	-£546,266	-£544,721
10%	60%	-£252,672	-£250,141				-£252,784
15%	60%	-£288,967	-£285,172	-£288,596	-£284,801	-£289,505	
20%	60%	-£325,262	-£320,201				
25%	60%	-£361,556	-£355,230	-£360,938		-£362,454	-£361,836
30%	60%	-£397,850	-£390,260		-£389,518	-£398,928	-£398,186
35%	60%	-£434,145	-£425,289				
40%	60%	-£470,440	-£460,319				
45%	60%	-£506,734	-£495,349				
50%	60%	-£543.029	-£530.378		-£529.141		

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£109,184	£109,184	£109,184	£109,184	£109,184	£109,184
10%	71%	£36,273	£38,080	£36,566	£38,374	£36,015	£36,310
15%	71%	-£184	£2,528	£258	£2,968	-£568	-£127
20%	71%	-£36,640	-£33,024	-£36,051	-£32,436	-£37,152	-£36,564
25%	71%	-£73,095	-£68,576	-£72,359	-£67,841	-£73,737	-£73,001
30%	71%	-£109,551	-£104,129	-£108,667	-£103,246	-£110,321	-£109,437
35%	71%	-£146,006	-£139,681		-£138,651		
40%	71%	-£182,462	-£175,233				
45%	71%	-£218,918	-£210,785			-£220,072	
50%	71%	-£255.373	-£246.337				
100%	71%	-£623,944	-£605,555				
10%	75%	£36,171	£37,753	£36,480	£38,062	£35,947	£36,256
15%	75%	-£334	£2,037	£129	£2,502	-£671	-£208
20%	75%	-£36.841	-£33.678	-£36.222	-£33.060	-£37.289	-£36.671
25%	75%	-£73,346	-£69,393	-£72,574	-£68,620	-£73,908	-£73,135
30%	75%	-£109.853	-£105.109	-£108.926	-£104.182	-£110.527	-£109.599
35%	75%	-£146,359	-£140,824		-£139,742		
40%	75%	-£182.865	-£176.539		-£175.303		
45%	75%	-£219,371	-£212,255				
50%	75%	-£255.877	-£247.970				
10%	60%	£36,594	£39,125	£36,841	£39,371	£36,235	£36,482
15%	60%	£299	£4,095	£670	£4,466	-£239	£131
20%	60%	-£35.995	-£30.935	-£35.501	-£30.440	-£36.713	-£36.219
25%	60%	-£72,290	-£65,964	-£71,672	-£65,346	-£73,188	-£72,569
30%	60%	-£108.584	-£100.993	-£107.843	-£100.251	-£109.662	-£108.920
35%	60%	-£144,879	-£136,023		-£135,158	-£146,137	
40%	60%	-£181.173	-£171.053	-£180.184	-£170.064		
45%	60%	-£217,468	-£206.082				-£217,972

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£240.107	£240.107	£240.107	£240.107	£240,107	£240.107
10%	71%	£167.196	£169.003	£167.490	£169.297	£166.938	£167,233
15%	71%	£130,739	£133,451	£131,181	£133.892	£130,355	£130,796
20%	71%	£94,284	£97,899	£94,872	£98,488	£93.771	£94,360
25%	71%	£57.828	£97,099 £62,347	£94,072 £58,565	£80,400 £63.082	£57,187	£94,360 £57,922
30%	71%	£21,372	£26,794	£22,256	£27.677	£20,602	£21,486
35%	71%	-£15.083	-£8.758	-£14 053	-£27,677 -£7,728	-£20,602 -£15,982	-£1,400
40%	71%	-£51.539	-£44,310	-£50.361	-£43.133	-£52.565	-£51,388
45%	71%	-£87,994	-£44,310 -£79.862	-£86,670	-£43,133 -£78.537	-£32,365 -£89,149	-£87,825
50%	71%	-£124.450	-£19,002 -£115,414	-£122.979	-£113.942	-£125.734	-£07,025 -£124,261
100%	71%	-£124,450 -£493.021	-£115,414 -£474.632	-£122,979 -£490.027	-£113,942 -£471.636	-£125,734 -£495,632	-£124,261 -£492.637
10%	75%	£167.095	£168.676	£167.403	£168.985	£166.870	£167,179
15%	75%	£130,589	£132.960	£131.053	£133,425	£130,252	£130,715
20%	75%	£130,589 £94.082	£132,960 £97,245	£94,701	£133,425 £97.863	£93.634	£130,715 £94,252
25%	75%	£57.577	£61,530	£94,701 £58,349	£62.303	£57.016	£57.788
30%	75%	£57,577 £21,070	£61,530 £25.815	£58,349 £21,997	£62,303 £26,742	£57,016 £20,397	£57,788 £21,325
	75%		£25,815 -£9.901				
35% 40%	75%	-£15,435 -£51,942	-£9,901 -£45,616	-£14,354 -£50,705	-£8,819 -£44,380	-£16,221 -£52.839	-£15,140 -£51,604
45%	75%	-£88,448	-£81,332	-£87,057	-£79,941	-£89,459	-£88,067
50%	75%	-£124,954 £167,517	-£117,047	-£123,409	-£115,501	-£126,077	-£124,531
10%	60%		£170,048	£167,765	£170,295	£167,158	£167,405
15%	60%	£131,223	£135,018 £99,989	£131,594	£135,389	£130,684	£131,054
20%	60%	£94,928		£95,422	£100,483	£94,210	£94,705
25%	60%	£58,633	£64,959	£59,251	£65,577	£57,736	£58,354
30%	60%	£22,339	£29,930	£23,080	£30,672	£21,261	£22,003
35%	60%	-£13,955	-£5,099	-£13,090	-£4,235	-£15,213	-£14,348
40%	60%	-£50,250	-£40,130	-£49,261	-£39,141	-£51,687	-£50,699
45%	60%	-£86,545	-£75,159	-£85,432	-£74,046	-£88,161	-£87,048
50%	60%	-£122,840	-£110,188	-£121.603	-£108.952	-£124.636	-£123.399

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£337,162	£337,162	£337,162	£337,162	£337,162	£337,162
10%	71%	£264,251	£266,058	£264,545	£266,352	£263,993	£264,288
15%	71%	£227,794	£230,506	£228,236	£230,947	£227,410	£227,851
20%	71%	£191,339	£194,954	£191,927	£195,543	£190,826	£191,415
25%	71%	£154,883	£159,402	£155,620	£160,137	£154,242	£154,977
30%	71%	£118,427	£123,849	£119,311	£124,732	£117,657	£118,541
35%	71%	£81,972	£88,297	£83,002	£89,327	£81,073	£82,104
40%	71%	£45,516	£52,745	£46,694	£53,922	£44,490	£45,667
45%	71%	£9,061	£17,193	£10,385	£18,518	£7,906	£9,230
50%	71%	-£27,395	-£18,359	-£25,924	-£16,887	-£28,679	-£27,206
100%	71%	-£395,966	-£377,577			-£398,577	-£395,582
10%	75%	£264,150	£265,731	£264,458	£266,040	£263,925	£264,234
15%	75%	£227,644	£230,015	£228,108	£230,480	£227,307	£227,770
20%	75%	£191,137	£194,300	£191,756	£194,918	£190,689	£191,307
25%	75%	£154,632	£158,585	£155,404	£159,358	£154,071	£154,843
30%	75%	£118,125	£122,870	£119,052	£123,797	£117,452	£118,380
35%	75%	£81,620	£87,154	£82,701	£88,236	£80,834	£81,915
40%	75%	£45,113	£51,439	£46,350	£52,675	£44,216	£45,451
45%	75%	£8,607	£15,723	£9,998	£17,114	£7,596	£8,988
50%	75%	-£27,899	-£19,992	-£26,354	-£18,446	-£29,022	-£27,476
10%	60%	£264,572	£267,103	£264,820	£267,350	£264,213	£264,460
15%	60%	£228,278	£232,073	£228,649	£232,444	£227,739	£228,109
20%	60%	£191,983	£197,044	£192,477	£197,538	£191,265	£191,760
25%	60%	£155,688	£162,014	£156,306	£162,632	£154,791	£155,409
30%	60%	£119,394	£126,985	£120,135	£127,727	£118,316	£119,058
35%	60%	£83,100	£91,956	£83,965	£92,820	£81,842	£82,707
40%	60%	£46,805	£56,925	£47,794	£57,914	£45,368	£46,356
45%	60%	£10,510	£21,896	£11,623	£23,009	£8,894	£10,007
50%	60%	-£25.785	-£13.133	-£24.548	-£11.897	-£27.581	-£26.344

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£436,003	£436,003	£436,003	£436,003	£436,003	£436,003
10%	71%	£363,092	£364,899	£363,386	£365,193	£362,834	£363,129
15%	71%	£326,635	£329,347	£327,077	£329,788	£326,251	£326,692
20%	71%	£290,180	£293,795	£290,768	£294,384	£289,667	£290,256
25%	71%	£253,724	£258,243	£254,461	£258,978	£253,083	£253,818
30%	71%	£217,268	£222,690	£218,152	£223,573	£216,498	£217,382
35%	71%	£180,813	£187,138	£181,843	£188,168	£179,914	£180,945
40%	71%	£144,357	£151,586	£145,535	£152,763	£143,331	£144,508
45%	71%	£107,902	£116,034	£109,226	£117,359	£106,747	£108,071
50%	71%	£71,446	£80,482	£72,917	£81,954	£70,162	£71,635
100%	71%	-£297,125					-£296,741
10%	75%	£362,991	£364,572	£363,299	£364,881	£362,766	£363,075
15%	75%	£326,485	£328,856	£326,949	£329,321	£326,148	£326,611
20%	75%	£289,978	£293,141	£290,597	£293,759	£289,530	£290,148
25%	75%	£253,473	£257,426	£254,245	£258,199	£252,912	£253,684
30%	75%	£216,966	£221,711	£217,893	£222,638	£216,293	£217,221
35%	75%	£180,461	£185,995	£181,542	£187,077	£179,675	£180,756
40%	75%	£143,954	£150,280	£145,191	£151,516	£143,057	£144,292
45%	75%	£107,448	£114,564	£108,839	£115,955	£106,437	£107,829
50%	75%	£70,942	£78,849	£72,487	£80,395	£69,819	£71,365
10%	60%	£363,413	£365,944	£363,661	£366,191	£363,054	£363,301
15%	60%	£327,119	£330,914	£327,490	£331,285	£326,580	£326,950
20%	60%	£290,824	£295,885	£291,318	£296,379	£290,106	£290,601
25%	60%	£254,529	£260,855	£255,147	£261,473	£253,632	£254,250
30%	60%	£218,235	£225,826	£218,976	£226,568	£217,157	£217,899
35%	60%	£181,941	£190,797	£182,806	£191,661	£180,683	£181,548
40%	60%	£145,646	£155,766	£146,635	£156,755	£144,209	£145,197
45%	60%	£109,351	£120,737	£110,464	£121,850	£107,735	£108,848
E00/			COE 700	C74 202	000.044	074.000	

£17,299,000

£27,943,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£237.108	£237.108	£237.108	£237.108	£237.108	£237,108
10%	71%	£164.197	£166,004	£164.491	£166,298	£163.940	£164.235
15%	71%	£127.741	£130,452	£128.182	£130.893	£127.357	£127,797
20%	71%	£91,285	£94,900	£91.874	£95,489	£90,772	£91.361
25%	71%	£54.829	£59.348	£55.566	£60.084	£54.188	£54,924
30%	71%	£18.374	£23.795	£19.257	£24,679	£17.604	£18,487
35%	71%	-£18,082	-£11,757	-£17,051	-£10,726	-£18,980	-£17,950
40%	71%	-£54.537	-£47.309	-£53.360	-£46.131	-£55.564	-£54.386
45%	71%	-£90.993	-£82.861	-£89.669	-£81.535	-£92.148	-£90.824
50%	71%	-£127.449	-£118.413	-£125.977	-£116.941	-£128.732	-£127,260
100%	71%	-£496.020	-£477.631				-£495.635
10%	75%	£164,096	£165,678	£164,405	£165,987	£163,871	£164,181
15%	75%	£127.590	£129,962	£128.054	£130.426	£127,253	£127.717
20%	75%	£91,084	£94,246	£91,702	£94,865	£90,635	£91,253
25%	75%	£54,578	£58,531	£55,350	£59,304	£54,017	£54,789
30%	75%	£18,072	£22,816	£18,999	£23,743	£17,398	£18,326
35%	75%	-£18,434	-£12,899	-£17,352	-£11,817	-£19,220	-£18,138
40%	75%	-£54,941	-£48,614	-£53,704	-£47,379	-£55,838	-£54,603
45%	75%	-£91,446	-£84,331	-£90,056	-£82,939	-£92,457	-£91,066
50%	75%	-£127,953	-£120,046	-£126,408	-£118,500	-£129,075	-£127,530
10%	60%	£164,519	£167,050	£164,766	£167,296	£164,159	£164,407
15%	60%	£128,224	£132,019	£128,595	£132,390	£127,686	£128,056
20%	60%	£91,929	£96,990	£92,424	£97,485	£91,211	£91,706
25%	60%	£55,634	£61,961	£56,253	£62,579	£54,737	£55,355
30%	60%	£19,341	£26,931	£20,082	£27,673	£18,262	£19,004
35%	60%	-£16,954	-£8,098	-£16,088	-£7,233	-£18,212	-£17,346
40%	60%	-£53,249	-£43,128	-£52,260	-£42,139	-£54,685	-£53,697
45%	60%	-£89,544	-£78,158	-£88,431	-£77,045	-£91,160	-£90,047
50%	60%	-£125.838	-£113.187	-£124.602	-£111.951	-£127.634	-£126.398

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£373,117	£373,117	£373,117	£373,117	£373,117	£373,117
10%	71%	£300,206	£302,013	£300,500	£302,307	£299,948	£300,243
15%	71%	£263,749	£266,461	£264,191	£266,902	£263,365	£263,806
20%	71%	£227,294	£230,909	£227,882	£231,498	£226,781	£227,370
25%	71%	£190,838	£195,357	£191,575	£196,092	£190,197	£190,932
30%	71%	£154,382	£159,804	£155,266	£160,687	£153,612	£154,496
35%	71%	£117,927	£124,252	£118,957	£125,282	£117,028	£118,059
40%	71%	£81,471	£88,700	£82,649	£89,877	£80,445	£81,622
45%	71%	£45,016	£53,148	£46,340	£54,473	£43,861	£45,185
50%	71%	£8,560	£17,596	£10,031	£19,068	£7,276	£8,749
100%	71%	-£360,011	-£341,622	-£357,017	-£338,626	-£362,622	
10%	75%	£300,105	£301,686	£300,413	£301,995	£299,880	£300,189
15%	75%	£263,599	£265,970	£264,063	£266,435	£263,262	£263,725
20%	75%	£227,092	£230,255	£227,711	£230,873	£226,644	£227,262
25%	75%	£190,587	£194,540	£191,359	£195,313	£190,026	£190,798
30%	75%	£154,080	£158,825	£155,007	£159,752	£153,407	£154,335
35%	75%	£117,575	£123,109	£118,656	£124,191	£116,789	£117,870
40%	75%	£81,068	£87,394	£82,305	£88,630	£80,171	£81,406
45%	75%	£44,562	£51,678	£45,953	£53,069	£43,551	£44,943
50%	75%	£8,056	£15,963	£9,601	£17,509	£6,933	£8,479
10%	60%	£300,527	£303,058	£300,775	£303,305	£300,168	£300,415
15%	60%	£264,233	£268,028	£264,604	£268,399	£263,694	£264,064
20%	60%	£227,938	£232,999	£228,432	£233,493	£227,220	£227,715
25%	60%	£191,643	£197,969	£192,261	£198,587	£190,746	£191,364
30%	60%	£155,349	£162,940	£156,090	£163,682	£154,271	£155,013
35%	60%	£119,055	£127,911	£119,920	£128,775	£117,797	£118,662
40%	60%	£82,760	£92,880	£83,749	£93,869	£81,323	£82,311
45%	60%	£46,465	£57,851	£47,578	£58,964	£44,849	£45,962
50%	60%	£10.170	£22.822	£11.407	£24.058	£8.374	£9.611

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£436,003	£436,003	£436,003	£436,003	£436,003	£436,003
10%	71%	£363,092	£364,899	£363,386	£365,193	£362,834	£363,129
15%	71%	£326,635	£329,347	£327,077	£329,788	£326,251	£326,692
20%	71%	£290,180	£293,795	£290,768	£294,384	£289,667	£290,256
25%	71%	£253,724	£258,243	£254,461	£258,978	£253,083	£253,818
30%	71%	£217,268	£222,690	£218,152	£223,573	£216,498	£217,382
35%	71%	£180,813	£187,138	£181,843	£188,168	£179,914	£180,945
40%	71%	£144,357	£151,586	£145,535	£152,763	£143,331	£144,508
45%	71%	£107,902	£116,034	£109,226	£117,359	£106,747	£108,071
50%	71%	£71,446	£80,482	£72,917	£81,954	£70,162	£71,635
100%	71%	-£297,125					-£296,741
10%	75%	£362,991	£364,572	£363,299	£364,881	£362,766	£363,075
15%	75%	£326,485	£328,856	£326,949	£329,321	£326,148	£326,611
20%	75%	£289,978	£293,141	£290,597	£293,759	£289,530	£290,148
25%	75%	£253,473	£257,426	£254,245	£258,199	£252,912	£253,684
30%	75%	£216,966	£221,711	£217,893	£222,638	£216,293	£217,221
35%	75%	£180,461	£185,995	£181,542	£187,077	£179,675	£180,756
40%	75%	£143,954	£150,280	£145,191	£151,516	£143,057	£144,292
45%	75%	£107,448	£114,564	£108,839	£115,955	£106,437	£107,829
50%	75%	£70,942	£78,849	£72,487	£80,395	£69,819	£71,365
10%	60%	£363,413	£365,944	£363,661	£366,191	£363,054	£363,301
15%	60%	£327,119	£330,914	£327,490	£331,285	£326,580	£326,950
20%	60%	£290,824	£295,885	£291,318	£296,379	£290,106	£290,601
25%	60%	£254,529	£260,855	£255,147	£261,473	£253,632	£254,250
30%	60%	£218,235	£225,826	£218,976	£226,568	£217,157	£217,899
35%	60%	£181,941	£190,797	£182,806	£191,661	£180,683	£181,548
40%	60%	£145,646	£155,766	£146,635	£156,755	£144,209	£145,197
45%	60%	£109,351	£120,737	£110,464	£121,850	£107,735	£108,848
50%	60%	£73,056	£85,708	£74,293	£86,944	£71,260	£72,497

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T20 - 2 Unit Development

	CIL Zone	2
	Value Area	Med
		09
Sales value inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£272,951	£272,951	£272,951	£272,951	£272,951	£272,951
10%	71%	£222,368	£223,731	£223,016	£224,380	£221,960	£222,609
15%	71%	£197,076	£199,121	£198,049	£200,094	£196,466	£197,439
20%	71%	£171,784	£174,511	£173,081	£175,808	£170,971	£172,267
25%	71%	£146,492	£149,901	£148,113	£151,523	£145,475	£147,097
30%	71%	£121,200	£125,291	£123,146	£127,237	£119,980	£121,926
35%	71%	£95,908	£100,681	£98,179	£102,952	£94,484	£96,755
40%	71%	£70,617	£76,071	£73,211	£78,665	£68,989	£71,584
45%	71%	£45,325	£51,460	£48,244	£54,379	£43,495	£46,413
50%	71%	£20,033	£26,851	£23,277	£30,094	£17,999	£21,242
100%	71%	-£236,960	-£223,086	-£230,361	-£216,487	-£241,100	-£234,501
10%	75%	£222,249	£223,442	£222,931	£224,124	£221,893	£222,575
15%	75%	£196,898	£198,687	£197,920	£199,709	£196,364	£197,385
20%	75%	£171,548	£173,934	£172,909	£175,295	£170,836	£172,197
25%	75%	£146,196	£149,179	£147,899	£150,881	£145,306	£147,009
30%	75%	£120,845	£124,425	£122,888	£126,468	£119,777	£121,821
35%	75%	£95,495	£99,670	£97,878	£102,054	£94,249	£96,632
40%	75%	£70,143	£74,916	£72,867	£77,639	£68,719	£71,443
45%	75%	£44,792	£50,161	£47,857	£53,226	£43,191	£46,255
50%	75%	£19.442	£25,406	£22.846	£28.812	£17.661	£21.067
10%	60%	£222,746	£224,655	£223,291	£225,200	£222,177	£222,722
15%	60%	£197,644	£200,508	£198,461	£201,325	£196,790	£197,607
20%	60%	£172,542	£176,360	£173,632	£177,449	£171,402	£172,492
25%	60%	£147,440	£152,211	£148,801	£153,574	£146,016	£147,377
30%	60%	£122,337	£128,063	£123,972	£129,698	£120,628	£122,263
35%	60%	£97,235	£103,916	£99,142	£105,823	£95,241	£97,148
40%	60%	£72,132	£79,768	£74,311	£81,947	£69,854	£72,033
45%	60%	£47,030	£55,620	£49,482	£58,072	£44,467	£46,919
50%	60%	£21.927	£31.472	£24,651	£34.196	£19.080	£21.804

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£573,049	-£573,049	-£573,049	-£573,049	-£573,049	-£573,049
10%	71%	-£623,632	-£622,269		-£621,620		
15%	71%	-£648,924	-£646,879		-£645,906	-£649,534	
20%	71%	-£674,216	-£671,489	-£672,919	-£670,192	-£675,029	
25%	71%	-£699,508	-£696,099		-£694,477		
30%	71%	-£724,800	-£720,709	-£722,854	-£718,763	-£726,020	-£724,074
35%	71%	-£750,092	-£745,319		-£743,048		
40%	71%	-£775,383	-£769,929	-£772,789	-£767,335	-£777,011	-£774,416
45%	71%	-£800,675	-£794,540		-£791,621		
50%	71%	-£825,967	-£819,149		-£815,906		-£824,758
100%	71%	-£1,082,960	-£1,069,086		-£1,062,487		
10%	75%	-£623,751	-£622,558	-£623,069	-£621,876	-£624,107	-£623,425
15%	75%	-£649,102	-£647,313		-£646,291		
20%	75%	-£674,452	-£672,066		-£670,705	-£675,164	
25%	75%	-£699,804	-£696,821		-£695,119	-£700,694	
30%	75%	-£725,155	-£721,575		-£719,532		
35%	75%	-£750,505	-£746,330		-£743,946		
40%	75%	-£775,857	-£771,084		-£768,361		
45%	75%	-£801,208	-£795,839	-£798,143	-£792,774		-£799,745
50%	75%	-£826,558	-£820,594	-£823,154	-£817,188		
10%	60%	-£623,254	-£621,345		-£620,800		-£623,278
15%	60%	-£648,356	-£645,492		-£644,675		
20%	60%	-£673,458	-£669,640	-£672,368	-£668,551	-£674,598	-£673,508
25%	60%	-£698,560	-£693,789		-£692,426		
30%	60%	-£723,663	-£717,937		-£716,302		
35%	60%	-£748.765	-£742,084		-£740.177		
40%	60%	-£773,868	-£766,232		-£764,053		
45%	60%	-£798,970	-£790,380	-£796,518	-£787,928		-£799,081
50%	60%	-£824 073	-F814 528		-F811 804		-£824 196

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£406,904	-£406,904	-£406,904	-£406,904	-£406,904	-£406,904
10%	71%	-£457,487	-£456,124		-£455,475	-£457,895	-£457,246
15%	71%	-£482,779	-£480,734	-£481,806			-£482,416
20%	71%	-£508,071	-£505,344	-£506,774	-£504,047	-£508,884	-£507,588
25%	71%	-£533,363	-£529,954				-£532,758
30%	71%	-£558,655	-£554,564	-£556,709	-£552,618		-£557,929
35%	71%	-£583,947	-£579,174				-£583,100
40%	71%	-£609,238	-£603,784	-£606,644	-£601,190	-£610,866	-£608,271
45%	71%	-£634,530	-£628,395				-£633,442
50%	71%	-£659,822	-£653,004	-£656,578			-£658,613
100%	71%	-£916,815	-£902,941				-£914,356
10%	75%	-£457.606	-£456.413				-£457,280
15%	75%	-£482.957	-£481.168				-£482.470
20%	75%	-£508.307	-£505.921				-£507.658
25%	75%	-£533,659	-£530,676		-£528,974		-£532,846
30%	75%	-£559,010	-£555,430				-£558,034
35%	75%	-£584,360	-£580,185				-£583,223
40%	75%	-£609.712	-£604.939				-£608.412
45%	75%	-£635.063	-£629.694				-£633.600
50%	75%	-£660.413	-£654.449			-£662.194	-£658.788
10%	60%	-£457.109	-£455,200				-£457.133
15%	60%	-£482,211	-£479,347				-£482,248
20%	60%	-£507.313	-£503.495		-£502.406		-£507.363
25%	60%	-£532,415	-£527,644	-£531,054			-£532,478
30%	60%	-£557.518	-£551.792		-£550.157		-£557.592
35%	60%	-£582,620	-£575,939		-£574,032	-£584,614	-£582,707
40%	60%	-£607.723	-£600.087	-£605,544	-£597,908		-£607.822
45%	60%	-£632,825	-£624,235		-£621,783		-£632,936
50%	60%	-F657 928	-£648.383	-£655.204	-£645.659		-£658 051

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£117,638	-£117,638	-£117,638	-£117,638	-£117,638	-£117,638
10%	71%		-£166,858		-£166,209		
15%	71%	-£193,513	-£191,468	-£192,540	-£190,495	-£194,123	-£193,150
20%	71%		-£216,078		-£214,780	-£219,618	
25%	71%	-£244,096	-£240,688	-£242,475	-£239,066	-£245,114	-£243,492
30%	71%		-£265,297		-£263,352		
35%	71%		-£289,908	-£292,410	-£287,637	-£296,104	-£293,834
40%	71%		-£314,518	-£317,378	-£311,924		
45%	71%	-£345,264	-£339,128	-£342,345	-£336,210	-£347,094	-£344,175
50%	71%		-£363,738		-£360,495		
100%	71%	-£627,549	-£613,675	-£620,950	-£607,076	-£631,689	-£625,089
10%	75%	-£168,340	-£167,147	-£167,658	-£166,465	-£168,696	-£168,014
15%	75%		-£191,901		-£190,879		
20%	75%	-£219,041	-£216,655		-£215,294		
25%	75%		-£241,410		-£239,708		
30%	75%	-£269,744	-£266,164		-£264,121		-£268,768
35%	75%	-£295,094	-£290,919		-£288,535		
40%	75%		-£315,673		-£312,949		-£319,146
45%	75%	-£345,796	-£340,428		-£337,363		-£344,334
50%	75%	-£371,147	-£365,182	-£367,742	-£361,777		
10%	60%		-£165,933		-£165,389		
15%	60%	-£192,944	-£190,081		-£189,264		
20%	60%		-£214,229		-£213,140		-£218,096
25%	60%	-£243,149	-£238,378		-£237,015	-£244,573	
30%	60%		-£262,525		-£260,891		
35%	60%	-£293,354	-£286,673	-£291,447	-£284,766		-£293,441
40%	60%		-£310.821		-£308.642		
45%	60%		-£334,969	-£341,107	-£332,517	-£346,122	
50%	60%		-£359 117		-£356.393		-£368.785

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLI
0%				£13.285	£13.285	£13.285	
10%	71%	£13,285	£13,285				£13,285
	71%	-£37,298	-£35,935	-£36,650	-£35,286	-£37,705	-£37,056
15%	71%	-£62,590	-£60,544	-£61,617	-£59,571	-£63,200	-£62,227
20%	71%	-£87,882	-£85,155	-£86,584	-£83,857	-£88,695	-£87,398
25%	71%	-£113,173	-£109,765	-£111,552	-£108,143	-£114,190	-£112,569
30%	71%	-£138,465	-£134,374	-£136,519	-£132,428	-£139,686	-£137,740
35%	71%	-£163,757	-£158,985	-£161,487	-£156,714		-£162,910
40%	71%	-£189,049	-£183,594		-£181,001		-£188,082
45%	71%	-£214,341	-£208,205		-£205,286		-£213,252
50%	71%	-£239,633	-£232,815	-£236,389	-£229,572	-£241,666	-£238,424
100%	71%	-£496,626	-£482,752	-£490,027	-£476,152		-£494,166
10%	75%	-£37,417	-£36,224	-£36,735	-£35,542	-£37,773	-£37,091
15%	75%	-£62,767	-£60,978	-£61,745	-£59,956	-£63,301	-£62,280
20%	75%	-£88,118	-£85,732	-£86,757	-£84,370	-£88,830	-£87,468
25%	75%	-£113,470	-£110,486	-£111,767	-£108,785	-£114,360	-£112,657
30%	75%	-£138,820	-£135,241	-£136,777	-£133,198	-£139,888	-£137,845
35%	75%	-£164,171	-£159,996		-£157,612		-£163,033
40%	75%	-£189,523	-£184,750		-£182,026		-£188,222
45%	75%	-£214.873	-£209.505		-£206.439		-£213.411
50%	75%	-£240.224	-£234.259		-£230.854		-£238.599
10%	60%	-£36.919	-£35.010	-£36.375	-£34,466	-£37.488	-£36,944
15%	60%	-£62,021	-£59,158	-£61,204	-£58,341	-£62,876	-£62,059
20%	60%	-£87.124	-£83.306	-£86.034	-£82.216	-£88,263	-£87,173
25%	60%	-£112.226	-£107.454	-£110.864	-£106.092	-£113.650	-£112.288
30%	60%	-£137.329	-£131.602	-£135.694	-£129.967	-£139.037	-£137,402
35%	60%	-£162.431	-£155.750	-£160.524	-£153.843	-£164.425	-£162.518
40%	60%	-£187,534	-£179,898	-£185,354	-£177,718	-£189,812	-£187,633
45%	60%	-£212,635	-£204,046	-£210,184	-£201,594		-£212,747
50%	60%	-£237 738	-£228.193	-£235.014	-£225,469		-£237.862

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£110,340	£110,340	£110,340	£110,340	£110,340	£110,340
10%	71%	£59,757	£61,120	£60,405	£61,769	£59,350	£59,999
15%	71%	£34,465	£36,511	£35,438	£37,484	£33,855	£34,828
20%	71%	£9,173	£11,900	£10,471	£13,198	£8,360	£9,657
25%	71%	-£16,118	-£12,710	-£14,497	-£11,088	-£17,135	-£15,514
30%	71%	-£41,410	-£37,319	-£39,464	-£35,373	-£42,631	-£40,685
35%	71%	-£66,702	-£61,930	-£64,432	-£59,659	-£68,126	-£65,855
40%	71%	-£91,994	-£86,539	-£89,400	-£83,946	-£93,622	-£91,027
45%	71%	-£117,286	-£111,150	-£114,367	-£108,231	-£119,116	-£116,197
50%	71%	-£142,578	-£135,760	-£139,334	-£132,517	-£144,611	-£141,369
100%	71%	-£399,571	-£385,697				-£397,111
10%	75%	£59,638	£60,831	£60,320	£61,513	£59,282	£59,964
15%	75%	£34,288	£36,077	£35,310	£37,099	£33,754	£34,775
20%	75%	£8,937	£11,323	£10,298	£12,685	£8,225	£9,587
25%	75%	-£16,415	-£13,431	-£14,712	-£11,730	-£17,305	-£15,602
30%	75%	-£41,765	-£38,186	-£39,722	-£36,143	-£42,833	-£40,790
35%	75%	-£67,116	-£62,941	-£64,732	-£60,557	-£68,362	-£65,978
40%	75%	-£92,468	-£87,695	-£89,744	-£84,971	-£93,891	-£91,167
45%	75%	-£117,818	-£112,450	-£114,754	-£109,384	-£119,420	-£116,356
50%	75%	-£143,169	-£137,204	-£139,764	-£133,799	-£144,950	-£141,544
10%	60%	£60,136	£62,045	£60,680	£62,589	£59,567	£60,111
15%	60%	£35,034	£37,897	£35,851	£38,714	£34,179	£34,996
20%	60%	£9,931	£13,749	£11,021	£14,839	£8,792	£9,882
25%	60%	-£15,171	-£10,399	-£13,809	-£9,037	-£16,595	-£15,233
30%	60%	-£40,274	-£34,547	-£38,639	-£32,912	-£41,982	-£40,347
35%	60%	-£65,376	-£58,695	-£63,469	-£56,788	-£67,370	-£65,463
40%	60%	-£90,479	-£82,843	-£88,299	-£80,663	-£92,757	-£90,578
45%	60%	-£115,580	-£106,991	-£113,129	-£104,539	-£118,144	-£115,692
50%	60%	-£140 683	-£131 138	-£137 959	-£128 414	-£143.531	-£140.807

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£209,181	£209,181	£209,181	£209,181	£209,181	£209,181
10%	71%	£158,598	£159,961	£159,246	£160,610	£158,191	£158,840
15%	71%	£133,306	£135,352	£134,279	£136,325	£132,696	£133,669
20%	71%	£108,014	£110,741	£109,312	£112,039	£107,201	£108,498
25%	71%	£82,723	£86,131	£84,344	£87,753	£81,706	£83,327
30%	71%	£57,431	£61,522	£59,377	£63,468	£56,210	£58,156
35%	71%	£32,139	£36,911	£34,409	£39,182	£30,715	£32,986
40%	71%	£6,847	£12,302	£9,441	£14,895	£5,219	£7,814
45%	71%	-£18,445	-£12,309	-£15,526	-£9,390	-£20,275	-£17,356
50%	71%	-£43,737	-£36,919	-£40,493	-£33,676	-£45,770	-£42,528
100%	71%	-£300,730				-£304,869	
10%	75%	£158,479	£159,672	£159,161	£160,354	£158,123	£158,805
15%	75%	£133,129	£134,918	£134,151	£135,940	£132,595	£133,616
20%	75%	£107,778	£110,164	£109,139	£111,526	£107,066	£108,428
25%	75%	£82,426	£85,410	£84,129	£87,111	£81,536	£83,239
30%	75%	£57,076	£60,655	£59,119	£62,698	£56,008	£58,051
35%	75%	£31,725	£35,900	£34,109	£38,284	£30,479	£32,863
40%	75%	£6,373	£11,146	£9,097	£13,870	£4,950	£7,674
45%	75%	-£18,977	-£13,609	-£15,913	-£10,543	-£20,579	-£17,515
50%	75%	-£44,328	-£38,363	-£40,923	-£34,958	-£46,109	-£42,703
10%	60%	£158,977	£160,886	£159,521	£161,430	£158,408	£158,952
15%	60%	£133,875	£136,738	£134,692	£137,555	£133,020	£133,837
20%	60%	£108,772	£112,590	£109,862	£113,680	£107,633	£108,723
25%	60%	£83,670	£88,442	£85,032	£89,804	£82,246	£83,608
30%	60%	£58,567	£64,294	£60,202	£65,929	£56,859	£58,494
35%	60%	£33,465	£40,146	£35,372	£42,053	£31,471	£33,378
40%	60%	£8,362	£15,998	£10,542	£18,178	£6,084	£8,263
45%	60%	-£16,739	-£8,150	-£14,288	-£5,698	-£19,303	-£16,851
50%	60%	-£41,842	-£32,297	-£39,118	-£29,573	-£44,690	-£41,966

£17,299,000

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

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLI
0%	71%	£10,287	£10,287	£10,287	£10,287	£10,287	£10,287
10%	71%	-£40,296	-£38,933	-£39,648	-£38,284	-£40,704	-£40,055
15%	71%	-£65,589	-£63,543	-£64,616	-£62,570	-£66,198	-£65,225
20%	71%	-£90,881	-£88,154	-£89,583	-£86,856	-£91,694	-£90,397
25%	71%	-£116,172	-£112,763	-£114,551	-£111,141	-£117,189	-£115,567
30%	71%	-£141,464	-£137,373	-£139,518	-£135,427	-£142,684	-£140,739
35%	71%	-£166,756	-£161,983	-£164,485	-£159,713		-£165,909
40%	71%	-£192,047	-£186,593				-£191,080
45%	71%	-£217.339	-£211.204				-£216,251
50%	71%	-£242,631	-£235,813	-£239,388			-£241,422
100%	71%	-£499.624	-£485,750			-£503.764	-£497.165
10%	75%	-£40,415	-£39,222	-£39,734	-£38,541	-£40,771	-£40,090
15%	75%	-£65.766	-£63.977	-£64.744	-£62.955	-£66.300	-£65,279
20%	75%	-£91,117	-£88,730	-£89,755	-£87,369	-£91,829	-£90,467
25%	75%	-£116.468	-£113.485	-£114.765	-£111.783	-£117.358	-£115.655
30%	75%	-£141,819	-£138,240	-£139,776	-£136,196		-£140,844
35%	75%	-£167.170	-£162.994	-£164.786	-£160.611		-£166.032
40%	75%	-£192.521	-£187.749				-£191.221
45%	75%	-£217.872	-£212.503			-£219.474	-£216,409
50%	75%	-£243,222	-£237,258				-£241,598
10%	60%	-£39.918	-£38.009	-£39.373	-£37.464	-£40.487	-£39.942
15%	60%	-£65,020	-£62,156	-£64,203	-£61,340	-£65,874	-£65,058
20%	60%	-£90,123	-£86,304	-£89,032	-£85,215	-£91,262	-£90,172
25%	60%	-£115,225	-£110,453	-£113,863	-£109,091	-£116,648	-£115,287
30%	60%	-£140,327	-£134,601	-£138,693	-£132,966	-£142,036	-£140,401
35%	60%	-£165,429	-£158,749	-£163,522	-£156,842		-£165,516
40%	60%	-£190,532	-£182,896				-£190,631
45%	60%	-£215,634	-£207,044		-£204,592		-£215,745
50%	60%	-£240.737	-£231.192		-£228.468		-£240.861

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£146,295	£146,295	£146,295	£146,295	£146,295	£146,295
10%	71%	£95,712	£97,075	£96,360	£97,724	£95,305	£95,954
15%	71%	£70,420	£72,466	£71,393	£73,439	£69,810	£70,783
20%	71%	£45,128	£47,855	£46,426	£49,153	£44,315	£45,612
25%	71%	£19,837	£23,245	£21,458	£24,867	£18,820	£20,441
30%	71%	-£5,455	-£1,364	-£3,509	£582	-£6,676	-£4,730
35%	71%	-£30,747	-£25,975	-£28,477	-£23,704	-£32,171	-£29,900
40%	71%	-£56,039	-£50,584	-£53,445	-£47,991	-£57,667	-£55,072
45%	71%	-£81,331	-£75,195	-£78,412	-£72,276	-£83,161	-£80,242
50%	71%	-£106,623	-£99,805	-£103,379	-£96,562	-£108,656	-£105,414
100%	71%	-£363,616	-£349,742		-£343,142	-£367,755	-£361,156
10%	75%	£95,593	£96,786	£96,275	£97,468	£95,237	£95,919
15%	75%	£70,243	£72,032	£71,265	£73,054	£69,709	£70,730
20%	75%	£44,892	£47,278	£46,253	£48,640	£44,180	£45,542
25%	75%	£19,540	£22,524	£21,243	£24,225	£18,650	£20,353
30%	75%	-£5,810	-£2,231	-£3,767	-£188	-£6,878	-£4,835
35%	75%	-£31,161	-£26,986	-£28,777	-£24,602	-£32,407	-£30,023
40%	75%	-£56,513	-£51,740	-£53,789	-£49,016	-£57,936	-£55,212
45%	75%	-£81,863	-£76,495	-£78,799	-£73,429	-£83,465	-£80,401
50%	75%	-£107,214	-£101,249	-£103,809	-£97,844	-£108,995	-£105,589
10%	60%	£96,091	£98,000	£96,635	£98,544	£95,522	£96,066
15%	60%	£70,989	£73,852	£71,806	£74,669	£70,134	£70,951
20%	60%	£45,886	£49,704	£46,976	£50,794	£44,747	£45,837
25%	60%	£20,784	£25,556	£22,146	£26,918	£19,360	£20,722
30%	60%	-£4,319	£1,408	-£2,684	£3,043	-£6,027	-£4,392
35%	60%	-£29,421	-£22,740	-£27,514	-£20,833	-£31,415	-£29,508
40%	60%	-£54,524	-£46,888	-£52,344	-£44,708	-£56,802	-£54,623
45%	60%	-£79,625	-£71,036	-£77,174	-£68,584	-£82,189	-£79,737
50%	60%	-£104.728	-£95.183	-£102.004	-£92.459	-£107.576	-£104.852

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£209,181	£209,181	£209,181	£209,181	£209,181	£209,181
10%	71%	£158,598	£159,961	£159,246	£160,610	£158,191	£158,840
15%	71%	£133,306	£135,352	£134,279	£136,325	£132,696	£133,669
20%	71%	£108,014	£110,741	£109,312	£112,039	£107,201	£108,498
25%	71%	£82,723	£86,131	£84,344	£87,753	£81,706	£83,327
30%	71%	£57,431	£61,522	£59,377	£63,468	£56,210	£58,156
35%	71%	£32,139	£36,911	£34,409	£39,182	£30,715	£32,986
40%	71%	£6,847	£12,302	£9,441	£14,895	£5,219	£7,814
45%	71%	-£18,445	-£12,309	-£15,526	-£9,390	-£20,275	-£17,356
50%	71%	-£43,737	-£36,919	-£40,493	-£33,676	-£45,770	-£42,528
100%	71%	-£300,730	-£286,856				-£298,270
10%	75%	£158,479	£159,672	£159,161	£160,354	£158,123	£158,805
15%	75%	£133,129	£134,918	£134,151	£135,940	£132,595	£133,616
20%	75%	£107,778	£110,164	£109,139	£111,526	£107,066	£108,428
25%	75%	£82,426	£85,410	£84,129	£87,111	£81,536	£83,239
30%	75%	£57,076	£60,655	£59,119	£62,698	£56,008	£58,051
35%	75%	£31,725	£35,900	£34,109	£38,284	£30,479	£32,863
40%	75%	£6,373	£11,146	£9,097	£13,870	£4,950	£7,674
45%	75%	-£18,977	-£13,609	-£15,913	-£10,543	-£20,579	-£17,515
50%	75%	-£44,328	-£38,363	-£40,923	-£34,958	-£46,109	-£42,703
10%	60%	£158,977	£160,886	£159,521	£161,430	£158,408	£158,952
15%	60%	£133,875	£136,738	£134,692	£137,555	£133,020	£133,837
20%	60%	£108,772	£112,590	£109,862	£113,680	£107,633	£108,723
25%	60%	£83,670	£88,442	£85,032	£89,804	£82,246	£83,608
30%	60%	£58,567	£64,294	£60,202	£65,929	£56,859	£58,494
35%	60%	£33,465	£40,146	£35,372	£42,053	£31,471	£33,378
40%	60%	£8,362	£15,998	£10,542	£18,178	£6,084	£8,263
45%	60%	-£16,739	-£8,150	-£14,288	-£5,698	-£19,303	-£16,851
50%	60%	-£41.842	-£32.297	-£39.118	-£29.573	-£44.690	-£41.966

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING
T20 - 2 Unit Development

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£175,244	£175,244	£175,244	£175,244	£175,244	£175,244
10%	71%	£134,086	£135,170	£135,079	£136,163	£133,440	£134,434
15%	71%	£113,507	£115,133	£114,998	£116,623	£112,538	£114,028
20%	71%	£92,928	£95,096	£94,915	£97,083	£91,636	£93,623
25%	71%	£72,349	£75,059	£74,833	£77,542	£70,734	£73,218
30%	71%	£51,771	£55,022	£54,751	£58,002	£49,832	£52,813
35%	71%	£31,191	£34,985	£34,669	£38,462	£28,930	£32,407
40%	71%	£10,613	£14,947	£14,587	£18,921	£8,028	£12,002
45%	71%	-£10,129	-£5,174	-£5,585	-£629	-£13,084	-£8,540
50%	71%	-£31,045	-£25,538	-£25,996	-£20,489	-£34,327	-£29,279
100%	71%	-£240,469	-£229,443	-£230,361	-£219,335	-£247,043	-£236,934
10%	75%	£133,950	£134,899	£134,994	£135,942	£133,385	£134,428
15%	75%	£113,303	£114,725	£114,868	£116,290	£112,455	£114,020
20%	75%	£92,657	£94,553	£94,743	£96,639	£91,526	£93,613
25%	75%	£72,010	£74,380	£74,618	£76,989	£70,597	£73,205
30%	75%	£51,363	£54,208	£54,493	£57,338	£49,667	£52,797
35%	75%	£30,717	£34,036	£34,367	£37,686	£28,738	£32,390
40%	75%	£10,070	£13,863	£14,243	£18,035	£7,809	£11,982
45%	75%	-£10,750	-£6,413	-£5,979	-£1,642	-£13,335	-£8,564
50%	75%	-£31,734	-£26,915	-£26,432	-£21,614	-£34,606	-£29,306
10%	60%	£134,520	£136,037	£135,354	£136,872	£133,615	£134,450
15%	60%	£114,158	£116,434	£115,410	£117,686	£112,801	£114,054
20%	60%	£93,797	£96,830	£95,466	£98,499	£91,987	£93,657
25%	60%	£73,434	£77,226	£75,521	£79,313	£71,173	£73,260
30%	60%	£53,073	£57,624	£55,576	£60,127	£50,359	£52,863
35%	60%	£32,710	£38,020	£35,631	£40,941	£29,545	£32,466
40%	60%	£12,349	£18,417	£15,686	£21,755	£8,731	£12,069
45%	60%	-£8,144	-£1,206	-£4,327	£2,569	-£12,281	-£8,464
50%	60%	-£28 839	-£21 129	-£24 598	-£16.889	-£33.436	-£29 195

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

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

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

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

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

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£84,422	-£84,422	-£84,422	-£84,422	-£84,422	-£84,422
10%	71%	-£125,580	-£124,496	-£124,587	-£123,503	-£126,226	-£125,232
15%	71%	-£146,159	-£144,533				
20%	71%	-£166,737	-£164,570	-£164,750	-£162,583	-£168,030	-£166,043
25%	71%	-£187,317	-£184,607				
30%	71%	-£207,895	-£204,644	-£204,915	-£201,664	-£209,834	-£206,853
35%	71%	-£228,474	-£224,681	-£224,996			
40%	71%	-£249,053	-£244,719		-£240,745		
45%	71%	-£269,795	-£264,839				-£268,206
50%	71%	-£290,710	-£285,204	-£285,661			-£288,945
100%	71%	-£500,135	-£489,109	-£490,027		-£506,708	-£496,600
10%	75%	-£125,715	-£124,767	-£124,672	-£123,724	-£126,281	-£125,237
15%	75%	-£146,362	-£144,940				
20%	75%	-£167,008	-£165,113				
25%	75%	-£187,655	-£185,285				
30%	75%	-£208,303	-£205,458			-£209,998	
35%	75%	-£228,949	-£225,630				
40%	75%	-£249,596	-£245,802		-£241,630		-£247,684
45%	75%	-£270,415	-£266,079	-£265,644	-£261,307		
50%	75%	-£291,400	-£286,581				
10%	60%	-£125,146	-£123,628	-£124,312	-£122,794	-£126,050	-£125,216
15%	60%	-£145,507	-£143,232			-£146,864	
20%	60%	-£165,869	-£162,836	-£164,200		-£167,679	-£166,009
25%	60%	-£186,231	-£182,439				
30%	60%	-£206,593	-£202,042	-£204,090	-£199,538	-£209,306	-£206,803
35%	60%	-£226,955	-£221,645	-£224,034			
40%	60%	-£247,317	-£241,249				
45%	60%	-£267,810	-£260,871				
50%	60%	-£288.505				-£293 101	

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£12,633	£12,633	£12,633	£12,633	£12,633	£12,633
10%	71%	-£28,525	-£27,441	-£27,532	-£26,448	-£29,171	-£28,177
15%	71%	-£49,104	-£47,478	-£47,613	-£45,988	-£50,073	-£48,583
20%	71%	-£69,682	-£67,515	-£67,695	-£65,528	-£70,975	-£68,988
25%	71%	-£90,262	-£87,552	-£87,778	-£85,069	-£91,877	-£89,393
30%	71%	-£110,840	-£107,589	-£107,860	-£104,609	-£112,779	-£109,798
35%	71%	-£131,419	-£127,626	-£127,941	-£124,149	-£133,680	-£130,204
40%	71%	-£151,998	-£147,664	-£148,024	-£143,690	-£154,582	-£150,608
45%	71%	-£172,740	-£167,784			-£175,694	-£171,151
50%	71%	-£193,655	-£188,149	-£188,606		-£196,938	-£191,890
100%	71%	-£403,080	-£392,054				-£399,545
10%	75%	-£28,660	-£27,712	-£27,617	-£26,669	-£29,226	-£28,182
15%	75%	-£49,307	-£47,885	-£47,742	-£46,320	-£50,155	-£48,590
20%	75%	-£69,953	-£68,058	-£67,868	-£65,971	-£71,084	-£68,998
25%	75%	-£90,600	-£88,230	-£87,992	-£85,622	-£92,014	-£89,406
30%	75%	-£111,248	-£108,403	-£108,118	-£105,273	-£112,943	-£109,813
35%	75%	-£131,894	-£128,575	-£128,243	-£124,924	-£133,873	-£130,221
40%	75%	-£152,541	-£148,747	-£148,368	-£144,575	-£154,802	-£150,629
45%	75%	-£173,360	-£169,024				-£171,174
50%	75%	-£194,345	-£189,526	-£189,043	-£184,225	-£197,217	-£191,916
10%	60%	-£28,091	-£26,573	-£27,257	-£25,739	-£28,995	-£28,161
15%	60%	-£48,452	-£46,177	-£47,200	-£44,925	-£49,809	-£48,557
20%	60%	-£68,814	-£65,781	-£67,145	-£64,112	-£70,624	-£68,954
25%	60%	-£89,176	-£85,384	-£87,090	-£83,298	-£91,438	-£89,351
30%	60%	-£109,538	-£104,987	-£107,035	-£102,483	-£112,251	-£109,748
35%	60%	-£129,900	-£124,590	-£126,979	-£121,669	-£133,066	-£130,145
40%	60%	-£150,262	-£144,194	-£146,924	-£140,855	-£153,880	-£150,542
45%	60%	-£170,755	-£163,816		-£160,041		-£171,074
50%	60%	-£191,450	-£183,740			-£196,046	-£191.805

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£111,474	£111,474	£111,474	£111,474	£111,474	£111,474
10%	71%	£70,316	£71,400	£71,309	£72,393	£69,670	£70,664
15%	71%	£49,737	£51,363	£51,228	£52,853	£48,768	£50,258
20%	71%	£29,159	£31,326	£31,146	£33,313	£27,866	£29,853
25%	71%	£8,579	£11,289	£11,063	£13,772	£6,964	£9,448
30%	71%	-£11,999	-£8,748	-£9,019	-£5,768	-£13,938	-£10,957
35%	71%	-£32,578	-£28,785	-£29,100	-£25,308	-£34,839	-£31,363
40%	71%	-£53,157	-£48,823	-£49,183	-£44,849	-£55,741	-£51,767
45%	71%	-£73,899	-£68,943	-£69,354	-£64,399	-£76,853	-£72,310
50%	71%	-£94,814	-£89,308	-£89,765	-£84,259	-£98,097	-£93,049
100%	71%	-£304,239					
10%	75%	£70,181	£71,129	£71,224	£72,172	£69,615	£70,659
15%	75%	£49,534	£50,956	£51,099	£52,521	£48,686	£50,251
20%	75%	£28,888	£30,783	£30,973	£32,870	£27,757	£29,843
25%	75%	£8,241	£10,611	£10,849	£13,219	£6,827	£9,435
30%	75%	-£12,407	-£9,562	-£9,277	-£6,432	-£14,102	-£10,972
35%	75%	-£33,053	-£29,734	-£29,402	-£26,083	-£35,032	-£31,380
40%	75%	-£53,700	-£49,906	-£49,527	-£45,734	-£55,961	-£51,788
45%	75%	-£74,519	-£70,183	-£69,748	-£65,411	-£77,104	-£72,333
50%	75%	-£95,504	-£90,685	-£90,202	-£85,384	-£98,376	-£93,075
10%	60%	£70,750	£72,268	£71,584	£73,102	£69,846	£70,680
15%	60%	£50,389	£52,664	£51,641	£53,916	£49,032	£50,284
20%	60%	£30,027	£33,060	£31,696	£34,729	£28,217	£29,887
25%	60%	£9,665	£13,457	£11,751	£15,543	£7,403	£9,490
30%	60%	-£10,697	-£6,146	-£8,194	-£3,642	-£13,410	-£10,907
35%	60%	-£31,059	-£25,749	-£28,138	-£22,828	-£34,225	-£31,304
40%	60%	-£51,421	-£45,353	-£48,083	-£42,014	-£55,039	-£51,701
45%	60%	-£71,914	-£64,975	-£68,097	-£61,200	-£76,051	-£72,233
50%	60%	-£92,609	-£84,899	-£88,367	-£80,659	-£97,205	-£92,964

£17,299,000

£27,943,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-F87 421	-F87 421	-F87 421	-F87 421	-F87 421	
							-£87,421
10%	71%	-£128,578	-£127,495	-£127,585	-£126,502	-£129,224	-£128,230
15%	71%	-£149,158	-£147,532	-£147,667	-£146,042		-£148,636
20%	71%	-£169,736	-£167,569	-£167,749			-£169,041
25%	71%		-£187,606				-£189,446
30%	71%	-£210,894	-£207,643	-£207,914		-£212,832	
35%	71%		-£227,680			-£233,734	
40%	71%		-£247,718		-£243,744	-£254,636	
45%	71%						
50%	71%					-£296,991	-£291,943
100%	71%	-£503,134	-£492,108				-£499,598
10%	75%	-£128,714	-£127,765	-£127,671	-£126,722	-£129,279	-£128,236
15%	75%	-£149,361			-£146,374		-£148,644
20%	75%	-£170,007	-£168,111	-£167,921	-£166,025	-£171,138	-£169,051
25%	75%	-£190,654	-£188,284				
30%	75%	-£211,301	-£208,456	-£208,171	-£205,326	-£212,997	-£209,867
35%	75%				-£224,978		
40%	75%	-£252,594					
45%	75%	-£273.414			-£264.306		
50%	75%			-£289,096			
10%	60%	-£128.145	-£126.627	-£127.310	-£125.792	-£129.049	-£128,215
15%	60%	-£148,506		-£147,254	-£144,978		
20%	60%						
25%	60%		-£185.438				
30%	60%						
35%	60%	-£229.954	-£224.644				
40%	60%						
45%	60%		-£263.870				
50%	60%		-£283,794				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£48,588	£48,588	£48,588	£48,588	£48,588	£48,588
10%	71%	£7,430	£8,514	£8,423	£9,507	£6,784	£7,778
15%	71%	-£13,149	-£11,523	-£11,658	-£10,033	-£14,118	-£12,628
20%	71%	-£33,727	-£31,560	-£31,740	-£29,573	-£35,020	-£33,033
25%	71%	-£54,307	-£51,597	-£51,823	-£49,114	-£55,922	-£53,438
30%	71%	-£74,885	-£71,634	-£71,905	-£68,654	-£76,824	-£73,843
35%	71%	-£95,464	-£91,671	-£91,986	-£88,194	-£97,725	-£94,249
40%	71%	-£116,043	-£111,709	-£112,069	-£107,735	-£118,627	-£114,653
45%	71%	-£136,785	-£131,829	-£132,240	-£127,285	-£139,739	-£135,196
50%	71%	-£157,700	-£152,194		-£147,145		-£155,935
100%	71%	-£367,125			-£345,991	-£373,698	-£363,590
10%	75%	£7,295	£8,243	£8,338	£9,286	£6,729	£7,773
15%	75%	-£13,352	-£11,930	-£11,787	-£10,365	-£14,200	-£12,635
20%	75%	-£33,998	-£32,103	-£31,913	-£30,016	-£35,129	-£33,043
25%	75%	-£54,645	-£52,275	-£52,037	-£49,667	-£56,059	-£53,451
30%	75%	-£75,293	-£72,448	-£72,163	-£69,318	-£76,988	-£73,858
35%	75%	-£95,939	-£92,620	-£92,288	-£88,969	-£97,918	-£94,266
40%	75%	-£116,586	-£112,792	-£112,413	-£108,620	-£118,847	-£114,674
45%	75%	-£137,405	-£133,069	-£132,634	-£128,297	-£139,990	-£135,219
50%	75%	-£158,390					-£155,961
10%	60%	£7,864	£9,382	£8,698	£10,216	£6,960	£7,794
15%	60%	-£12,497	-£10,222	-£11,245	-£8,970	-£13,854	-£12,602
20%	60%	-£32,859	-£29,826	-£31,190	-£28,157	-£34,669	-£32,999
25%	60%	-£53,221	-£49,429	-£51,135	-£47,343	-£55,483	-£53,396
30%	60%	-£73,583	-£69,032	-£71,080	-£66,528	-£76,296	-£73,793
35%	60%	-£93,945	-£88,635	-£91,024	-£85,714	-£97,111	-£94,190
40%	60%	-£114,307	-£108,239	-£110,969	-£104,900	-£117,925	-£114,587
45%	60%	-£134,800	-£127,861	-£130,983	-£124,086	-£138,937	-£135,119
E09/	60%	-C1EE 40E	£147 70E	£151 252	£142 E4E	£160.001	£155 950

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£111,474	£111,474	£111,474	£111,474	£111,474	£111,474
10%	71%	£70,316	£71,400	£71,309	£72,393	£69,670	£70,664
15%	71%	£49,737	£51,363	£51,228	£52,853	£48,768	£50,258
20%	71%	£29,159	£31,326	£31,146	£33,313	£27,866	£29,853
25%	71%	£8,579	£11,289	£11,063	£13,772	£6,964	£9,448
30%	71%	-£11,999	-£8,748	-£9,019	-£5,768	-£13,938	-£10,957
35%	71%	-£32,578	-£28,785	-£29,100	-£25,308	-£34,839	-£31,363
40%	71%	-£53,157	-£48,823	-£49,183	-£44,849	-£55,741	-£51,767
45%	71%	-£73,899	-£68,943	-£69,354	-£64,399	-£76,853	-£72,310
50%	71%	-£94,814	-£89,308	-£89,765	-£84,259	-£98,097	-£93,049
100%	71%	-£304,239		-£294,131		-£310,812	-£300,704
10%	75%	£70,181	£71,129	£71,224	£72,172	£69,615	£70,659
15%	75%	£49,534	£50,956	£51,099	£52,521	£48,686	£50,251
20%	75%	£28,888	£30,783	£30,973	£32,870	£27,757	£29,843
25%	75%	£8,241	£10,611	£10,849	£13,219	£6,827	£9,435
30%	75%	-£12,407	-£9,562	-£9,277	-£6,432	-£14,102	-£10,972
35%	75%	-£33,053	-£29,734	-£29,402	-£26,083	-£35,032	-£31,380
40%	75%	-£53,700	-£49,906	-£49,527	-£45,734	-£55,961	-£51,788
45%	75%	-£74,519	-£70,183	-£69,748	-£65,411	-£77,104	-£72,333
50%	75%	-£95,504	-£90,685	-£90,202	-£85,384	-£98,376	-£93,075
10%	60%	£70.750	£72.268	£71.584	£73,102	£69.846	£70.680
15%	60%	£50,389	£52,664	£51,641	£53,916	£49,032	£50,284
20%	60%	£30.027	£33,060	£31.696	£34,729	£28.217	£29.887
25%	60%	£9.665	£13,457	£11.751	£15.543	£7.403	£9,490
30%	60%	-£10.697	-£6.146	-£8.194	-£3.642	-£13.410	-£10.907
35%	60%	-£31,059	-£25,749	-£28,138	-£22,828	-£34,225	-£31,304
40%	60%	-£51.421	-£45,353	-£48.083	-£42.014	-£55.039	-£51.701
45%	60%	-£71,914	-£64,975	-£68,097	-£61,200	-£76,051	-£72,233
50%	60%	-£92.609	-£84.899	-£88.367	-£80.659	-£97,205	-£92.964

£13,474,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£235,545	£235,545	£235,545	£235,545	£235,545	£235,545
10%	71%	£188,544	£189,805	£189,351	£190,612	£188,203	£189,011
15%	71%	£165,042	£166,934	£166,254	£168,146	£164,533	£165,744
20%	71%	£141,541	£144,064	£143,156	£145,679	£140,862	£142,478
25%	71%	£118,041	£121,194	£120,059	£123,212	£117,192	£119,210
30%	71%	£94,539	£98,322	£96,963	£100,745	£93,521	£95,944
35%	71%	£71,038	£75,452	£73,865	£78,279	£69,850	£72,676
40%	71%	£47,538	£52,582	£50,768	£55,812	£46,179	£49,409
45%	71%	£24,036	£29,711	£27,670	£33,346	£22,508	£26,143
50%	71%	£535	£6,841	£4,573	£10,879	-£1,182	£2,875
100%	71%	-£238,578	-£225,746	-£230,361	-£217,529	-£242,033	-£233,815
10%	75%	£188,417	£189,520	£189,265	£190,368	£188,120	£188,968
15%	75%	£164,853	£166,508	£166,125	£167,781	£164,408	£165,679
20%	75%	£141,288	£143,495	£142,985	£145,192	£140,695	£142,390
25%	75%	£117,725	£120,483	£119,845	£122,603	£116,982	£119,102
30%	75%	£94,160	£97,470	£96,704	£100,015	£93,269	£95,813
35%	75%	£70,596	£74,458	£73,565	£77,426	£69,556	£72,525
40%	75%	£47,032	£51,445	£50,424	£54,838	£45,843	£49,236
45%	75%	£23,468	£28,433	£27,283	£32,249	£22,130	£25,947
50%	75%	-£98	£5,421	£4,144	£9,661	-£1,608	£2,658
10%	60%	£188,948	£190,713	£189,626	£191,392	£188,472	£189,150
15%	60%	£165,649	£168,297	£166,667	£169,315	£164,936	£165,953
20%	60%	£142,350	£145,881	£143,707	£147,237	£141,399	£142,756
25%	60%	£119,051	£123,465	£120,747	£125,161	£117,863	£119,559
30%	60%	£95,752	£101,049	£97,787	£103,084	£94,326	£96,361
35%	60%	£72,454	£78,633	£74,827	£81,008	£70,789	£73,164
40%	60%	£49,155	£56,216	£51,868	£58,930	£47,252	£49,966
45%	60%	£25,856	£33,801	£28,909	£36,853	£23,717	£26,769
50%	60%	£2.556	£11.384	£5.949	£14,777	£180	£3.571

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

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% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£610,455	-£610,455	-£610,455	-£610,455	-£610,455	-£610,455
10%	71%	-£657,456					
15%	71%	-£680,958					
20%	71%	-£704,459	-£701,936	-£702,844	-£700,321	-£705,138	
25%	71%	-£727,959					
30%	71%	-£751,461					
35%	71%	-£774,962					
40%	71%	-£798,462					
45%	71%	-£821,964					
50%	71%	-£845,465		-£841,427		-£847,182	
100%	71%	-£1,084,578	-£1,071,746	-£1,076,361	-£1,063,529		
10%	75%	-£657,583	-£656,480				
15%	75%	-£681,147					
20%	75%	-£704,712	-£702,505		-£700,808	-£705,305	
25%	75%	-£728,275	-£725,517	-£726,155	-£723,397	-£729,018	-£726,898
30%	75%	-£751,840					
35%	75%	-£775,404	-£771,542	-£772,435	-£768,574	-£776,444	-£773,475
40%	75%	-£798,968					
45%	75%	-£822,532	-£817,567			-£823,870	-£820,053
50%	75%	-£846,098					
10%	60%	-£657,052				-£657,528	
15%	60%	-£680,351					
20%	60%	-£703,650	-£700,119		-£698,763	-£704,601	-£703,244
25%	60%	-£726,949					
30%	60%	-£750,248	-£744,951	-£748,213	-£742,916	-£751,674	-£749,639
35%	60%	-£773,546					
40%	60%	-£796,845	-£789,784	-£794,132		-£798,748	-£796,034
45%	60%	-£820,144					
50%	60%	-£843,444					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£444,310					
10%	71%	-£491,311	-£490,050	-£490,504	-£489,243		-£490,844
15%	71%	-£514,813					
20%	71%	-£538,314		-£536,699			
25%	71%	-£561,814					
30%	71%	-£585,316	-£581,533	-£582,892	-£579,110	-£586,334	-£583,911
35%	71%	-£608,817					
40%	71%	-£632,317	-£627,273	-£629,087	-£624,043	-£633,676	-£630,446
45%	71%	-£655,819					
50%	71%	-£679,320	-£673,014	-£675,282	-£668,976	-£681,037	-£676,980
100%	71%	-£918,433					
10%	75%	-£491,438	-£490,335	-£490,590	-£489,487	-£491,735	-£490,887
15%	75%	-£515,002					
20%	75%	-£538,567	-£536,360	-£536,870	-£534,663	-£539,160	-£537,465
25%	75%	-£562,130					
30%	75%	-£585,695	-£582,385	-£583,151	-£579,840	-£586,586	-£584,042
35%	75%	-£609,259					
40%	75%	-£632,823	-£628,410	-£629,431		-£634,012	-£630,619
45%	75%	-£656,387		-£652,572	-£647,606		
50%	75%	-£679,953	-£674,434		-£670,194	-£681,463	
10%	60%	-£490,907					
15%	60%	-£514,206					
20%	60%	-£537,505					
25%	60%	-£560,804					-£560,296
30%	60%	-£584,103	-£578,806	-£582,068		-£585,529	-£583,494
35%	60%	-£607,401					
40%	60%	-£630,700					
45%	60%	-£653,999	-£646,054				
50%	60%	-£677.299					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£155,044	-£155,044	-£155,044	-£155,044	-£155,044	-£155,044
10%	71%	-£202,045	-£200,784				
15%	71%	-£225,547	-£223,655	-£224,335	-£222,443	-£226,056	-£224,844
20%	71%	-£249,047	-£246,525				
25%	71%	-£272,548	-£269,395	-£270,530	-£267,377	-£273,397	-£271,379
30%	71%	-£296,050	-£292,266				
35%	71%	-£319,550	-£315,136	-£316,724		-£320,739	
40%	71%	-£343,051	-£338,007				
45%	71%	-£366,553	-£360,878	-£362,918	-£357,243	-£368,080	-£364,446
50%	71%	-£390,053	-£383,748				
100%	71%	-£629,167	-£616,335		-£608,118		-£624,404
10%	75%	-£202,172	-£201,069	-£201,324		-£202,468	
15%	75%	-£225,736	-£224,081	-£224,464	-£222,808		
20%	75%	-£249,300	-£247,094	-£247,604	-£245,397	-£249,894	-£248,198
25%	75%	-£272,864	-£270,106	-£270,744			-£271,487
30%	75%	-£296,428	-£293,118		-£290,574	-£297,320	-£294,776
35%	75%	-£319,993	-£316,131	-£317,024			-£318,064
40%	75%	-£343,557	-£339,143	-£340,165		-£344,745	-£341,353
45%	75%	-£367,121	-£362,156		-£358,339		
50%	75%	-£390,687	-£385,168		-£380,928		
10%	60%	-£201,641	-£199,876	-£200,962			-£201,438
15%	60%	-£224,940	-£222,291		-£221,274	-£225,653	-£224,635
20%	60%	-£248,239	-£244,708				
25%	60%	-£271,538	-£267,124	-£269,842	-£265,428	-£272,726	
30%	60%	-£294,836	-£289,540				
35%	60%	-£318,135	-£311,956			-£319,800	-£317,425
40%	60%	-£341,434	-£334,372				
45%	60%	-£364,733	-£356,788	-£361,680	-£353,736		
50%	60%	-£388.033	-£379.205				

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£24,120	-£24,120	-£24,120	-£24,120	-£24,120	-£24,120
10%	71%	-£71,122	-£69,861	-£70,314	-£69,053	-£71,462	-£70,655
15%	71%	-£94,624	-£92,732	-£93,412	-£91,520	-£95,133	-£93,921
20%	71%	-£118,124	-£115,602	-£116,509	-£113,987	-£118,804	-£117,188
25%	71%	-£141,625	-£138,472	-£139,607	-£136,454	-£142,474	-£140,455
30%	71%	-£165,127	-£161,343				-£163,722
35%	71%	-£188,627	-£184,213				-£186,990
40%	71%	-£212,128	-£207,083				-£210,256
45%	71%	-£235.630	-£229.954				-£233,523
50%	71%	-£259,130	-£252,825				-£256,790
100%	71%	-£498.244	-£485.412				-£493.481
10%	75%	-£71.248	-£70.145	-£70.401	-£69.298	-£71.545	-£70.697
15%	75%	-£94.813	-£93,158	-£93.541	-£91.885	-£95,258	-£93,986
20%	75%	-£118.377	-£116.170	-£116.681	-£114,474	-£118.971	-£117,275
25%	75%	-£141.941	-£139.183	-£139.821	-£137.062	-£142.684	-£140.564
30%	75%	-£165,505	-£162,195	-£162,962			-£163,853
35%	75%	-£189.070	-£185,208				-£187.141
40%	75%	-£212,634	-£208,220				-£210,430
45%	75%	-£236.198	-£231,233				-£233,719
50%	75%	-£259.764	-£254.245		-£250.005	-£261.274	-£257.008
10%	60%	-£70.718	-£68.953	-£70.039	-£68.274	-£71.193	-£70.515
15%	60%	-£94,017	-£91,368	-£92,999	-£90,350	-£94,730	-£93,712
20%	60%	-£117,316	-£113,785	-£115,959	-£112,428	-£118,267	-£116,910
25%	60%	-£140,614	-£136,200	-£138,919	-£134,505	-£141,803	-£140,107
30%	60%	-£163.913	-£158.617		-£156.581		-£163,305
35%	60%	-£187,212	-£181,033		-£178,658		-£186,502
40%	60%	-£210.511	-£203.449		-£200.736		-£209,700
45%	60%	-£233.810	-£225.865		-£222.812		-£232.896
50%	60%	-£257 109	-£248.281		-F244 889		-£256.094

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£72,935	£72,935	£72,935	£72,935	£72,935	£72,935
10%	71%	£25,933	£27,194	£26,741	£28,002	£25,593	£26,400
15%	71%	£2,431	£4,323	£3,643	£5,535	£1,922	£3,134
20%	71%	-£21,069	-£18,547	-£19,454	-£16,932	-£21,749	-£20,133
25%	71%	-£44,570	-£41,417	-£42,552	-£39,399	-£45,419	-£43,400
30%	71%	-£68,072	-£64,288	-£65,648	-£61,866	-£69,090	-£66,667
35%	71%	-£91,572	-£87,158	-£88,745	-£84,331	-£92,760	-£89,935
40%	71%	-£115,073	-£110,028	-£111,843	-£106,798	-£116,431	-£113,201
45%	71%	-£138,575	-£132,899	-£134,940	-£129,265	-£140,102	-£136,468
50%	71%	-£162,075	-£155,770	-£158,038			-£159,735
100%	71%	-£401,189	-£388,357	-£392,972	-£380,140	-£404,644	-£396,426
10%	75%	£25,807	£26,910	£26,654	£27,757	£25,510	£26,358
15%	75%	£2,242	£3,897	£3,514	£5,170	£1,797	£3,069
20%	75%	-£21,322	-£19,115	-£19,626	-£17,419	-£21,916	-£20,220
25%	75%	-£44,886	-£42,128	-£42,766	-£40,007	-£45,629	-£43,509
30%	75%	-£68,450	-£65,140	-£65,907	-£62,596	-£69,342	-£66,798
35%	75%	-£92,015	-£88,153	-£89,046	-£85,184	-£93,054	-£90,086
40%	75%	-£115,579	-£111,165	-£112,187	-£107,773	-£116,767	-£113,375
45%	75%	-£139,143	-£134,178	-£135,327	-£130,361	-£140,480	-£136,664
50%	75%	-£162,709	-£157,190	-£158,467		-£164,219	-£159,953
10%	60%	£26,337	£28,102	£27,016	£28,781	£25,862	£26,540
15%	60%	£3,038	£5,687	£4,056	£6,705	£2,325	£3,343
20%	60%	-£20,261	-£16,730	-£18,904	-£15,373	-£21,212	-£19,855
25%	60%	-£43,559	-£39,145	-£41,864	-£37,450	-£44,748	-£43,052
30%	60%	-£66,858	-£61,562	-£64,824	-£59,526	-£68,284	-£66,250
35%	60%	-£90,157	-£83,978	-£87,783	-£81,603	-£91,821	-£89,447
40%	60%	-£113,456	-£106,394	-£110,742	-£103,681	-£115,358	-£112,645
45%	60%	-£136,755	-£128,810	-£133,702	-£125,757	-£138,894	-£135,841
50%	60%	-£160,054	-£151,226	-£156,662	-£147,834	-£162,431	-£159.039

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£171,776	£171,776	£171,776	£171,776	£171,776	£171,776
10%	71%	£124,774	£126,035	£125,582	£126,843	£124,434	£125,241
15%	71%	£101,272	£103,164	£102,484	£104,376	£100,763	£101,975
20%	71%	£77,772	£80,294	£79,387	£81,909	£77,092	£78,708
25%	71%	£54,271	£57,424	£56,289	£59,442	£53,422	£55,441
30%	71%	£30,769	£34,553	£33,193	£36,975	£29,751	£32,174
35%	71%	£7,269	£11,683	£10,096	£14,510	£6,081	£8,906
40%	71%	-£16,232	-£11,187	-£13,002	-£7,957	-£17,590	-£14,360
45%	71%	-£39,734	-£34,058	-£36,099	-£30,424	-£41,261	-£37,627
50%	71%	-£63,234	-£56,929	-£59,197	-£52,891	-£64,951	-£60,894
100%	71%	-£302,348	-£289,516				-£297,585
10%	75%	£124,648	£125,751	£125,495	£126,598	£124,351	£125,199
15%	75%	£101,083	£102,738	£102,355	£104,011	£100,638	£101,910
20%	75%	£77,519	£79,726	£79,215	£81,422	£76,925	£78,621
25%	75%	£53,955	£56,713	£56,075	£58,834	£53,212	£55,332
30%	75%	£30,391	£33,701	£32,934	£36,245	£29,499	£32,043
35%	75%	£6,826	£10,688	£9,795	£13,657	£5,787	£8,755
40%	75%	-£16,738	-£12,324	-£13,346	-£8,932	-£17,926	-£14,534
45%	75%	-£40,302	-£35,337	-£36,486	-£31,520	-£41,639	-£37,823
50%	75%	-£63,868	-£58,349	-£59,626	-£54,109	-£65,378	-£61,112
10%	60%	£125,178	£126,943	£125,857	£127,622	£124,703	£125,381
15%	60%	£101,879	£104,528	£102,897	£105,546	£101,166	£102,184
20%	60%	£78,580	£82,111	£79,937	£83,468	£77,629	£78,986
25%	60%	£55,282	£59,696	£56,977	£61,391	£54,093	£55,789
30%	60%	£31,983	£37,279	£34,017	£39,315	£30,557	£32,591
35%	60%	£8,684	£14,863	£11,058	£17,238	£7,020	£9,394
40%	60%	-£14,615	-£7,553	-£11,901	-£4,840	-£16,517	-£13,804
45%	60%	-£37,914	-£29,969	-£34,861	-£26,916	-£40,053	-£37,000

£17,299,000

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

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

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£108,890	£108,890	£108,890	£108,890	£108,890	£108,890
10%	71%	£61,888	£63,149	£62,696	£63,957	£61,548	£62,355
15%	71%	£38,386	£40,278	£39,598	£41,490	£37,877	£39,089
20%	71%	£14,886	£17,408	£16,501	£19,023	£14,206	£15,822
25%	71%	-£8,615	-£5,462	-£6,597	-£3,444	-£9,464	-£7,445
30%	71%	-£32,117	-£28,333	-£29,693	-£25,911	-£33,135	-£30,712
35%	71%	-£55,617	-£51,203	-£52,790	-£48,376	-£56,805	-£53,980
40%	71%	-£79,118	-£74,073	-£75,888	-£70,843	-£80,476	-£77,246
45%	71%	-£102,620	-£96,944	-£98,985	-£93,310	-£104,147	-£100,513
50%	71%	-£126,120	-£119,815	-£122,083	-£115,777	-£127,837	-£123,780
100%	71%	-£365,234	-£352,402		-£344,185	-£368,689	-£360,471
10%	75%	£61,762	£62,865	£62,609	£63,712	£61,465	£62,313
15%	75%	£38,197	£39,852	£39,469	£41,125	£37,752	£39,024
20%	75%	£14,633	£16,840	£16,329	£18,536	£14,039	£15,735
25%	75%	-£8,931	-£6,173	-£6,811	-£4,052	-£9,674	-£7,554
30%	75%	-£32,495	-£29,185	-£29,952	-£26,641	-£33,387	-£30,843
35%	75%	-£56,060	-£52,198	-£53,091	-£49,229	-£57,099	-£54,131
40%	75%	-£79,624	-£75,210	-£76,232	-£71,818	-£80,812	-£77,420
45%	75%	-£103,188	-£98,223	-£99,372	-£94,406	-£104,525	-£100,709
50%	75%	-£126,754	-£121,235	-£122,512	-£116,995	-£128,264	-£123,998
10%	60%	£62,292	£64,057	£62,971	£64,736	£61,817	£62,495
15%	60%	£38,993	£41,642	£40,011	£42,660	£38,280	£39,298
20%	60%	£15,694	£19,225	£17,051	£20,582	£14,743	£16,100
25%	60%	-£7,604	-£3,190	-£5,909	-£1,495	-£8,793	-£7,097
30%	60%	-£30,903	-£25,607	-£28,869	-£23,571	-£32,329	-£30,295
35%	60%	-£54,202	-£48,023	-£51,828	-£45,648	-£55,866	-£53,492
40%	60%	-£77,501	-£70,439	-£74,787	-£67,726	-£79,403	-£76,690
45%	60%	-£100,800	-£92,855	-£97,747	-£89,802	-£102,939	-£99,886
50%	60%	-£124.099	-£115.271	-£120.707	-£111.879	-£126,476	-£123.084

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£171,776	£171,776	£171,776	£171,776	£171,776	£171,776
10%	71%	£124,774	£126,035	£125,582	£126,843	£124,434	£125,241
15%	71%	£101,272	£103,164	£102,484	£104,376	£100,763	£101,975
20%	71%	£77,772	£80,294	£79,387	£81,909	£77,092	£78,708
25%	71%	£54,271	£57,424	£56,289	£59,442	£53,422	£55,441
30%	71%	£30,769	£34,553	£33,193	£36,975	£29,751	£32,174
35%	71%	£7,269	£11,683	£10,096	£14,510	£6,081	£8,906
40%	71%	-£16,232	-£11,187	-£13,002	-£7,957	-£17,590	-£14,360
45%	71%	-£39,734	-£34,058	-£36,099	-£30,424	-£41,261	-£37,627
50%	71%	-£63,234	-£56,929	-£59,197	-£52,891	-£64,951	-£60,894
100%	71%	-£302,348	-£289,516				-£297,585
10%	75%	£124,648	£125,751	£125,495	£126,598	£124,351	£125,199
15%	75%	£101,083	£102,738	£102,355	£104,011	£100,638	£101,910
20%	75%	£77,519	£79,726	£79,215	£81,422	£76,925	£78,621
25%	75%	£53,955	£56,713	£56,075	£58,834	£53,212	£55,332
30%	75%	£30,391	£33,701	£32,934	£36,245	£29,499	£32,043
35%	75%	£6,826	£10,688	£9,795	£13,657	£5,787	£8,755
40%	75%	-£16,738	-£12,324	-£13,346	-£8,932	-£17,926	-£14,534
45%	75%	-£40,302	-£35,337	-£36,486	-£31,520	-£41,639	-£37,823
50%	75%	-£63,868	-£58,349	-£59,626	-£54,109	-£65,378	-£61,112
10%	60%	£125.178	£126.943	£125.857	£127.622	£124,703	£125.381
15%	60%	£101,879	£104,528	£102,897	£105,546	£101,166	£102,184
20%	60%	£78,580	£82,111	£79,937	£83,468	£77,629	£78,986
25%	60%	£55,282	£59,696	£56,977	£61,391	£54,093	£55,789
30%	60%	£31,983	£37,279	£34,017	£39,315	£30,557	£32,591
35%	60%	£8,684	£14,863	£11,058	£17,238	£7,020	£9,394
40%	60%	-£14.615	-£7,553	-£11.901	-£4.840	-£16.517	-£13.804
45%	60%	-£37,914	-£29,969	-£34,861	-£26,916	-£40,053	-£37,000
50%	60%	CG1 212	-F52 385	CE7 924	£49 003	-£63 590	CC0 100

£27,943,000

£13,474,000

	CIL Zone	3	
	Value Area	Med	
	1		
flation			0%
ation			0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£200,649	£200,649	£200,649	£200,649	£200,649	£200,649
10%	71%	£156,994	£158,119	£157,945	£159,069	£156,499	£157,449
15%	71%	£135,167	£136,854	£136,593	£138,279	£134,422	£135,848
20%	71%	£113,339	£115,589	£115,240	£117,489	£112,347	£114,248
25%	71%	£91,511	£94,323	£93,888	£96,699	£90,271	£92,647
30%	71%	£69,684	£73,058	£72,536	£75,909	£68,195	£71,047
35%	71%	£47,855	£51,792	£51,183	£55,118	£46,119	£49,446
40%	71%	£26,028	£30,527	£29,831	£34,328	£24,044	£27,846
45%	71%	£4,201	£9,261	£8,478	£13,538	£1,968	£6,245
50%	71%	-£17,916	-£12,201	-£13,085	-£7,370	-£20,437	-£15,606
100%	71%	-£240,033	-£228,591	-£230,361	-£218,918	-£245,081	-£235,408
10%	75%	£156,861	£157,844	£157,859	£158,843	£156,427	£157,425
15%	75%	£134,967	£136,442	£136,463	£137,940	£134,315	£135,813
20%	75%	£113,072	£115,040	£115,068	£117,036	£112,203	£114,200
25%	75%	£91,178	£93,637	£93,673	£96,133	£90,093	£92,588
30%	75%	£69,283	£72,235	£72,278	£75,229	£67,981	£70,976
35%	75%	£47,388	£50,832	£50,882	£54,326	£45,869	£49,362
40%	75%	£25,494	£29,430	£29,487	£33,422	£23,758	£27,750
45%	75%	£3,599	£8,027	£8,092	£12,520	£1,646	£6,138
50%	75%	-£18,594	-£13,593	-£13,521	-£8,521	-£20,800	-£15,727
10%	60%	£157,421	£158,995	£158,220	£159,794	£156,727	£157,526
15%	60%	£135,807	£138,169	£137,005	£139,367	£134,765	£135,963
20%	60%	£114,193	£117,342	£115,790	£118,939	£112,805	£114,401
25%	60%	£92,579	£96,515	£94,576	£98,511	£90,843	£92,839
30%	60%	£70,965	£75,688	£73,361	£78,084	£68,881	£71,277
35%	60%	£49,351	£54,861	£52,145	£57,656	£46,920	£49,715
40%	60%	£27,736	£34,034	£30,930	£37,228	£24,959	£28,153
45%	60%	£6,122	£13,207	£9,716	£16,800	£2,997	£6,590
50%	60%	-£15,745	-£7,744	-£11,687	-£3,687	-£19,275	-£15,217

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£645,351	-£645,351	-£645,351	-£645,351	-£645,351	-£645,351
10%	71%	-£689,006			-£686,931		-£688,551
15%	71%	-£710,833	-£709,146		-£707,721	-£711,578	-£710,152
20%	71%	-£732,661	-£730,411		-£728,511	-£733,653	-£731,752
25%	71%	-£754,489			-£749,301		-£753,353
30%	71%	-£776,316			-£770,091		-£774,953
35%	71%	-£798,145			-£790,882		-£796,554
40%	71%	-£819,972	-£815,473		-£811,672	-£821,956	-£818,154
45%	71%	-£841,799			-£832,462		-£839,755
50%	71%	-£863,916			-£853,370	-£866,437	-£861,606
100%	71%	-£1,086,033		-£1,076,361	-£1,064,918		-£1,081,408
10%	75%	-£689,139	-£688,156	-£688,141	-£687,157		-£688,575
15%	75%	-£711,033			-£708,060		-£710,187
20%	75%	-£732,928	-£730,960	-£730,932	-£728,964	-£733,797	-£731,800
25%	75%	-£754,822	-£752,363	-£752,327	-£749,867	-£755,907	-£753,412
30%	75%	-£776,717			-£770,771		-£775,024
35%	75%	-£798,612	-£795,168	-£795,118	-£791,674		-£796,638
40%	75%	-£820,506			-£812,578		-£818,250
45%	75%	-£842,401		-£837,908	-£833,480	-£844,354	-£839,862
50%	75%	-£864,594			-£854,521		-£861,727
10%	60%	-£688,579	-£687,005	-£687,780	-£686,206		-£688,474
15%	60%	-£710,193			-£706,633		-£710,037
20%	60%	-£731,807	-£728,658	-£730,210	-£727,061	-£733,195	-£731,599
25%	60%	-£753,421			-£747,489		-£753,161
30%	60%	-£775,035		-£772,639	-£767,916	-£777,119	-£774,723
35%	60%	-£796,649			-£788,344		-£796,285
40%	60%	-£818,264			-£808,772		-£817,847
45%	60%	-£839,878			-£829,200		-£839,410
50%	60%	-£861.745			-£849.687		-£861.217

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£479.206	-£479.206	-£479.206	-£479,206	-£479.206	-£479.206
10%	71%	-£522.861	-£521,736				-£522,406
15%	71%	-£544,688	-£543,001				-£544,007
20%	71%	-£566,516	-£564,266				-£565,607
25%	71%	-£588,344	-£585,532			-£589,584	-£587,208
30%	71%	-£610,171	-£606,797				-£608,808
35%	71%	-£632,000	-£628,063			-£633,736	-£630,409
40%	71%	-£653,827	-£649,328	-£650,024			-£652,009
45%	71%	-£675,654	-£670,594				-£673,610
50%	71%	-£697,771	-£692,056	-£692,940		-£700,292	-£695,461
100%	71%	-£919,888	-£908,446			-£924,936	-£915,263
10%	75%	-£522,994	-£522,011	-£521,996		-£523,428	-£522,430
15%	75%	-£544,888	-£543,413				-£544,042
20%	75%	-£566,783	-£564,815	-£564,787	-£562,819		-£565,655
25%	75%	-£588,677	-£586,218				-£587,267
30%	75%	-£610,572	-£607,620	-£607,577	-£604,626	-£611,874	-£608,879
35%	75%	-£632,467	-£629,023				-£630,493
40%	75%	-£654,361	-£650,425	-£650,368	-£646,433	-£656,097	-£652,105
45%	75%	-£676,256	-£671,828				-£673,717
50%	75%	-£698,449	-£693,448	-£693,376		-£700,655	-£695,582
10%	60%	-£522,434	-£520,860				-£522,329
15%	60%	-£544,048	-£541,686		-£540,488	-£545,090	-£543,892
20%	60%	-£565,662	-£562,513				-£565,454
25%	60%	-£587,276	-£583,340		-£581,344		-£587,016
30%	60%	-£608,890	-£604,167				-£608,578
35%	60%	-£630,504	-£624,994				-£630,140
40%	60%	-£652,119	-£645,821			-£654,896	-£651,702
45%	60%	-£673,733	-£666,648				-£673,265
50%	60%	-£695 600	-£687 599			-£699 130	-£695.072

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£189,939	-£189,939	-£189,939	-£189,939	-£189,939	-£189,939
10%	71%	-£233,595	-£232,470				
15%	71%	-£255,422	-£253,735	-£253,996	-£252,309	-£256,167	-£254,741
20%	71%	-£277,249	-£275,000				
25%	71%	-£299,078	-£296,266			-£300,318	
30%	71%	-£320,905	-£317,531				
35%	71%	-£342,733	-£338,797	-£339,406	-£335,470	-£344,469	-£341,143
40%	71%	-£364,561	-£360,062				
45%	71%	-£386,388	-£381,328	-£382,111	-£377,050	-£388,621	-£384,343
50%	71%	-£408,505	-£402,790				
100%	71%	-£630,622	-£619,180	-£620,950	-£609,507	-£635,670	-£625,997
10%	75%	-£233,728	-£232,744	-£232,730	-£231,745	-£234,162	-£233,164
15%	75%	-£255,622	-£254,146	-£254,126		-£256,274	
20%	75%	-£277,517	-£275,548			-£278,385	
25%	75%	-£299,411	-£296,951	-£296,915		-£300,496	
30%	75%	-£321,306	-£318,353				
35%	75%	-£343,201	-£339,756	-£339,706			
40%	75%	-£365,095	-£361,158	-£361,102		-£366,831	-£362,839
45%	75%	-£386,990	-£382,561				
50%	75%	-£409,182	-£404,182	-£404,110		-£411,388	-£406,316
10%	60%	-£233,168	-£231,593				
15%	60%	-£254,782	-£252,420	-£253,584		-£255,824	-£254,625
20%	60%	-£276,396	-£273,246				
25%	60%	-£298,010	-£294,074	-£296,013	-£292,078	-£299,746	
30%	60%	-£319,624	-£314,900				
35%	60%	-£341,238	-£335,728	-£338,444		-£343,668	
40%	60%	-£362,852	-£356,554				
45%	60%	-£384,467	-£377,382		-£373,789	-£387,592	

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%							
	71%	-£59,016	-£59,016	-£59,016	-£59,016	-£59,016	-£59,016
10%	71%	-£102,672	-£101,547	-£101,721	-£100,596	-£103,167	-£102,217
15%	71%	-£124,499	-£122,812	-£123,073	-£121,386	-£125,243	-£123,817
20%	71%	-£146,326	-£144,077	-£144,425	-£142,176	-£147,319	-£145,418
25%	71%	-£168,155	-£165,343	-£165,778	-£162,966	-£169,394	-£167,018
30%	71%	-£189,982	-£186,608	-£187,130	-£183,756	-£191,471	-£188,619
35%	71%	-£211,810	-£207,874	-£208,482	-£204,547	-£213,546	-£210,219
40%	71%	-£233,637	-£229,139		-£225,337		-£231,820
45%	71%	-£255,465	-£250,405	-£251,188	-£246,127	-£257,698	-£253,420
50%	71%	-£277,581	-£271,867		-£267,036		
100%	71%	-£499,699	-£488,256	-£490,027		-£504,747	-£495,074
10%	75%	-£102,805	-£101,821	-£101,807	-£100,822	-£103,239	-£102,241
15%	75%	-£124,699	-£123,223	-£123,202	-£121,726	-£125,350	-£123,853
20%	75%	-£146,594	-£144,625	-£144,598	-£142,629	-£147,462	-£145,465
25%	75%	-£168,488	-£166,028				-£167,078
30%	75%	-£190,383	-£187,430	-£187,388	-£184,436	-£191,685	-£188,690
35%	75%	-£212,277	-£208,833				
40%	75%	-£234,171	-£230,235	-£230,179	-£226,243	-£235,907	-£231,916
45%	75%	-£256,066	-£251,638	-£251,574	-£247,146		
50%	75%	-£278,259	-£273,259				
10%	60%	-£102,244	-£100,670	-£101,446	-£99,871	-£102,939	-£102,140
15%	60%	-£123,859	-£121,497	-£122,660	-£120,299	-£124,900	-£123,702
20%	60%	-£145.473	-£142.323		-£140.727		
25%	60%	-£167,087	-£163,151		-£161,155		
30%	60%	-£188.701	-£183.977				
35%	60%	-£210,315	-£204,805		-£202,010		-£209,951
40%	60%	-£231,929	-£225,631		-£222,437	-£234,707	-£231,513
45%	60%	-£253,543	-£246,459		-£242,865		-£253,075
50%	60%	-£275.410	-£267 410		-£263.352		-£274.882

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,039	£38,039	£38,039	£38,039	£38,039	£38,039
10%	71%	-£5,617	-£4,492	-£4,666	-£3,541	-£6,112	-£5,162
15%	71%	-£27,444	-£25,757	-£26,018	-£24,331	-£28,188	-£26,762
20%	71%	-£49,271	-£47,022	-£47,370	-£45,121	-£50,264	-£48,363
25%	71%	-£71,100	-£68,288	-£68,723	-£65,911	-£72,339	-£69,963
30%	71%	-£92,927	-£89,553	-£90,075	-£86,701	-£94,416	-£91,564
35%	71%	-£114,755	-£110,819	-£111,427	-£107,492	-£116,491	-£113,164
40%	71%	-£136,582	-£132,084	-£132,780	-£128,282	-£138,567	-£134,765
45%	71%	-£158,410	-£153,350		-£149,072		
50%	71%	-£180,526	-£174,812	-£175,695	-£169,981	-£183,047	-£178,216
100%	71%	-£402,644	-£391,201	-£392,972			
10%	75%	-£5,750	-£4,766	-£4,752	-£3,767	-£6,184	-£5,186
15%	75%	-£27,644	-£26,168	-£26,147	-£24,671	-£28,295	-£26,798
20%	75%	-£49,539	-£47,570	-£47,543	-£45,574	-£50,407	-£48,410
25%	75%	-£71,433	-£68,973	-£68,937	-£66,478	-£72,518	-£70,023
30%	75%	-£93,328	-£90,375	-£90,333	-£87,381	-£94,630	-£91,635
35%	75%	-£115,222	-£111,778	-£111,728	-£108,285	-£116,742	-£113,248
40%	75%	-£137,116	-£133,180	-£133,124	-£129,188	-£138,852	-£134,861
45%	75%	-£159,011	-£154,583				
50%	75%	-£181,204	-£176,204	-£176,132	-£171,132	-£183,410	-£178,338
10%	60%	-£5,189	-£3,615	-£4,391	-£2,816	-£5,884	-£5,085
15%	60%	-£26,804	-£24,442	-£25,605	-£23,244	-£27,845	-£26,647
20%	60%	-£48,418	-£45,268	-£46,820	-£43,672	-£49,806	-£48,210
25%	60%	-£70,032	-£66,096	-£68,035	-£64,100	-£71,768	-£69,772
30%	60%	-£91,646	-£86,922	-£89,250	-£84,527	-£93,730	-£91,333
35%	60%	-£113,260	-£107,750	-£110,465	-£104,955	-£115,690	-£112,896
40%	60%	-£134,874	-£128,576	-£131,680	-£125,382	-£137,652	-£134,458
45%	60%	-£156,488	-£149,404				
E09/	600/	0470.055	0470.055				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£136,880	£136,880	£136,880	£136,880	£136,880	£136,880
10%	71%	£93,224	£94,349	£94,175	£95,300	£92,729	£93,679
15%	71%	£71,397	£73,084	£72,823	£74,510	£70,653	£72,079
20%	71%	£49,570	£51,819	£51,471	£53,720	£48,577	£50,478
25%	71%	£27,741	£30,553	£30,118	£32,930	£26,502	£28,878
30%	71%	£5,914	£9,288	£8,766	£12,140	£4,425	£7,277
35%	71%	-£15,914	-£11,978	-£12,586	-£8,651	-£17,650	-£14,323
40%	71%	-£37,741	-£33,243	-£33,939	-£29,441	-£39,726	-£35,924
45%	71%	-£59,569	-£54,509	-£55,292	-£50,231	-£61,802	-£57,524
50%	71%	-£81,685	-£75,971	-£76,854	-£71,140	-£84,206	-£79,375
100%	71%	-£303,803	-£292,360				
10%	75%	£93,091	£94,075	£94,089	£95,074	£92,657	£93,655
15%	75%	£71,197	£72,673	£72,694	£74,170	£70,546	£72,043
20%	75%	£49,302	£51,271	£51,298	£53,267	£48,434	£50,431
25%	75%	£27,408	£29,868	£29,904	£32,363	£26,323	£28,818
30%	75%	£5,513	£8,466	£8,508	£11,460	£4,211	£7,206
35%	75%	-£16,381	-£12,937	-£12,887	-£9,444	-£17,901	-£14,407
40%	75%	-£38,275	-£34,339	-£34,283	-£30,347	-£40,011	-£36,020
45%	75%	-£60,170	-£55,742	-£55,678	-£51,250	-£62,123	-£57,632
50%	75%	-£82,363	-£77,363	-£77,291	-£72,291	-£84,569	-£79,497
10%	60%	£93,652	£95,226	£94,450	£96,025	£92,957	£93,756
15%	60%	£72,037	£74,399	£73,236	£75,597	£70,996	£72,194
20%	60%	£50,423	£53,573	£52,021	£55,169	£49,035	£50,631
25%	60%	£28,809	£32,745	£30,806	£34,741	£27,073	£29,069
30%	60%	£7,195	£11,919	£9,591	£14,314	£5,111	£7,508
35%	60%	-£14,419	-£8,909	-£11,624	-£6,114	-£16,849	-£14,055
40%	60%	-£36,033	-£29,735	-£32,839	-£26,541	-£38,811	-£35,617
45%	60%	-£57,647	-£50,563	-£54,054	-£46,969	-£60,773	-£57,179
50%	60%	-£79.514	-£71.514	-£75.456	-£67.456	-£83.044	-£78.986

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£62,015	-£62,015	-£62,015	-£62,015	-£62,015	-£62,015
10%	71%	-£105,670	-£104,546	-£104,719	-£103,595	-£106,166	-£105,216
15%	71%	-£127,498	-£125,811	-£126,072	-£124,385	-£128,242	-£126,816
20%	71%	-£149,325	-£147,076	-£147,424	-£145,175	-£150,317	-£148,417
25%	71%	-£171,153	-£168,342				
30%	71%	-£192,980	-£189,607	-£190,129	-£186,755	-£194,469	-£191,617
35%	71%	-£214,809	-£210,873				
40%	71%	-£236,636	-£232,138		-£228,336	-£238,620	-£234,818
45%	71%	-£258,463	-£253,404				
50%	71%	-£280,580	-£274,865	-£275,749	-£270,034	-£283,101	
100%	71%	-£502,697	-£491,255				
10%	75%	-£105,804	-£104,820	-£104,806	-£103,821	-£106,237	-£105,239
15%	75%	-£127,697	-£126,222	-£126,201	-£124,724	-£128,349	-£126,852
20%	75%	-£149,592	-£147,624	-£147,596	-£145,628	-£150,461	-£148,464
25%	75%	-£171,486	-£169,027				
30%	75%	-£193,381	-£190,429	-£190,386	-£187,435	-£194,683	-£191,689
35%	75%	-£215,276	-£211,832				
40%	75%	-£237,170	-£233,234	-£233,177	-£229,242	-£238,906	-£234,914
45%	75%	-£259,065	-£254,637				
50%	75%	-£281,258	-£276,258	-£276,186	-£271,185	-£283,464	-£278,391
10%	60%	-£105,243	-£103,669	-£104,444	-£102,870	-£105,937	-£105,138
15%	60%	-£126,857	-£124,495	-£125,659	-£123,297	-£127,899	-£126,701
20%	60%	-£148,471	-£145,322	-£146,874	-£143,725	-£149,860	-£148,263
25%	60%	-£170,085	-£166,149				
30%	60%	-£191,700	-£186,976	-£189,303	-£184,581	-£193,783	-£191,387
35%	60%	-£213,314	-£207,803				
40%	60%	-£234,928	-£228,630	-£231,734	-£225,436	-£237,706	-£234,512
45%	60%	-£256,542	-£249,457		-£245,864		-£256,074
50%	60%	-£278.409	-£270.409				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£73,994	£73,994	£73,994	£73,994	£73,994	£73,994
10%	71%	£30,338	£31,463	£31,289	£32,414	£29,843	£30,793
15%	71%	£8,511	£10,198	£9,937	£11,624	£7,767	£9,193
20%	71%	-£13,316	-£11,067	-£11,415	-£9,166	-£14,309	-£12,408
25%	71%	-£35,145	-£32,333	-£32,768	-£29,956	-£36,384	-£34,008
30%	71%	-£56,972	-£53,598	-£54,120	-£50,746	-£58,461	-£55,609
35%	71%	-£78,800	-£74,864	-£75,472	-£71,537	-£80,536	-£77,209
40%	71%	-£100,627	-£96,129	-£96,825	-£92,327	-£102,612	-£98,810
45%	71%	-£122,455	-£117,395	-£118,178	-£113,117	-£124,688	-£120,410
50%	71%	-£144,571	-£138,857	-£139,740	-£134,026		
100%	71%	-£366,689	-£355,246		-£345,573	-£371,737	-£362,064
10%	75%	£30,205	£31,189	£31,203	£32,188	£29,771	£30,769
15%	75%	£8,311	£9,787	£9,808	£11,284	£7,660	£9,157
20%	75%	-£13,584	-£11,615	-£11,588	-£9,619	-£14,452	-£12,455
25%	75%	-£35,478	-£33,018	-£32,982	-£30,523	-£36,563	-£34,068
30%	75%	-£57,373	-£54,420	-£54,378	-£51,426	-£58,675	-£55,680
35%	75%	-£79,267	-£75,823	-£75,773	-£72,330	-£80,787	-£77,293
40%	75%	-£101,161	-£97,225	-£97,169	-£93,233	-£102,897	-£98,906
45%	75%	-£123,056	-£118,628	-£118,564	-£114,136	-£125,009	-£120,518
50%	75%	-£145,249	-£140,249	-£140,177	-£135,177		
10%	60%	£30,766	£32,340	£31,564	£33,139	£30,071	£30,870
15%	60%	£9,151	£11,513	£10,350	£12,711	£8,110	£9,308
20%	60%	-£12,463	-£9,313	-£10,865	-£7,717	-£13,851	-£12,255
25%	60%	-£34,077	-£30,141	-£32,080	-£28,145	-£35,813	-£33,817
30%	60%	-£55,691	-£50,967	-£53,295	-£48,572	-£57,775	-£55,378
35%	60%	-£77,305	-£71,795	-£74,510	-£69,000	-£79,735	-£76,941
40%	60%	-£98,919	-£92,621		-£89,427	-£101,697	-£98,503
45%	60%	-£120,533	-£113,449	-£116,940	-£109,855	-£123,659	-£120,065
50%	60%	-£142 400	-£134.400	-£138.342	-£130.342		-£141.872

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£136,880	£136,880	£136,880	£136,880	£136,880	£136,880
10%	71%	£93,224	£94,349	£94,175	£95,300	£92,729	£93,679
15%	71%	£71,397	£73,084	£72,823	£74,510	£70,653	£72,079
20%	71%	£49,570	£51,819	£51,471	£53,720	£48,577	£50,478
25%	71%	£27,741	£30,553	£30,118	£32,930	£26,502	£28,878
30%	71%	£5,914	£9,288	£8,766	£12,140	£4,425	£7,277
35%	71%	-£15,914	-£11,978	-£12,586	-£8,651	-£17,650	-£14,323
40%	71%	-£37,741	-£33,243	-£33,939	-£29,441	-£39,726	-£35,924
45%	71%	-£59,569	-£54,509	-£55,292	-£50,231	-£61,802	-£57,524
50%	71%	-£81,685	-£75,971	-£76,854	-£71,140	-£84,206	-£79,375
100%	71%	-£303,803	-£292,360	-£294,131		-£308,851	-£299,178
10%	75%	£93,091	£94,075	£94,089	£95,074	£92,657	£93,655
15%	75%	£71,197	£72,673	£72,694	£74,170	£70,546	£72,043
20%	75%	£49,302	£51,271	£51,298	£53,267	£48,434	£50,431
25%	75%	£27,408	£29,868	£29,904	£32,363	£26,323	£28,818
30%	75%	£5,513	£8,466	£8,508	£11,460	£4,211	£7,206
35%	75%	-£16,381	-£12,937	-£12,887	-£9,444	-£17,901	-£14,407
40%	75%	-£38,275	-£34,339	-£34,283	-£30,347	-£40,011	-£36,020
45%	75%	-£60,170	-£55,742	-£55,678	-£51,250	-£62,123	-£57,632
50%	75%	-£82,363	-£77,363	-£77,291	-£72,291	-£84,569	-£79,497
10%	60%	£93.652	£95.226	£94,450	£96.025	£92.957	£93,756
15%	60%	£72,037	£74,399	£73,236	£75,597	£70,996	£72,194
20%	60%	£50,423	£53,573	£52,021	£55,169	£49,035	£50,631
25%	60%	£28,809	£32,745	£30,806	£34,741	£27,073	£29,069
30%	60%	£7,195	£11,919	£9,591	£14,314	£5,111	£7,508
35%	60%	-£14,419	-£8,909	-£11,624	-£6,114	-£16,849	-£14,055
40%	60%	-£36.033	-£29.735	-£32.839	-£26.541	-£38.811	-£35,617
45%	60%	-£57,647	-£50,563	-£54,054	-£46,969	-£60,773	-£57,179
E09/	60%	£70 £14	C71 E14	CTE AEC	CCT AEC	E92 044	£70 00£

£13,474,000

	CIL Zone	3	
	Value Area	Low	
ion			0%
n			0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£148,306	£148,306	£148,306	£148,306	£148,306	£148,306
10%	71%	£109,671	£110,590	£110,836	£111,756	£108,910	£110,075
15%	71%	£90,353	£91,733	£92,100	£93,481	£89,212	£90,959
20%	71%	£71,035	£72,875	£73,365	£75,205	£69,513	£71,843
25%	71%	£51,718	£54,017	£54,630	£56,929	£49,815	£52,728
30%	71%	£32,400	£35,159	£35,895	£38,654	£30,117	£33,612
35%	71%	£13,082	£16,301	£17,160	£20,379	£10,419	£14,496
40%	71%	-£6,338	-£2,598	-£1,601	£2,104	-£9,432	-£4,695
45%	71%	-£25,972	-£21,765	-£20,643	-£16,437	-£29,452	-£24,123
50%	71%	-£45,606	-£40,932	-£39,685	-£35,011	-£49,472	-£43,551
100%	71%	-£242,216	-£232,857	-£230,361	-£221,002	-£249,958	-£238,104
10%	75%	£109,527	£110,331	£110,750	£111,555	£108,860	£110,084
15%	75%	£90,136	£91,343	£91,972	£93,179	£89,138	£90,973
20%	75%	£70,747	£72,357	£73,194	£74,803	£69,415	£71,862
25%	75%	£51,357	£53,369	£54,416	£56,427	£49,692	£52,750
30%	75%	£31,967	£34,381	£35,637	£38,052	£29,969	£33,640
35%	75%	£12,577	£15,394	£16,859	£19,675	£10,246	£14,528
40%	75%	-£6,924	-£3,653	-£1,951	£1,299	-£9,631	-£4,658
45%	75%	-£26,631	-£22,951	-£21,036	-£17,356	-£29,677	-£24,081
50%	75%	-£46,338	-£42,248	-£40,122	-£36,032	-£49,722	-£43,505
10%	60%	£110,133	£111,420	£111,111	£112,398	£109,067	£110,046
15%	60%	£91,045	£92,976	£92,513	£94,445	£89,447	£90,916
20%	60%	£71,958	£74,534	£73,916	£76,491	£69,827	£71,784
25%	60%	£52,871	£56,091	£55,318	£58,537	£50,208	£52,654
30%	60%	£33,784	£37,647	£36,720	£40,583	£30,588	£33,524
35%	60%	£14,697	£19,204	£18,123	£22,629	£10,969	£14,394
40%	60%	-£4,461	£761	-£483	£4,675	-£8,792	-£4,814
45%	60%	-£23,861	-£17,972	-£19,385	-£13,496	-£28,734	-£24,257
50%	60%	-£43.261	-£36.717	-£38 287	-£31 744	-£48 674	-£43.701

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£697,694	-£697,694	-£697,694	-£697,694		-£697,694
10%	71%	-£736,329	-£735,410	-£735,164	-£734,244	-£737,090	-£735,925
15%	71%	-£755,647			-£752,519		-£755,041
20%	71%	-£774,965	-£773,125	-£772,635	-£770,795	-£776,487	-£774,157
25%	71%	-£794,282			-£789,071		-£793,272
30%	71%	-£813,600			-£807,346		-£812,388
35%	71%	-£832,918			-£825,621		-£831,504
40%	71%	-£852,338	-£848,598	-£847,601	-£843,896	-£855,432	-£850,695
45%	71%	-£871,972			-£862,437		-£870,123
50%	71%	-£891,606	-£886,932		-£881,011	-£895,472	-£889,551
100%	71%	-£1,088,216			-£1,067,002		-£1,084,104
10%	75%	-£736,473		-£735,250	-£734,445	-£737,140	-£735,916
15%	75%	-£755,864			-£752,821		-£755,027
20%	75%	-£775,253	-£773,643	-£772,806	-£771,197	-£776,585	-£774,138
25%	75%	-£794,643	-£792,631	-£791,584	-£789,573	-£796,308	-£793,250
30%	75%	-£814,033	-£811,619		-£807,948		-£812,360
35%	75%	-£833,423	-£830,606	-£829,141	-£826,325	-£835,754	-£831,472
40%	75%	-£852,924			-£844,701		-£850,658
45%	75%	-£872,631		-£867,036	-£863,356		-£870,081
50%	75%	-£892,338			-£882,032		-£889,505
10%	60%	-£735,867	-£734,580	-£734,889	-£733,602		-£735,954
15%	60%	-£754,955			-£751,555		-£755,084
20%	60%	-£774,042	-£771,466	-£772,084	-£769,509	-£776,173	-£774,216
25%	60%	-£793,129			-£787,463		-£793,346
30%	60%	-£812,216			-£805,417	-£815,412	-£812,476
35%	60%	-£831,303			-£823,371		-£831,606
40%	60%	-£850,461			-£841,325	-£854,792	-£850,814
45%	60%	-£869,861	-£863,972		-£859,496	-£874,734	-£870,257
50%	60%	-£889.261			-£877 744	-F894 674	-£889.701

Residual Land values compared to benchmark land values

Benchmark	Z1 -	Mediu	ım

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£531,549					
10%	71%	-£570,184		-£569,019			
15%	71%	-£589,502					-£588,896
20%	71%	-£608,820					
25%	71%	-£628,137					
30%	71%	-£647,455	-£644,696	-£643,960		-£649,738	-£646,243
35%	71%	-£666,773					
40%	71%	-£686,193	-£682,453	-£681,456			
45%	71%	-£705,827			-£696,292		
50%	71%	-£725,461	-£720,787	-£719,540	-£714,866	-£729,327	-£723,406
100%	71%	-£922,071					
10%	75%	-£570,328	-£569,524	-£569,105			
15%	75%	-£589,719					
20%	75%	-£609,108	-£607,498	-£606,661		-£610,440	
25%	75%	-£628,498			-£623,428		
30%	75%	-£647,888	-£645,474	-£644,218	-£641,803	-£649,886	-£646,215
35%	75%	-£667,278		-£662,996			
40%	75%	-£686,779	-£683,508	-£681,806	-£678,556	-£689,486	
45%	75%	-£706,486	-£702,806				-£703,936
50%	75%	-£726,193		-£719,977		-£729,577	-£723,360
10%	60%	-£569,722		-£568,744			
15%	60%	-£588,810	-£586,879	-£587,342	-£585,410	-£590,408	-£588,939
20%	60%	-£607,897					
25%	60%	-£626,984	-£623,764		-£621,318	-£629,647	
30%	60%	-£646,071	-£642,208				-£646,331
35%	60%	-£665,158					
40%	60%	-£684,316	-£679,094	-£680,338	-£675,180	-£688,647	
45%	60%	-£703,716					
50%	60%	-£723.116					

Residual Land values compared to benchmark land values

Residual Land	value
Benchmark Z1	- Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£242,283	-£242,283	-£242,283	-£242,283	-£242,283	-£242,283
10%	71%	-£280,918	-£279,998				-£280,514
15%	71%	-£300,235	-£298,856	-£298,488	-£297,108	-£301,377	-£299,630
20%	71%	-£319,554	-£317,714				-£318,745
25%	71%	-£338,871	-£336,572	-£335,959		-£340,774	-£337,861
30%	71%	-£358,189	-£355,430				-£356,976
35%	71%	-£377,506	-£374,287	-£373,429	-£370,210	-£380,170	-£376,093
40%	71%	-£396,927	-£393,187				-£395,283
45%	71%	-£416,560	-£412,354	-£411,232	-£407,026	-£420,041	-£414,712
50%	71%	-£436,195	-£431,521				-£434,140
100%	71%	-£632,804	-£623,445	-£620,950	-£611,591	-£640,547	-£628,693
10%	75%	-£281,062	-£280,257	-£279,838	-£279,034	-£281,728	-£280,505
15%	75%	-£300,453	-£299,245		-£297,409	-£301,451	-£299,616
20%	75%	-£319,842	-£318,232		-£315,786	-£321,174	-£318,727
25%	75%	-£339,232	-£337,220		-£334,162		-£337,838
30%	75%	-£358,621	-£356,208				-£356,949
35%	75%	-£378,012	-£375,195				-£376,060
40%	75%	-£397,513	-£394,242	-£392,540	-£389,289	-£400,220	-£395,246
45%	75%	-£417,220	-£413,540	-£411,625	-£407,945		-£414,670
50%	75%	-£436,927	-£432,837	-£430,711	-£426,621	-£440,310	-£434,094
10%	60%	-£280,456	-£279,168		-£278,190		-£280,543
15%	60%	-£299,544	-£297,612	-£298,076	-£296,144	-£301,141	-£299,673
20%	60%	-£318,630	-£316,055				-£318,804
25%	60%	-£337,718	-£334,498			-£340,381	-£337,935
30%	60%	-£356,805	-£352,942				-£357,065
35%	60%	-£375,891	-£371,385	-£372,466	-£367,960	-£379,620	-£376,195
40%	60%	-£395,050	-£389,828	-£391,072	-£385,914		-£395,403
45%	60%	-£414,450	-£408,561	-£409,974	-£404,084	-£419,323	-£414,846
E00/	0000	0422.040	0407.000				0404.000

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£111,360	-£111,360	-£111,360	-£111,360	-£111,360	-£111,360
10%	71%		-£149,075	-£148,830	-£147,910	-£150,755	-£149,590
15%	71%		-£167,933		-£166,185		-£168,707
20%	71%	-£188,630	-£186,791	-£186,300	-£184,461	-£190,152	-£187,822
25%	71%		-£205,649	-£205,036	-£202,736		-£206,938
30%	71%		-£224,506		-£221,011		-£226,053
35%	71%		-£243,364	-£242,506	-£239,287		-£245,170
40%	71%	-£266,004	-£262,264	-£261,267	-£257,562	-£269,097	-£264,360
45%	71%		-£281.431		-£276,102		-£283,789
50%	71%		-£300,598		-£294,677	-£309,138	-£303,217
100%	71%		-£492,522		-£480,668	-£509,624	-£497,769
10%	75%	-£150,139	-£149,334	-£148,915	-£148,111	-£150,805	-£149,582
15%	75%		-£168,322		-£166,486		-£168,693
20%	75%	-£188,919	-£187,309	-£186,472	-£184,863	-£190,251	-£187,804
25%	75%		-£206,297		-£203,238	-£209,974	-£206,915
30%	75%	-£227,698	-£225,285	-£224,028	-£221,614	-£229,696	-£226,026
35%	75%		-£244,272		-£239,991		-£245,137
40%	75%	-£266,590	-£263,319		-£258,366	-£269,296	-£264,323
45%	75%		-£282,617		-£277,021		-£283,747
50%	75%	-£306,004	-£301,914		-£295,697		-£303,171
10%	60%		-£148,245	-£148,555	-£147,267	-£150,599	-£149,620
15%	60%		-£166,689		-£165,221		-£168,750
20%	60%		-£185,132		-£183,175		-£187,881
25%	60%		-£203,575		-£201,129		-£207,011
30%	60%		-£222,019		-£219,083		-£226,142
35%	60%		-£240,462		-£237,037		-£245,272
40%	60%	-£264,127	-£258,905	-£260,149	-£254,990	-£268,458	-£264,480
45%	60%		-£277,638		-£273,161		-£283,923
50%	60%		-£296.382		-£291.409		-£303.367

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,305	-£14,305	-£14,305	-£14,305	-£14,305	-£14,305
10%	71%	-£52,940	-£52,020	-£51,775	-£50,855	-£53,700	-£52,535
15%	71%	-£72,257	-£70,878	-£70,510	-£69,130	-£73,399	-£71,652
20%	71%	-£91,575	-£89,736	-£89,245	-£87,406	-£93,097	-£90,767
25%	71%	-£110,893	-£108,594	-£107,981	-£105,681	-£112,796	-£109,883
30%	71%	-£130,211	-£127,451	-£126,716	-£123,956	-£132,493	-£128,998
35%	71%	-£149,528	-£146,309				
40%	71%	-£168,949	-£165,209	-£164,212		-£172,042	-£167,305
45%	71%	-£188,582	-£184,376				
50%	71%	-£208,216	-£203,543	-£202,296	-£197,622	-£212,083	-£206,162
100%	71%	-£404,826	-£395,467				
10%	75%	-£53,084	-£52,279	-£51,860	-£51,056	-£53,750	-£52,527
15%	75%	-£72,474	-£71,267	-£70,638	-£69,431	-£73,473	-£71,638
20%	75%	-£91,864	-£90,254	-£89,417	-£87,808	-£93,196	-£90,749
25%	75%	-£111,254	-£109,242	-£108,195	-£106,183	-£112,919	-£109,860
30%	75%	-£130,643	-£128,230	-£126,973	-£124,559	-£132,641	-£128,971
35%	75%	-£150,034	-£147,217		-£142,936		
40%	75%	-£169,535	-£166,264	-£164,562		-£172,241	-£167,268
45%	75%	-£189,242	-£185,562				
50%	75%	-£208,949	-£204,859		-£198,642	-£212,332	-£206,116
10%	60%	-£52,478	-£51,190	-£51,500	-£50,212	-£53,544	-£52,565
15%	60%	-£71,566	-£69,634	-£70,097	-£68,166	-£73,163	-£71,695
20%	60%	-£90,652	-£88,077	-£88,695	-£86,120	-£92,783	-£90,826
25%	60%	-£109,740	-£106,520	-£107,293	-£104,074	-£112,403	-£109,956
30%	60%	-£128,827	-£124,964	-£125,890	-£122,028	-£132,023	-£129,087
35%	60%	-£147,913	-£143,407	-£144,488	-£139,982	-£151,642	-£148,217
40%	60%	-£167,072	-£161,850	-£163,094	-£157,935	-£171,403	-£167,425
45%	60%	-£186,472	-£180,583	-£181,996	-£176,106		
E09/	60%	.CODE 974	£100.227	.conn.ene		C211 20E	£20£ 242

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£84,536	£84,536	£84,536	£84,536	£84,536	£84,536
10%	71%	£45,901	£46,821	£47,066	£47,986	£45,141	£46,306
15%	71%	£26,584	£27,963	£28,331	£29,711	£25,442	£27,189
20%	71%	£7,266	£9,105	£9,596	£11,435	£5,744	£8,074
25%	71%	-£12,052	-£9,753	-£9,140	-£6,840	-£13,955	-£11,042
30%	71%	-£31,370	-£28,610	-£27,875	-£25,115	-£33,652	-£30,157
35%	71%	-£50,687	-£47,468	-£46,610	-£43,391		-£49,274
40%	71%	-£70,108	-£66,368	-£65,371	-£61,666	-£73,201	-£68,464
45%	71%	-£89,741	-£85,535	-£84,413	-£80,206		-£87,893
50%	71%	-£109,375	-£104,702	-£103,455	-£98,781	-£113,242	-£107,321
100%	71%	-£305,985					
10%	75%	£45,757	£46,562	£46,981	£47,785	£45,091	£46,314
15%	75%	£26,367	£27,574	£28,203	£29,410	£25,368	£27,203
20%	75%	£6,977	£8,587	£9,424	£11,033	£5,645	£8,092
25%	75%	-£12,413	-£10,401	-£9,354	-£7,342	-£14,078	-£11,019
30%	75%	-£31,802	-£29,389	-£28,132	-£25,718	-£33,800	-£30,130
35%	75%	-£51,193	-£48,376	-£46,911	-£44,095	-£53,523	-£49,241
40%	75%	-£70,694	-£67,423	-£65,721	-£62,470	-£73,400	-£68,427
45%	75%	-£90,401	-£86,721	-£84,806	-£81,125	-£93,446	-£87,851
50%	75%	-£110,108	-£106,018	-£103,891	-£99,801	-£113,491	-£107,275
10%	60%	£46,363	£47,651	£47,341	£48,629	£45,297	£46,276
15%	60%	£27,275	£29,207	£28,744	£30,675	£25,678	£27,146
20%	60%	£8,189	£10,764	£10,146	£12,721	£6,058	£8,015
25%	60%	-£10,899	-£7,679	-£8,452	-£5,233	-£13,562	-£11,115
30%	60%	-£29,986	-£26,123	-£27,049	-£23,187	-£33,182	-£30,246
35%	60%	-£49,072	-£44,566	-£45,647	-£41,141	-£52,801	-£49,376
40%	60%	-£68,231	-£63,009	-£64,253	-£59,094	-£72,562	-£68,584
45%	60%	-£87,631	-£81,742		-£77,265	-£92,504	-£88,027
E09/	60%	£107 020	£100 49£	£102.0E7	COE E12	£112 AAA	£107.471

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£114,358	-£114,358	-£114,358	-£114,358	-£114,358	-£114,358
10%	71%	-£152,994	-£152,074			-£153,754	
15%	71%	-£172,311	-£170,932	-£170,564			
20%	71%	-£191,629	-£189,789				
25%	71%	-£210,946	-£208,647	-£208,034			-£209,936
30%	71%	-£230,265	-£227,505			-£232,547	
35%	71%	-£249,582	-£246,363				
40%	71%	-£269,002	-£265,263	-£264,265		-£272,096	-£267,359
45%	71%	-£288,636	-£284,429				
50%	71%	-£308,270	-£303,596	-£302,349		-£312,136	-£306,216
100%	71%	-£504,880	-£495,521				
10%	75%	-£153,137	-£152,333	-£151,914	-£151,109	-£153,804	
15%	75%	-£172,528	-£171,321				
20%	75%	-£191,918	-£190,308	-£189,470	-£187,861	-£193,249	-£190,802
25%	75%	-£211,307	-£209,295			-£212,972	-£209,914
30%	75%	-£230,697	-£228,283			-£232,695	-£229,024
35%	75%	-£250,087	-£247,270			-£252,418	-£248,136
40%	75%	-£269,589	-£266,317	-£264,615	-£261,365	-£272,295	
45%	75%	-£289,295	-£285,615				-£286,746
50%	75%	-£309,002	-£304,912	-£302,786	-£298,696	-£312,386	-£306,170
10%	60%	-£152,531	-£151,244				-£152,618
15%	60%	-£171,619	-£169,688				
20%	60%	-£190,706	-£188,131	-£188,749	-£186,174	-£192,837	-£190,880
25%	60%	-£209,793	-£206,574				
30%	60%	-£228,880	-£225,017	-£225,944	-£222,081	-£232,076	-£229,140
35%	60%	-£247,967	-£243,460			-£251,696	
40%	60%	-£267,126	-£261,903				
45%	60%	-£286,525	-£280,636			-£291,398	-£286,922
50%	60%	-£305.925	-£299.381				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£21,650	£21,650	£21,650	£21,650	£21,650	£21,650
10%	71%	-£16,985	-£16,065	-£15,820	-£14,900	-£17,745	-£16,580
15%	71%	-£36,302	-£34,923	-£34,555	-£33,175	-£37,444	-£35,697
20%	71%	-£55,620	-£53,781	-£53,290	-£51,451	-£57,142	-£54,812
25%	71%	-£74,938	-£72,639	-£72,026	-£69,726	-£76,841	-£73,928
30%	71%	-£94,256	-£91,496	-£90,761	-£88,001	-£96,538	-£93,043
35%	71%	-£113,573	-£110,354	-£109,496	-£106,277	-£116,237	-£112,160
40%	71%	-£132,994	-£129,254	-£128,257	-£124,552	-£136,087	-£131,350
45%	71%	-£152,627	-£148,421	-£147,299	-£143,092	-£156,107	-£150,779
50%	71%	-£172,261	-£167,588				-£170,207
100%	71%	-£368,871	-£359,512	-£357,017	-£347,658	-£376,614	-£364,759
10%	75%	-£17,129	-£16,324	-£15,905	-£15,101	-£17,795	-£16,572
15%	75%	-£36,519	-£35,312	-£34,683	-£33,476	-£37,518	-£35,683
20%	75%	-£55,909	-£54,299	-£53,462	-£51,853	-£57,241	-£54,794
25%	75%	-£75,299	-£73,287	-£72,240	-£70,228	-£76,964	-£73,905
30%	75%	-£94,688	-£92,275	-£91,018	-£88,604	-£96,686	-£93,016
35%	75%	-£114,079	-£111,262	-£109,797	-£106,981	-£116,409	-£112,127
40%	75%	-£133,580	-£130,309	-£128,607	-£125,356	-£136,286	-£131,313
45%	75%	-£153,287	-£149,607	-£147,692	-£144,011	-£156,332	-£150,737
50%	75%	-£172,994	-£168,904				-£170,161
10%	60%	-£16,523	-£15,235	-£15,545	-£14,257	-£17,589	-£16,610
15%	60%	-£35,611	-£33,679	-£34,142	-£32,211	-£37,208	-£35,740
20%	60%	-£54,697	-£52,122	-£52,740	-£50,165	-£56,828	-£54,871
25%	60%	-£73,785	-£70,565	-£71,338	-£68,119	-£76,448	-£74,001
30%	60%	-£92,872	-£89,009	-£89,935	-£86,073	-£96,068	-£93,132
35%	60%	-£111,958	-£107,452	-£108,533	-£104,027	-£115,687	-£112,262
40%	60%	-£131,117	-£125,895	-£127,139	-£121,980	-£135,448	-£131,470
45%	60%	-£150,517	-£144,628	-£146,041	-£140,151	-£155,390	-£150,913
50%	60%	-£169.916	-£163.372		-£158.399		-£170.357

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£84,536	£84,536	£84,536	£84,536	£84,536	£84,536
10%	71%	£45,901	£46,821	£47,066	£47,986	£45,141	£46,306
15%	71%	£26,584	£27,963	£28,331	£29,711	£25,442	£27,189
20%	71%	£7,266	£9,105	£9,596	£11,435	£5,744	£8,074
25%	71%	-£12,052	-£9,753	-£9,140	-£6,840	-£13,955	-£11,042
30%	71%	-£31,370	-£28,610	-£27,875	-£25,115	-£33,652	-£30,157
35%	71%	-£50,687	-£47,468	-£46,610	-£43,391	-£53,351	-£49,274
40%	71%	-£70,108	-£66,368	-£65,371	-£61,666	-£73,201	-£68,464
45%	71%	-£89,741	-£85,535	-£84,413	-£80,206	-£93,221	-£87,893
50%	71%	-£109,375	-£104,702	-£103,455	-£98,781	-£113,242	-£107,321
100%	71%	-£305,985	-£296,626				
10%	75%	£45,757	£46,562	£46,981	£47,785	£45,091	£46,314
15%	75%	£26,367	£27,574	£28,203	£29,410	£25,368	£27,203
20%	75%	£6,977	£8,587	£9,424	£11,033	£5,645	£8,092
25%	75%	-£12,413	-£10,401	-£9,354	-£7,342	-£14,078	-£11,019
30%	75%	-£31,802	-£29,389	-£28,132	-£25,718	-£33,800	-£30,130
35%	75%	-£51,193	-£48,376	-£46,911	-£44,095		-£49,241
40%	75%	-£70,694	-£67,423	-£65,721	-£62,470	-£73,400	-£68,427
45%	75%	-£90,401	-£86,721	-£84,806	-£81,125	-£93,446	-£87,851
50%	75%	-£110,108	-£106,018	-£103,891	-£99,801	-£113,491	-£107,275
10%	60%	£46,363	£47,651	£47,341	£48,629	£45,297	£46,276
15%	60%	£27,275	£29,207	£28,744	£30,675	£25,678	£27,146
20%	60%	£8,189	£10,764	£10,146	£12,721	£6,058	£8,015
25%	60%	-£10,899	-£7,679	-£8,452	-£5,233	-£13,562	-£11,115
30%	60%	-£29,986	-£26,123	-£27,049	-£23,187	-£33,182	-£30,246
35%	60%	-£49,072	-£44,566	-£45,647	-£41,141	-£52,801	-£49,376
40%	60%	-£68,231	-£63,009	-£64,253	-£59,094	-£72,562	-£68,584
45%	60%	-£87,631	-£81,742	-£83,155	-£77,265	-£92,504	-£88,027
50%	60%	-£107.030	-£100.486	-£102.057	-£95.513	-£112.444	-£107.471

£13,474,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,097,744	£2,097,744	£2,097,744	£2,097,744	£2,097,744	£2,097,744
10%	71%	£1,833,365	£1,836,733	£1,833,576	£1,836,945	£1,833,864	£1,834,074
15%	71%	£1,701,175	£1,706,229	£1,701,492	£1,706,545	£1,701,923	£1,702,239
20%	71%	£1,568,986	£1,575,724	£1,569,407	£1,576,145	£1,569,983	£1,570,404
25%	71%	£1,436,796	£1,445,219	£1,437,323	£1,445,745	£1,438,042	£1,438,570
30%	71%	£1,304,607	£1,314,714	£1,305,239	£1,315,347	£1,306,103	£1,306,735
35%	71%	£1,172,417	£1,184,208	£1,173,155	£1,184,947	£1,174,163	£1,174,900
40%	71%	£1.040.228	£1.053.704	£1.041.071	£1.054.547	£1.042.222	£1.043.066
45%	71%	£908,038	£923,199	£908,987	£924,147	£910,282	£911,230
50%	71%	£775.849	£792.694	£776.902	£793.748	£778.341	£779.395
100%	71%	-£555,602	-£521,323	-£553,458	-£519,178	-£550,530	-£548,385
10%	75%	£1.833.191	£1.836.139	£1.833.413	£1.836.361	£1.833.627	£1.833.849
15%	75%	£1.700.915	£1.705.336	£1.701.247	£1.705.668	£1.701.569	£1.701.901
20%	75%	£1.568.638	£1.574.534	£1.569.081	£1.574.977	£1,569,510	£1.569.953
25%	75%	£1,436,362	£1,443,731	£1.436.915	£1.444.285	£1,437,453	£1.438.005
30%	75%	£1,304,085	£1.312.929	£1.304.749	£1.313.592	£1,305,394	£1,306,058
35%	75%	£1.171.809	£1.182.126	£1.172.584	£1.182.901	£1.173.336	£1.174.110
40%	75%	£1.039.532	£1.051.324	£1.040.418	£1.052.209	£1.041.277	£1.042.162
45%	75%	£907.255	£920.521	£908.252	£921.517	£909.219	£910.214
50%	75%	£774.979	£789.719	£776.086	£790.825	£777.160	£778.268
10%	60%	£1.833.922	£1.838.637	£1.834.098	£1.838.815	£1.834.619	£1.834.796
15%	60%	£1.702.010	£1.709.085	£1.702.276	£1.709.350	£1.703.057	£1,703,322
20%	60%	£1.570.098	£1.579.532	£1.570.453	£1.579.885	£1.571.495	£1,571,849
25%	60%	£1,438,187	£1,449,979	£1.438.630	£1.450.421	£1,439,933	£1,440,374
30%	60%	£1,306,275	£1,320,426	£1,306,807	£1,320,957	£1,308,370	£1,308,901
35%	60%	£1.174.365	£1.190.872	£1.174.984	£1.191.492	£1.176.808	£1,177,427
40%	60%	£1.042.453	£1.061.320	£1.043.162	£1.062.028	£1.045.245	£1.045.953
45%	60%	£910.542	£931.767	£911.339	£932.563	£913.682	£914.479
50%	60%	£778 630	£802 213	£779.515	£803.099	£782 120	£783,006

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£62,256	-£62,256	-£62,256	-£62,256	-£62,256	-£62,256
10%	71%	-£326,635	-£323,267	-£326,424	-£323,055	-£326,136	-£325,926
15%	71%		-£453,771		-£453,455		
20%	71%	-£591,014	-£584,276	-£590,593	-£583,855	-£590,017	-£589,596
25%	71%		-£714,781		-£714,255		
30%	71%		-£845,286		-£844,653		
35%	71%		-£975,792		-£975,053		
40%	71%	-£1,119,772	-£1,106,296	-£1,118,929	-£1,105,453		-£1,116,934
45%	71%	-£1,251,962	-£1,236,801		-£1,235,853		
50%	71%	-£1,384,151	-£1,367,306	-£1,383,098	-£1,366,252		-£1,380,605
100%	71%		-£2,681,323		-£2,679,178		
10%	75%	-£326,809	-£323,861	-£326,587	-£323,639	-£326,373	-£326,151
15%	75%		-£454,664		-£454,332		
20%	75%	-£591,362	-£585,466	-£590,919	-£585,023	-£590,490	-£590,047
25%	75%	-£723,638	-£716,269		-£715,715	-£722,547	
30%	75%		-£847,071		-£846,408	-£854,606	
35%	75%		-£977,874	-£987,416	-£977,099	-£986,664	-£985,890
40%	75%		-£1,108,676		-£1,107,791		
45%	75%	-£1,252,745	-£1,239,479	-£1,251,748	-£1,238,483	-£1,250,781	-£1,249,786
50%	75%		-£1,370,281	-£1,383,914	-£1,369,175	-£1,382,840	
10%	60%	-£326,078	-£321,363	-£325,902	-£321,185	-£325,381	-£325,204
15%	60%	-£457,990	-£450,915	-£457,724	-£450,650	-£456,943	-£456,678
20%	60%	-£589,902	-£580,468	-£589,547	-£580,115		
25%	60%		-£710,021		-£709,579		
30%	60%		-£839,574		-£839,043		
35%	60%		-£969,128		-£968,508		
40%	60%	-£1,117,547	-£1,098,680		-£1,097,972	-£1,114,755	-£1,114,047
45%	60%		-£1,228,233		-£1,227,437		
50%	60%		-£1.357.787		-£1 356 901		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£361,944	£361,944	£361,944	£361,944	£361,944	£361,944
10%	71%	£97.565	£100.933	£97.776	£101.145	£98.064	£98,274
15%	71%	-£34,625	-£29,571	-£34,308	-£29,255	-£33,877	-£33,561
20%	71%	-£166.814	-£160.076	-£166.393	-£159.655	-£165.817	-£165.396
25%	71%	-£299,004	-£290,581	-£298,477	-£290,055	-£297,758	-£297,230
30%	71%						
35%	71%						
40%	71%	-£695,572					-£692.734
45%	71%						
50%	71%		-£943.106				
100%	71%						
10%	75%	£97.391	£100.339	£97.613	£100.561	£97.827	£98.049
15%	75%	-£34.885	-£30.464	-£34.553	-£30.132	-£34.231	-£33.899
20%	75%	-£167,162	-£161.266	-£166.719	-£160.823	-£166.290	-£165.847
25%	75%	-£299.438	-£292.069	-£298.885	-£291.515	-£298.347	-£297.795
30%	75%				-£422,208	-£430,406	-£429,742
35%	75%		-£553.674				
40%	75%						
45%	75%						
50%	75%			-£959,714			
10%	60%	£98.122	£102.837	£98.298	£103.015	£98.819	£98.996
15%	60%	-£33,790	-£26,715	-£33,524	-£26,450	-£32,743	-£32,478
20%	60%	-£165,702	-£156.268	-£165.347	-£155.915	-£164.305	-£163.951
25%	60%	-£297,613	-£285,821	-£297,170	-£285,379	-£295,867	-£295,426
30%	60%		-£415.374				
35%	60%		-£544,928		-£544,308		-£558,373
40%	60%		-£674.480		-£673,772		-£689.847
45%	60%		-£804,033		-£803,237		-£821,321
50%	60%		-£933.587		-£932.701		-£952,794

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,100,496	£1,100,496	£1,100,496	£1,100,496	£1,100,496	£1,100,496
10%	71%	£836,117	£839,485	£836,328	£839,697	£836,616	£836,826
15%	71%	£703,927	£708,981	£704,244	£709,297	£704,675	£704,991
20%	71%	£571,738	£578,476	£572,159	£578,897	£572,735	£573,156
25%	71%	£439,548	£447,971	£440,075	£448,497	£440,794	£441,322
30%	71%	£307,359	£317,466	£307,991	£318,099	£308,855	£309,487
35%	71%	£175,169	£186,960	£175,907	£187,699	£176,915	£177,652
40%	71%	£42,980	£56,456	£43,823	£57,299	£44,974	£45,818
45%	71%	-£89,210	-£74,049	-£88,261	-£73,101	-£86,966	-£86,018
50%	71%	-£221,399	-£204,554	-£220,346	-£203,500	-£218,907	-£217,853
100%	71%	-£1,552,850	-£1,518,571	-£1,550,706	-£1,516,426	-£1,547,778	-£1,545,633
10%	75%	£835,943	£838,891	£836,165	£839,113	£836,379	£836,601
15%	75%	£703,667	£708,088	£703,999	£708,420	£704,321	£704,653
20%	75%	£571,390	£577,286	£571,833	£577,729	£572,262	£572,705
25%	75%	£439,114	£446,483	£439,667	£447,037	£440,205	£440,757
30%	75%	£306,837	£315,681	£307,501	£316,344	£308,146	£308,810
35%	75%	£174,561	£184,878	£175,336	£185,653	£176,088	£176,862
40%	75%	£42,284	£54,076	£43,170	£54,961	£44,029	£44,914
45%	75%	-£89,993	-£76,727	-£88,996	-£75,731	-£88,029	-£87,034
50%	75%	-£222,269	-£207,529	-£221,162	-£206,423	-£220,088	-£218,980
10%	60%	£836,674	£841,389	£836,850	£841,567	£837,371	£837,548
15%	60%	£704,762	£711,837	£705,028	£712,102	£705,809	£706,074
20%	60%	£572,850	£582,284	£573,205	£582,637	£574,247	£574,601
25%	60%	£440,939	£452,731	£441,382	£453,173	£442,685	£443,126
30%	60%	£309,027	£323,178	£309,559	£323,709	£311,122	£311,653
35%	60%	£177,117	£193,624	£177,736	£194,244	£179,560	£180,179
40%	60%	£45,205	£64,072	£45,914	£64,780	£47,997	£48,705
45%	60%	-£86,706	-£65,481	-£85,909	-£64,685	-£83,566	-£82,769
50%	60%	-£218.618	-£195.035	-£217.733	-£194.149	-£215.128	-£214.242

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,434,768	£1,434,768	£1,434,768	£1,434,768	£1,434,768	£1,434,768
10%	71%	£1,170,389	£1,173,757	£1,170,600	£1,173,969	£1,170,888	£1,171,098
15%	71%	£1,038,199	£1,043,253	£1,038,516	£1,043,569	£1,038,947	£1,039,263
20%	71%	£906,010	£912,748	£906,431	£913,169	£907,007	£907,428
25%	71%	£773,820	£782,243	£774,347	£782,769	£775,066	£775,594
30%	71%	£641,631	£651,738	£642,263	£652,371	£643,127	£643,759
35%	71%	£509,441	£521,232	£510,179	£521,971	£511,187	£511,924
40%	71%	£377,252	£390,728	£378,095	£391,571	£379,246	£380,090
45%	71%	£245,062	£260,223	£246,011	£261,171	£247,306	£248,254
50%	71%	£112,873	£129,718	£113,926	£130,772	£115,365	£116,419
100%	71%	-£1,218,578	-£1,184,299	-£1,216,434	-£1,182,154	-£1,213,506	-£1,211,361
10%	75%	£1,170,215	£1,173,163	£1,170,437	£1,173,385	£1,170,651	£1,170,873
15%	75%	£1,037,939	£1,042,360	£1,038,271	£1,042,692	£1,038,593	£1,038,925
20%	75%	£905,662	£911,558	£906,105	£912,001	£906,534	£906,977
25%	75%	£773,386	£780,755	£773,939	£781,309	£774,477	£775,029
30%	75%	£641,109	£649,953	£641,773	£650,616	£642,418	£643,082
35%	75%	£508,833	£519,150	£509,608	£519,925	£510,360	£511,134
40%	75%	£376,556	£388,348	£377,442	£389,233	£378,301	£379,186
45%	75%	£244,279	£257,545	£245,276	£258,541	£246,243	£247,238
50%	75%	£112,003	£126,743	£113,110	£127,849	£114,184	£115,292
10%	60%	£1,170,946	£1,175,661	£1,171,122	£1,175,839	£1,171,643	£1,171,820
15%	60%	£1,039,034	£1,046,109	£1,039,300	£1,046,374	£1,040,081	£1,040,346
20%	60%	£907,122	£916,556	£907,477	£916,909	£908,519	£908,873
25%	60%	£775,211	£787,003	£775,654	£787,445	£776,957	£777,398
30%	60%	£643,299	£657,450	£643,831	£657,981	£645,394	£645,925
35%	60%	£511,389	£527,896	£512,008	£528,516	£513,832	£514,451
40%	60%	£379,477	£398,344	£380,186	£399,052	£382,269	£382,977
45%	60%	£247,566	£268,791	£248,363	£269,587	£250,706	£251,503
50%	60%	£115,654	£139,237	£116,539	£140,123	£119,144	£120,030

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,682,568	£1,682,568	£1,682,568	£1,682,568	£1,682,568	£1,682,568
10%	71%	£1,418,189	£1,421,557	£1,418,400	£1,421,769	£1,418,688	£1,418,898
15%	71%	£1,285,999	£1,291,053	£1,286,316	£1,291,369	£1,286,747	£1,287,063
20%	71%	£1,153,810	£1,160,548	£1,154,231	£1,160,969	£1,154,807	£1,155,228
25%	71%	£1,021,620	£1,030,043	£1,022,147	£1,030,569	£1,022,866	£1,023,394
30%	71%	£889,431	£899,538	£890,063	£900,171	£890,927	£891,559
35%	71%	£757,241	£769,032	£757,979	£769,771	£758,987	£759,724
40%	71%	£625,052	£638,528	£625,895	£639,371	£627,046	£627,890
45%	71%	£492,862	£508,023	£493,811	£508,971	£495,106	£496,054
50%	71%	£360,673	£377,518	£361,726	£378,572	£363,165	£364,219
100%	71%		-£936,499				-£963,561
10%	75%	£1,418,015	£1,420,963	£1,418,237	£1,421,185	£1,418,451	£1,418,673
15%	75%	£1,285,739	£1,290,160	£1,286,071	£1,290,492	£1,286,393	£1,286,725
20%	75%	£1,153,462	£1,159,358	£1,153,905	£1,159,801	£1,154,334	£1,154,777
25%	75%	£1,021,186	£1,028,555	£1,021,739	£1,029,109	£1,022,277	£1,022,829
30%	75%	£888,909	£897,753	£889,573	£898,416	£890,218	£890,882
35%	75%	£756,633	£766,950	£757,408	£767,725	£758,160	£758,934
40%	75%	£624,356	£636,148	£625,242	£637,033	£626,101	£626,986
45%	75%	£492,079	£505,345	£493,076	£506,341	£494,043	£495,038
50%	75%	£359,803	£374,543	£360,910	£375,649	£361,984	£363,092
10%	60%	£1,418,746	£1,423,461	£1,418,922	£1,423,639	£1,419,443	£1,419,620
15%	60%	£1,286,834	£1,293,909	£1,287,100	£1,294,174	£1,287,881	£1,288,146
20%	60%	£1,154,922	£1,164,356	£1,155,277	£1,164,709	£1,156,319	£1,156,673
25%	60%	£1,023,011	£1,034,803	£1,023,454	£1,035,245	£1,024,757	£1,025,198
30%	60%	£891,099	£905,250	£891,631	£905,781	£893,194	£893,725
35%	60%	£759,189	£775,696	£759,808	£776,316	£761,632	£762,251
40%	60%	£627,277	£646,144	£627,986	£646,852	£630,069	£630,777
45%	60%	£495,366	£516,591	£496,163	£517,387	£498,506	£499,303
50%	60%	£363,454	£387.037	£364.339	£387,923	£366,944	£367.830

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,934,928	£1,934,928	£1,934,928	£1,934,928	£1,934,928	£1,934,928
10%	71%	£1,670,549	£1,673,917	£1,670,760	£1,674,129	£1,671,048	£1,671,258
15%	71%	£1,538,359	£1,543,413	£1,538,676	£1,543,729	£1,539,107	£1,539,423
20%	71%	£1,406,170	£1,412,908	£1,406,591	£1,413,329	£1,407,167	£1,407,588
25%	71%	£1,273,980	£1,282,403	£1,274,507	£1,282,929	£1,275,226	£1,275,754
30%	71%	£1,141,791	£1,151,898	£1,142,423	£1,152,531	£1,143,287	£1,143,919
35%	71%	£1,009,601	£1,021,392	£1,010,339	£1,022,131	£1,011,347	£1,012,084
40%	71%	£877,412	£890,888	£878,255	£891,731	£879,406	£880,250
45%	71%	£745,222	£760,383	£746,171	£761,331	£747,466	£748,414
50%	71%	£613,033	£629,878	£614,086	£630,932	£615,525	£616,579
100%	71%	-£718.418		-£716.274	-£681.994	-£713.346	
10%	75%	£1,670,375	£1,673,323	£1,670,597	£1,673,545	£1,670,811	£1,671,033
15%	75%	£1.538.099	£1.542.520	£1.538.431	£1.542.852	£1.538.753	£1,539,085
20%	75%	£1,405,822	£1,411,718	£1,406,265	£1,412,161	£1,406,694	£1,407,137
25%	75%	£1.273.546	£1,280,915	£1,274,099	£1,281,469	£1,274,637	£1,275,189
30%	75%	£1,141,269	£1,150,113	£1,141,933	£1,150,776	£1,142,578	£1,143,242
35%	75%	£1.008.993	£1.019.310	£1.009.768	£1.020.085	£1.010.520	£1.011.294
40%	75%	£876,716	£888,508	£877,602	£889,393	£878,461	£879,346
45%	75%	£744.439	£757.705	£745.436	£758,701	£746.403	£747.398
50%	75%	£612,163	£626,903	£613,270	£628,009	£614,344	£615,452
10%	60%	£1,671,106	£1,675,821	£1,671,282	£1,675,999	£1,671,803	£1,671,980
15%	60%	£1,539,194	£1,546,269	£1,539,460	£1,546,534	£1,540,241	£1,540,506
20%	60%	£1,407,282	£1,416,716	£1,407,637	£1,417,069	£1,408,679	£1,409,033
25%	60%	£1,275,371	£1,287,163	£1,275,814	£1,287,605	£1,277,117	£1,277,558
30%	60%	£1,143,459	£1,157,610	£1,143,991	£1,158,141	£1,145,554	£1,146,085
35%	60%	£1,011,549	£1,028,056	£1,012,168	£1,028,676	£1,013,992	£1,014,611
40%	60%	£879,637	£898,504	£880,346	£899,212	£882,429	£883,137
45%	60%	£747,726	£768,951	£748,523	£769,747	£750,866	£751,663
50%	60%	£615.814	£639.397	£616.699	£640,283	£619.304	£620.190

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,427,112	£1,427,112	£1,427,112	£1,427,112	£1,427,112	£1,427,112
10%	71%	£1,162,733	£1,166,101	£1,162,944	£1,166,313	£1,163,232	£1,163,442
15%	71%	£1,030,543	£1,035,597	£1,030,860	£1,035,913	£1,031,291	£1,031,607
20%	71%	£898,354	£905,092	£898,775	£905,513	£899,351	£899,772
25%	71%	£766,164	£774,587	£766,691	£775,113	£767,410	£767,938
30%	71%	£633,975	£644,082	£634,607	£644,715	£635,471	£636,103
35%	71%	£501,785	£513,576	£502,523	£514,315	£503,531	£504,268
40%	71%	£369,596	£383,072	£370,439	£383,915	£371,590	£372,434
45%	71%	£237,406	£252,567	£238,355	£253,515	£239,650	£240,598
50%	71%	£105,217	£122,062	£106,270	£123,116	£107,709	£108,763
100%	71%		-£1,191,955				
10%	75%	£1,162,559	£1,165,507	£1,162,781	£1,165,729	£1,162,995	£1,163,217
15%	75%	£1,030,283	£1,034,704	£1,030,615	£1,035,036	£1,030,937	£1,031,269
20%	75%	£898,006	£903,902	£898,449	£904,345	£898,878	£899,321
25%	75%	£765,730	£773,099	£766,283	£773,653	£766,821	£767,373
30%	75%	£633,453	£642,297	£634,117	£642,960	£634,762	£635,426
35%	75%	£501,177	£511,494	£501,952	£512,269	£502,704	£503,478
40%	75%	£368,900	£380,692	£369,786	£381,577	£370,645	£371,530
45%	75%	£236,623	£249,889	£237,620	£250,885	£238,587	£239,582
50%	75%	£104,347	£119,087	£105,454	£120,193	£106,528	£107,636
10%	60%	£1,163,290	£1,168,005	£1,163,466	£1,168,183	£1,163,987	£1,164,164
15%	60%	£1,031,378	£1,038,453	£1,031,644	£1,038,718	£1,032,425	£1,032,690
20%	60%	£899,466	£908,900	£899,821	£909,253	£900,863	£901,217
25%	60%	£767,555	£779,347	£767,998	£779,789	£769,301	£769,742
30%	60%	£635,643	£649,794	£636,175	£650,325	£637,738	£638,269
35%	60%	£503,733	£520,240	£504,352	£520,860	£506,176	£506,795
40%	60%	£371,821	£390,688	£372,530	£391,396	£374,613	£375,321
45%	60%	£239,910	£261,135	£240,707	£261,931	£243,050	£243,847
50%	60%	£107,998	£131,581	£108,883	£132,467	£111,488	£112,374

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£1.774.368	£1.774.368	£1.774.368	£1.774.368	£1.774.368	£1,774,368
10%	71%	£1,509,989	£1,513,357	£1,510,200	£1,513,569	£1,510,488	£1,510,698
15%	71%	£1,377,799	£1,382,853	£1,378,116	£1,383,169	£1,378,547	£1,378,863
20%	71%	£1,245,610	£1,252,348	£1,246,031	£1,252,769	£1,246,607	£1,247,028
25%	71%	£1,113,420	£1,121,843	£1,113,947	£1,122,369	£1,114,666	£1,115,194
30%	71%	£981,231	£991,338	£981,863	£991,971	£982,727	£983,359
35%	71%	£849,041	£860,832	£849,779	£861,571	£850,787	£851,524
40%	71%	£716,852	£730,328	£717,695	£731,171	£718,846	£719,690
45%	71%	£584,662	£599,823	£585,611	£600,771	£586,906	£587,854
50%	71%	£452,473	£469,318	£453,526	£470,372	£454,965	£456,019
100%	71%	-£878,978	-£844,699	-£876,834	-£842,554	-£873,906	-£871,761
10%	75%	£1,509,815	£1,512,763	£1,510,037	£1,512,985	£1,510,251	£1,510,473
15%	75%	£1,377,539	£1,381,960	£1,377,871	£1,382,292	£1,378,193	£1,378,525
20%	75%	£1,245,262	£1,251,158	£1,245,705	£1,251,601	£1,246,134	£1,246,577
25%	75%	£1,112,986	£1,120,355	£1,113,539	£1,120,909	£1,114,077	£1,114,629
30%	75%	£980.709	£989.553	£981.373	£990.216	£982.018	£982.682
35%	75%	£848.433	£858.750	£849.208	£859.525	£849.960	£850.734
40%	75%	£716.156	£727.948	£717.042	£728.833	£717.901	£718,786
45%	75%	£583.879	£597.145	£584.876	£598.141	£585.843	£586,838
50%	75%	£451.603	£466.343	£452,710	£467,449	£453.784	£454,892
10%	60%	£1.510.546	£1.515.261	£1.510.722	£1.515.439	£1.511.243	£1.511.420
15%	60%	£1,378,634	£1,385,709	£1.378.900	£1.385.974	£1,379,681	£1,379,946
20%	60%	£1.246.722	£1,256,156	£1.247.077	£1.256.509	£1,248,119	£1,248,473
25%	60%	£1,114,811	£1.126.603	£1.115.254	£1.127.045	£1.116.557	£1,116,998
30%	60%	£982,899	£997,050	£983,431	£997,581	£984,994	£985,525
35%	60%	£850.989	£867,496	£851.608	£868.116	£853.432	£854.051
40%	60%	£719.077	£737.944	£719.786	£738.652	£721.869	£722,577
45%	60%	£587.166	£608.391	£587.963	£609.187	£590.306	£591,103
F09/	60%	CASE SEA	£470.027	C4EC 120	£470.722	£459.744	£450 630

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£1,934,928	£1,934,928	£1,934,928	£1,934,928	£1,934,928	£1,934,928
10%	71%	£1,670,549	£1,673,917	£1,670,760	£1,674,129	£1,671,048	£1,671,258
15%	71%	£1,538,359	£1,543,413	£1,538,676	£1,543,729	£1,539,107	£1,539,423
20%	71%	£1,406,170	£1,412,908	£1.406.591	£1.413.329	£1,407,167	£1,407,588
25%	71%	£1,273,980	£1,282,403	£1,274,507	£1,282,929	£1,275,226	£1,275,754
30%	71%	£1,141,791	£1,151,898	£1,142,423	£1,152,531	£1,143,287	£1,143,919
35%	71%	£1,009,601	£1,021,392	£1,010,339	£1,022,131	£1,011,347	£1,012,084
40%	71%	£877.412	£890.888	£878.255	£891.731	£879.406	£880.250
45%	71%	£745,222	£760,383	£746,171	£761,331	£747,466	£748,414
50%	71%	£613.033	£629.878	£614.086	£630.932	£615.525	£616.579
100%	71%	-£718,418	-£684,139	-£716,274	-£681,994	-£713,346	-£711,201
10%	75%	£1.670.375	£1.673.323	£1.670.597	£1.673.545	£1.670.811	£1,671,033
15%	75%	£1,538,099	£1,542,520	£1,538,431	£1,542,852	£1,538,753	£1,539,085
20%	75%	£1.405.822	£1,411,718	£1,406,265	£1.412.161	£1,406,694	£1,407,137
25%	75%	£1,273,546	£1,280,915	£1,274,099	£1.281.469	£1,274,637	£1,275,189
30%	75%	£1.141.269	£1.150.113	£1.141.933	£1.150.776	£1.142.578	£1,143,242
35%	75%	£1.008.993	£1.019.310	£1,009,768	£1.020.085	£1.010.520	£1.011.294
40%	75%	£876.716	£888.508	£877.602	£889.393	£878.461	£879.346
45%	75%	£744,439	£757,705	£745,436	£758,701	£746,403	£747,398
50%	75%	£612.163	£626,903	£613.270	£628.009	£614,344	£615,452
10%	60%	£1.671.106	£1.675.821	£1.671.282	£1.675.999	£1,671,803	£1,671,980
15%	60%	£1.539.194	£1.546.269	£1.539.460	£1.546.534	£1.540.241	£1,540,506
20%	60%	£1,407,282	£1,416,716	£1.407.637	£1.417.069	£1,408,679	£1,409,033
25%	60%	£1,275,371	£1,287,163	£1,275,814	£1,287,605	£1,277,117	£1,277,558
30%	60%	£1.143.459	£1.157.610	£1.143.991	£1.158.141	£1.145.554	£1,146,085
35%	60%	£1.011.549	£1.028.056	£1.012.168	£1.028.676	£1.013.992	£1.014.611
40%	60%	£879.637	£898.504	£880.346	£899.212	£882,429	£883.137
45%	60%	£747.726	£768.951	£748.523	£769.747	£750.866	£751.663
50%	60%	£615.814	£630 307	£616.699	£640.283	£619 304	£620 190

£13,474,000

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

SR and LLR

LAR and LLR

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,096,589	£1,096,589	£1,096,589	£1,096,589	£1,096,589	£1,096,589
10%	71%	£932,185	£935,555	£932,537	£935,906	£932,664	£933,015
15%	71%	£849,983	£855,037	£850,511	£855,564	£850,700	£851,227
20%	71%	£767,782	£774,519	£768,484	£775,222	£768,737	£769,440
25%	71%	£685,579	£694,002	£686,457	£694,881	£686,773	£687,652
30%	71%	£603,377	£613,484	£604,431	£614,538	£604,810	£605,864
35%	71%	£521,174	£532,966	£522,405	£534,196	£522,846	£524,077
40%	71%	£438,973	£452,449	£440,378	£453,854	£440,884	£442,289
45%	71%	£356,771	£371,931	£358,352	£373,512	£358,921	£360,501
50%	71%	£274,568	£291,414	£276,325	£293,171	£276,957	£278,714
100%	71%	-£557,033	-£522,753	-£553,458	-£519,178	-£552,173	-£548,598
10%	75%	£932.005	£934,953	£932.374	£935.322	£932.422	£932.791
15%	75%	£849,712	£854,134	£850,265	£854,687	£850,339	£850,893
20%	75%	£767.419	£773.315	£768.157	£774.053	£768.255	£768.993
25%	75%	£685,127	£692,496	£686,049	£693,419	£686,172	£687,095
30%	75%	£602,834	£611,678	£603,942	£612,785	£604,088	£605,195
35%	75%	£520,542	£530,860	£521,833	£532,151	£522,005	£523,296
40%	75%	£438.249	£450.040	£439.725	£451.517	£439.921	£441.397
45%	75%	£355,957	£369,222	£357,617	£370,883	£357,838	£359,498
50%	75%	£273,664	£288,404	£275,508	£290,248	£275,754	£277,599
10%	60%	£932,764	£937,481	£933,060	£937,777	£933,433	£933,728
15%	60%	£850,852	£857,926	£851,294	£858,369	£851,855	£852,297
20%	60%	£768,939	£778,372	£769,529	£778,963	£770,277	£770,867
25%	60%	£687,027	£698,818	£687,764	£699,555	£688,699	£689,436
30%	60%	£605,113	£619,264	£605,998	£620,149	£607,120	£608,005
35%	60%	£523,201	£539,709	£524,234	£540,742	£525,542	£526,574
40%	60%	£441,288	£460,154	£442,469	£461,335	£443,963	£445,144
45%	60%	£359,375	£380,600	£360,704	£381,929	£362,385	£363,713
50%	60%	£277,463	£301.046	£278.938	£302.522	£280.807	£282.282

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

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,063,411	-£1,063,411	-£1,063,411	-£1,063,411	-£1,063,411	-£1,063,411
10%	71%		-£1,224,445		-£1,224,094		-£1,226,985
15%	71%		-£1.304.963				-£1,308,773
20%	71%	-£1.392.218	-£1,385,481		-£1.384.778		-£1,390,560
25%	71%		-£1,465,998		-£1.465.119		-£1,472,348
30%	71%		-£1,546,516	-£1,555,569	-£1,545,462	-£1,555,190	-£1,554,136
35%	71%		-£1,627,034			-£1,637,154	
40%	71%	-£1,721,027	-£1,707,551	-£1,719,622	-£1,706,146	-£1,719,116	-£1,717,711
45%	71%						
50%	71%	-£1,885,432	-£1,868,586	-£1,883,675	-£1,866,829	-£1,883,043	-£1,881,286
100%	71%						
10%	75%	-£1,227,995	-£1,225,047	-£1,227,626	-£1,224,678	-£1,227,578	-£1,227,209
15%	75%	-£1,310,288					
20%	75%		-£1,386,685	-£1,391,843	-£1,385,947	-£1,391,745	-£1,391,007
25%	75%	-£1,474,873	-£1,467,504	-£1,473,951	-£1,466,581	-£1,473,828	-£1,472,905
30%	75%						
35%	75%	-£1,639,458	-£1,629,140	-£1,638,167	-£1,627,849	-£1,637,995	-£1,636,704
40%	75%						
45%	75%	-£1,804,043					-£1,800,502
50%	75%						
10%	60%						
15%	60%						
20%	60%	-£1,391,061	-£1,381,628	-£1,390,471	-£1,381,037	-£1,389,723	-£1,389,133
25%	60%						
30%	60%		-£1,540,736				
35%	60%						
40%	60%		-£1,699,846				
45%	60%			-£1,799,296			-£1,796,287
50%	60%	-£1,882,537	-£1,858,954	-£1.881.062	-£1.857.478	-£1.879.193	-£1.877.718

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO a GLA Income thresholds
0%	71%	-£639,211	-£639,211		
10%	71%	-£803,615	-£800,245	-£803,263	-£799,894
15%	71%	-£885,817	-£880,763		-£880,236
20%	71%	-£968,018	-£961,281	-£967,316	-£960,578
25%	71%	-£1,050,221	-£1,041,798	-£1,049,343	-£1,040,919
30%	71%	-£1,132,423	-£1,122,316	-£1,131,369	-£1,121,262
35%	71%	-£1,214,626	-£1,202,834	-£1,213,395	-£1,201,604
40%	71%	-£1,296,827	-£1,283,351	-£1,295,422	-£1,281,946
45%	71%	-£1,379,029	-£1,363,869	-£1,377,448	
50%	71%	-£1,461,232	-£1,444,386	-£1,459,475	-£1,442,629
100%	71%	-£2,292,833	-£2,258,553		
10%	75%	-£803,795	-£800,847	-£803,426	-£800,478

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

	% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
Г	0%	71%	£99,341	£99,341	£99,341	£99,341	£99,341	£99,341
Г	10%	71%	-£65,063	-£61,693	-£64,711	-£61,342	-£64,584	-£64,233
Г	15%	71%	-£147,265	-£142,211	-£146,737	-£141,684	-£146,548	-£146,021
Г	20%	71%	-£229,466	-£222,729	-£228,764	-£222,026	-£228,511	-£227,808
Г	25%	71%	-£311,669	-£303,246	-£310,791	-£302,367	-£310,475	-£309,596
Г	30%	71%	-£393,871	-£383,764				
Г	35%	71%	-£476,074	-£464,282	-£474,843	-£463,052	-£474,402	-£473,171
Г	40%	71%	-£558,275	-£544,799				
Г	45%	71%	-£640,477	-£625,317	-£638,896	-£623,736	-£638,327	-£636,747
Г	50%	71%	-£722,680	-£705,834				-£718,534
Г	100%	71%	-£1,554,281	-£1,520,001	-£1,550,706	-£1,516,426	-£1,549,421	-£1,545,846
Г	10%	75%	-£65,243	-£62,295	-£64,874	-£61,926	-£64,826	-£64,457
Г	15%	75%	-£147,536	-£143,114	-£146,983	-£142,561	-£146,909	-£146,355
Г	20%	75%	-£229,829	-£223,933	-£229,091	-£223,195	-£228,993	-£228,255
Г	25%	75%	-£312,121	-£304,752	-£311,199	-£303,829	-£311,076	-£310,153
Г	30%	75%	-£394,414	-£385,570	-£393,306			
Г	35%	75%	-£476,706	-£466,388	-£475,415			
Г	40%	75%	-£558,999	-£547,208		-£545,731		
Г	45%	75%	-£641,291	-£628,026				
Г	50%	75%	-£723,584	-£708,844	-£721,740		-£721,494	-£719,649
Г	10%	60%	-£64,484	-£59,767	-£64,188	-£59,471	-£63,815	-£63,520
Г	15%	60%	-£146,396	-£139,322	-£145,954	-£138,879	-£145,393	-£144,951
Г	20%	60%	-£228,309	-£218,876	-£227,719	-£218,285	-£226,971	-£226,381
Г	25%	60%	-£310,221	-£298,430	-£309,484	-£297,693	-£308,549	-£307,812
Г	30%	60%	-£392,135	-£377,984			-£390,128	
Г	35%	60%	-£474,047	-£457,539	-£473,014	-£456,506	-£471,706	-£470,674

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£433,613	£433,613	£433,613	£433,613	£433,613	£433,613
10%	71%	£269,209	£272,579	£269,561	£272,930	£269,688	£270,039
15%	71%	£187,007	£192,061	£187,535	£192,588	£187,724	£188,251
20%	71%	£104,806	£111,543	£105,508	£112,246	£105,761	£106,464
25%	71%	£22,603	£31,026	£23,481	£31,905	£23,797	£24,676
30%	71%	-£59,599	-£49,492	-£58,545	-£48,438	-£58,166	-£57,112
35%	71%	-£141,802	-£130,010	-£140,571	-£128,780	-£140,130	-£138,899
40%	71%	-£224,003	-£210,527	-£222,598	-£209,122	-£222,092	-£220,687
45%	71%	-£306,205	-£291,045	-£304,624	-£289,464	-£304,055	-£302,475
50%	71%	-£388,408	-£371,562	-£386,651	-£369,805	-£386,019	-£384,262
100%	71%		-£1,185,729				-£1,211,574
10%	75%	£269,029	£271,977	£269,398	£272,346	£269,446	£269,815
15%	75%	£186,736	£191,158	£187,289	£191,711	£187,363	£187,917
20%	75%	£104,443	£110,339	£105,181	£111,077	£105,279	£106,017
25%	75%	£22,151	£29,520	£23,073	£30,443	£23,196	£24,119
30%	75%	-£60,142	-£51,298	-£59,034	-£50,191	-£58,888	-£57,781
35%	75%	-£142,434	-£132,116	-£141,143	-£130,825	-£140,971	-£139,680
40%	75%	-£224,727	-£212,936	-£223,251	-£211,459	-£223,055	-£221,579
45%	75%	-£307,019	-£293,754	-£305,359	-£292,093	-£305,138	-£303,478
50%	75%		-£374,572	-£387,468	-£372,728		-£385,377
10%	60%	£269,788	£274,505	£270,084	£274,801	£270,457	£270,752
15%	60%	£187,876	£194,950	£188,318	£195,393	£188,879	£189,321
20%	60%	£105,963	£115,396	£106,553	£115,987	£107,301	£107,891
25%	60%	£24,051	£35,842	£24,788	£36,579	£25,723	£26,460
30%	60%	-£57,863	-£43,712	-£56,978	-£42,827	-£55,856	-£54,971
35%	60%	-£139,775	-£123,267	-£138,742	-£122,234	-£137,434	-£136,402
40%	60%	-£221.688	-£202.822	-£220.507	-£201.641	-£219.013	-£217.832
45%	60%	-£303,601	-£282,376	-£302,272	-£281,047	-£300,591	-£299,263
50%	60%		-£361 930		-£360 454		-£380 694

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£681,413	£681,413	£681,413	£681,413	£681,413	£681,413
10%	71%	£517,009	£520,379	£517,361	£520,730	£517,488	£517,839
15%	71%	£434,807	£439,861	£435,335	£440,388	£435,524	£436,051
20%	71%	£352,606	£359,343	£353,308	£360,046	£353,561	£354,264
25%	71%	£270,403	£278,826	£271,281	£279,705	£271,597	£272,476
30%	71%	£188,201	£198,308	£189,255	£199,362	£189,634	£190,688
35%	71%	£105,998	£117,790	£107,229	£119,020	£107,670	£108,901
40%	71%	£23,797	£37,273	£25,202	£38,678	£25,708	£27,113
45%	71%	-£58,405	-£43,245	-£56,824	-£41,664	-£56,255	-£54,675
50%	71%	-£140,608	-£123,762	-£138,851	-£122,005	-£138,219	-£136,462
100%	71%			-£968,634	-£934,354		-£963,774
10%	75%	£516,829	£519,777	£517,198	£520,146	£517,246	£517,615
15%	75%	£434.536	£438,958	£435.089	£439.511	£435,163	£435,717
20%	75%	£352,243	£358,139	£352,981	£358,877	£353,079	£353,817
25%	75%	£269.951	£277.320	£270.873	£278.243	£270.996	£271.919
30%	75%	£187,658	£196,502	£188,766	£197,609	£188,912	£190,019
35%	75%	£105,366	£115,684	£106.657	£116.975	£106.829	£108.120
40%	75%	£23,073	£34,864	£24,549	£36,341	£24,745	£26,221
45%	75%	-£59.219	-£45.954	-£57.559	-£44.293	-£57.338	-£55.678
50%	75%	-£141,512	-£126,772	-£139,668	-£124,928	-£139,422	-£137,577
10%	60%	£517.588	£522,305	£517.884	£522.601	£518.257	£518.552
15%	60%	£435,676	£442,750	£436,118	£443,193	£436,679	£437,121
20%	60%	£353.763	£363,196	£354,353	£363.787	£355,101	£355,691
25%	60%	£271,851	£283,642	£272,588	£284,379	£273,523	£274,260
30%	60%	£189,937	£204,088	£190,822	£204,973	£191,944	£192,829
35%	60%	£108,025	£124,533	£109,058	£125,566	£110,366	£111,398
40%	60%	£26.112	£44.978	£27,293	£46,159	£28.787	£29,968
45%	60%	-£55,801	-£34,576	-£54,472	-£33,247	-£52,791	-£51,463
50%	60%	-£137,713	-£114.130	-£136,238	-£112.654	-£134.369	-£132.894

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£933,773	£933,773	£933,773	£933,773	£933,773	£933,773
10%	71%	£769,369	£772,739	£769,721	£773,090	£769,848	£770,199
15%	71%	£687,167	£692,221	£687,695	£692,748	£687,884	£688,411
20%	71%	£604,966	£611,703	£605,668	£612,406	£605,921	£606,624
25%	71%	£522,763	£531,186	£523,641	£532,065	£523,957	£524,836
30%	71%	£440,561	£450,668	£441,615	£451,722	£441,994	£443,048
35%	71%	£358,358	£370,150	£359,589	£371,380	£360,030	£361,261
40%	71%	£276,157	£289,633	£277,562	£291,038	£278,068	£279,473
45%	71%	£193,955	£209,115	£195,536	£210,696	£196,105	£197,685
50%	71%	£111,752	£128,598	£113,509	£130,355	£114,141	£115,898
100%	71%		-£685,569				-£711,414
10%	75%	£769,189	£772,137	£769,558	£772,506	£769,606	£769,975
15%	75%	£686,896	£691,318	£687,449	£691,871	£687,523	£688,077
20%	75%	£604,603	£610,499	£605,341	£611,237	£605,439	£606,177
25%	75%	£522,311	£529,680	£523,233	£530,603	£523,356	£524,279
30%	75%	£440,018	£448,862	£441,126	£449,969	£441,272	£442,379
35%	75%	£357,726	£368,044	£359,017	£369,335	£359,189	£360,480
40%	75%	£275,433	£287,224	£276,909	£288,701	£277,105	£278,581
45%	75%	£193,141	£206,406	£194,801	£208,067	£195,022	£196,682
50%	75%	£110,848	£125,588	£112,692	£127,432	£112,938	£114,783
10%	60%	£769,948	£774,665	£770,244	£774,961	£770,617	£770,912
15%	60%	£688,036	£695,110	£688,478	£695,553	£689,039	£689,481
20%	60%	£606,123	£615,556	£606,713	£616,147	£607,461	£608,051
25%	60%	£524,211	£536,002	£524,948	£536,739	£525,883	£526,620
30%	60%	£442,297	£456,448	£443,182	£457,333	£444,304	£445,189
35%	60%	£360,385	£376,893	£361,418	£377,926	£362,726	£363,758
40%	60%	£278,472	£297,338	£279,653	£298,519	£281,147	£282,328
45%	60%	£196,559	£217,784	£197,888	£219,113	£199,569	£200,897

£27,624,000

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LL
0%	71%	£425.957	£425.957	£425.957	£425.957	£425.957	£425.957
10%	71%	£261.553	£264,923	£261.905	£265.274	£262.032	£262,383
15%	71%	£179,351	£184,405	£179,879	£184,932	£180,068	£180,595
20%	71%	£97,150	£103,887	£97,852	£104,590	£98,105	£98,808
25%	71%	£14,947	£23,370	£15,825	£24,249	£16,141	£17,020
30%	71%	-£67,255	-£57,148	-£66,201	-£56,094	-£65,822	-£64,768
35%	71%	-£149,458	-£137,666	-£148,227	-£136,436	-£147,786	-£146,555
40%	71%	-£231,659	-£218,183	-£230,254	-£216,778	-£229,748	-£228,343
45%	71%	-£313,861	-£298,701	-£312,280	-£297,120	-£311,711	-£310,131
50%	71%	-£396,064	-£379,218	-£394,307	-£377,461		-£391,918
100%	71%		-£1,193,385				
10%	75%	£261,373	£264,321	£261,742	£264,690	£261,790	£262,159
15%	75%	£179,080	£183,502	£179,633	£184,055	£179,707	£180,261
20%	75%	£96,787	£102,683	£97,525	£103,421	£97,623	£98,361
25%	75%	£14,495	£21,864	£15,417	£22,787	£15,540	£16,463
30%	75%	-£67,798	-£58,954	-£66,690	-£57,847	-£66,544	-£65,437
35%	75%	-£150,090	-£139,772	-£148,799	-£138,481	-£148,627	-£147,336
40%	75%	-£232,383	-£220,592	-£230,907	-£219,115	-£230,711	-£229,235
45%	75%	-£314,675	-£301,410	-£313,015	-£299,749	-£312,794	-£311,134
50%	75%	-£396,968	-£382,228	-£395,124	-£380,384	-£394,878	-£393,033
10%	60%	£262,132	£266,849	£262,428	£267,145	£262,801	£263,096
15%	60%	£180,220	£187,294	£180,662	£187,737	£181,223	£181,665
20%	60%	£98,307	£107,740	£98,897	£108,331	£99,645	£100,235
25%	60%	£16,395	£28,186	£17,132	£28,923	£18,067	£18,804
30%	60%	-£65,519	-£51,368	-£64,634	-£50,483	-£63,512	-£62,627
35%	60%	-£147,431	-£130,923	-£146,398	-£129,890	-£145,090	-£144,058
40%	60%	-£229,344	-£210,478	-£228,163	-£209,297	-£226,669	-£225,488
45%	60%	-£311,257	-£290,032	-£309,928	-£288,703	-£308,247	-£306,919
50%	60%		-£369.586	-£391,694			

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£773,213	£773,213	£773,213	£773,213	£773,213	£773,213
10%	71%	£608,809	£612,179	£609,161	£612,530	£609,288	£609,639
15%	71%	£526,607	£531,661	£527,135	£532,188	£527,324	£527,851
20%	71%	£444,406	£451,143	£445,108	£451,846	£445,361	£446,064
25%	71%	£362,203	£370,626	£363,081	£371,505	£363,397	£364,276
30%	71%	£280,001	£290,108	£281,055	£291,162	£281,434	£282,488
35%	71%	£197,798	£209,590	£199,029	£210,820	£199,470	£200,701
40%	71%	£115,597	£129,073	£117,002	£130,478	£117,508	£118,913
45%	71%	£33,395	£48,555	£34,976	£50,136	£35,545	£37,125
50%	71%	-£48,808	-£31,962	-£47,051	-£30,205	-£46,419	-£44,662
100%	71%		-£846,129	-£876,834	-£842,554		-£871,974
10%	75%	£608,629	£611,577	£608,998	£611,946	£609,046	£609,415
15%	75%	£526,336	£530,758	£526,889	£531,311	£526,963	£527,517
20%	75%	£444,043	£449,939	£444,781	£450,677	£444,879	£445,617
25%	75%	£361,751	£369,120	£362,673	£370,043	£362,796	£363,719
30%	75%	£279.458	£288.302	£280.566	£289.409	£280.712	£281.819
35%	75%	£197,166	£207,484	£198,457	£208,775	£198,629	£199,920
40%	75%	£114.873	£126,664	£116.349	£128.141	£116.545	£118.021
45%	75%	£32,581	£45,846	£34,241	£47,507	£34,462	£36,122
50%	75%	-£49.712	-£34.972	-£47.868	-£33.128	-£47.622	-£45.777
10%	60%	£609,388	£614,105	£609,684	£614,401	£610,057	£610,352
15%	60%	£527.476	£534.550	£527.918	£534,993	£528,479	£528.921
20%	60%	£445,563	£454,996	£446,153	£455,587	£446,901	£447,491
25%	60%	£363.651	£375,442	£364.388	£376.179	£365.323	£366.060
30%	60%	£281,737	£295,888	£282,622	£296,773	£283,744	£284,629
35%	60%	£199,825	£216,333	£200,858	£217,366	£202,166	£203,198
40%	60%	£117,912	£136,778	£119,093	£137,959	£120,587	£121,768
45%	60%	£35,999	£57,224	£37,328	£58,553	£39,009	£40,337
50%	60%	-£45.913	-£22.330	-£44.438	-£20.854	-£42.569	-£41.094

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£933,773	£933,773	£933,773	£933,773	£933,773	£933,773
10%	71%	£769,369	£772,739	£769,721	£773,090	£769,848	£770,199
15%	71%	£687,167	£692,221	£687,695	£692,748	£687,884	£688,411
20%	71%	£604,966	£611,703	£605,668	£612,406	£605,921	£606,624
25%	71%	£522,763	£531,186	£523,641	£532,065	£523,957	£524,836
30%	71%	£440,561	£450,668	£441,615	£451,722	£441,994	£443,048
35%	71%	£358,358	£370,150	£359,589	£371,380	£360,030	£361,261
40%	71%	£276,157	£289,633	£277,562	£291,038	£278,068	£279,473
45%	71%	£193,955	£209,115	£195,536	£210,696	£196,105	£197,685
50%	71%	£111,752	£128,598	£113,509	£130,355	£114,141	£115,898
100%	71%		-£685,569	-£716,274	-£681,994		-£711,414
10%	75%	£769,189	£772,137	£769,558	£772,506	£769,606	£769,975
15%	75%	£686,896	£691,318	£687,449	£691,871	£687,523	£688,077
20%	75%	£604,603	£610,499	£605,341	£611,237	£605,439	£606,177
25%	75%	£522,311	£529,680	£523,233	£530,603	£523,356	£524,279
30%	75%	£440,018	£448,862	£441,126	£449,969	£441,272	£442,379
35%	75%	£357,726	£368,044	£359,017	£369,335	£359,189	£360,480
40%	75%	£275,433	£287,224	£276,909	£288,701	£277,105	£278,581
45%	75%	£193,141	£206,406	£194,801	£208,067	£195,022	£196,682
50%	75%	£110,848	£125,588	£112,692	£127,432	£112,938	£114,783
10%	60%	£769.948	£774.665	£770.244	£774.961	£770.617	£770.912
15%	60%	£688,036	£695,110	£688,478	£695,553	£689,039	£689,481
20%	60%	£606,123	£615,556	£606,713	£616,147	£607,461	£608,051
25%	60%	£524,211	£536,002	£524,948	£536,739	£525,883	£526,620
30%	60%	£442,297	£456,448	£443,182	£457,333	£444,304	£445,189
35%	60%	£360,385	£376,893	£361,418	£377,926	£362,726	£363,758
40%	60%	£278.472	£297.338	£279.653	£298.519	£281.147	£282,328
45%	60%	£196,559	£217,784	£197,888	£219,113	£199,569	£200,897
50%	60%	£114 647	£138 230	£116 122	£139.706	£117 991	£119.466

£13,474,000

	CIL Zone	1
	Value Area	Low
		•
Sales value inflation		09
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£765,082	£765,082	£765,082	£765,082	£765,082	£765,082
10%	71%	£633,597	£636,966	£634,179	£637,549	£634,075	£634,658
15%	71%	£567,856	£572,909	£568,729	£573,782	£568,571	£569,445
20%	71%	£502,113	£508,851	£503,277	£510,016	£503,068	£504,233
25%	71%	£436,371	£444,793	£437,827	£446,249	£437,565	£439,020
30%	71%	£370,628	£380,735	£372,376	£382,483	£372,062	£373,808
35%	71%	£304,886	£316,678	£306,924	£318,716	£306,558	£308,596
40%	71%	£239,144	£252,620	£241,474	£254,950	£241,054	£243,384
45%	71%	£173,401	£188,562	£176,022	£191,183	£175,552	£178,172
50%	71%	£107,659	£124,505	£110,572	£127,417	£110,048	£112,960
100%	71%	-£559,384	-£525,104	-£553,458	-£519,178	-£554,523	-£548,598
10%	75%	£633,405	£636,353	£634,016	£636,964	£633,822	£634,435
15%	75%	£567,567	£571,988	£568,484	£572,905	£568,194	£569,111
20%	75%	£501,728	£507,624	£502,951	£508,847	£502,564	£503,787
25%	75%	£435,890	£443,259	£437,418	£444,788	£436,935	£438,463
30%	75%	£370,051	£378,894	£371,886	£380,729	£371,305	£373,139
35%	75%	£304,212	£314,530	£306,353	£316,670	£305,675	£307,816
40%	75%	£238,374	£250,166	£240,820	£252,612	£240,046	£242,492
45%	75%	£172,536	£185,802	£175,288	£188,553	£174,416	£177,169
50%	75%	£106,697	£121,437	£109,755	£124,495	£108,787	£111,845
10%	60%	£634,213	£638,930	£634,702	£639,419	£634,882	£635,371
15%	60%	£568,779	£575,854	£569,513	£576,587	£569,782	£570,515
20%	60%	£503,344	£512,778	£504,323	£513,756	£504,682	£505,660
25%	60%	£437,910	£449,702	£439,133	£450,925	£439,582	£440,805
30%	60%	£372,476	£386,625	£373,944	£388,093	£374,482	£375,950
35%	60%	£307,042	£323,549	£308,754	£325,261	£309,382	£311,094
40%	60%	£241,607	£260,473	£243,564	£262,431	£244,282	£246,239
45%	60%	£176,173	£197,398	£178,375	£199,599	£179,183	£181,384
50%	60%	£110.738	£134.322	£113.185	£136,767	£114.082	£116.528

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,394,918	-£1,394,918	-£1,394,918	-£1,394,918	-£1,394,918	-£1,394,918
10%	71%	-£1,526,403	-£1,523,034	-£1,525,821	-£1,522,451	-£1,525,925	-£1,525,342
15%	71%	-£1,592,144	-£1,587,091		-£1,586,218		
20%	71%	-£1,657,887	-£1,651,149		-£1,649,984		
25%	71%	-£1,723,629	-£1,715,207		-£1,713,751		
30%	71%	-£1,789,372	-£1,779,265	-£1,787,624	-£1,777,517	-£1,787,938	-£1,786,192
35%	71%	-£1,855,114	-£1,843,322		-£1,841,284		-£1,851,404
40%	71%	-£1,920,856	-£1,907,380	-£1,918,526	-£1,905,050	-£1,918,946	-£1,916,616
45%	71%	-£1,986,599	-£1,971,438		-£1,968,817		
50%	71%	-£2,052,341	-£2,035,495	-£2,049,428	-£2,032,583	-£2,049,952	-£2,047,040
100%	71%	-£2,719,384	-£2,685,104		-£2,679,178		-£2,708,598
10%	75%	-£1,526,595	-£1,523,647		-£1,523,036		
15%	75%	-£1,592,433	-£1,588,012		-£1,587,095	-£1,591,806	
20%	75%	-£1,658,272	-£1,652,376	-£1,657,049	-£1,651,153	-£1,657,436	-£1,656,213
25%	75%	-£1,724,110	-£1,716,741	-£1,722,582	-£1,715,212	-£1,723,065	-£1,721,537
30%	75%	-£1,789,949	-£1,781,106		-£1,779,271		
35%	75%	-£1,855,788	-£1,845,470	-£1,853,647	-£1,843,330	-£1,854,325	-£1,852,184
40%	75%	-£1,921,626	-£1,909,834		-£1,907,388		
45%	75%	-£1,987,464	-£1,974,198		-£1,971,447	-£1,985,584	
50%	75%	-£2,053,303	-£2,038,563		-£2,035,505		
10%	60%	-£1,525,787	-£1,521,070	-£1,525,298	-£1,520,581	-£1,525,118	-£1,524,629
15%	60%	-£1,591,221	-£1,584,146		-£1,583,413	-£1,590,218	
20%	60%	-£1,656,656	-£1,647,222	-£1,655,677	-£1,646,244	-£1,655,318	-£1,654,340
25%	60%	-£1,722,090	-£1,710,298		-£1,709,075		
30%	60%	-£1,787,524	-£1,773,375	-£1,786,056	-£1,771,907	-£1,785,518	-£1,784,050
35%	60%	-£1,852,958	-£1,836,451		-£1,834,739		
40%	60%	-£1,918,393	-£1,899,527	-£1,916,436	-£1,897,569	-£1,915,718	
45%	60%	-£1.983.827	-£1,962,602		-£1.960.401		
E00/	0000		050 005 070		00,000,000		

45% 60% -1.98.382
50% 60% -2.049.26

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£970,718	-£970,718				
10%	71%	-£1,102,203	-£1,098,834	-£1,101,621	-£1,098,251	-£1,101,725	-£1,101,142
15%	71%	-£1,167,944	-£1,162,891				
20%	71%	-£1,233,687	-£1,226,949		-£1,225,784		-£1,231,567
25%	71%	-£1,299,429	-£1,291,007				
30%	71%	-£1,365,172	-£1,355,065	-£1,363,424	-£1,353,317	-£1,363,738	-£1,361,992
35%	71%	-£1,430,914	-£1,419,122				
40%	71%	-£1,496,656	-£1,483,180	-£1,494,326	-£1,480,850	-£1,494,746	-£1,492,416
45%	71%	-£1,562,399	-£1,547,238				
50%	71%	-£1,628,141	-£1,611,295	-£1,625,228	-£1,608,383	-£1,625,752	-£1,622,840
100%	71%	-£2,295,184	-£2,260,904				
10%	75%	-£1,102,395	-£1,099,447	-£1,101,784	-£1,098,836	-£1,101,978	-£1,101,365
15%	75%	-£1,168,233	-£1,163,812				
20%	75%	-£1,234,072	-£1,228,176	-£1,232,849	-£1,226,953	-£1,233,236	-£1,232,013
25%	75%	-£1,299,910	-£1,292,541				
30%	75%	-£1,365,749	-£1,356,906	-£1,363,914	-£1,355,071	-£1,364,495	-£1,362,661
35%	75%	-£1,431,588	-£1,421,270				
40%	75%	-£1,497,426	-£1,485,634	-£1,494,980	-£1,483,188	-£1,495,754	-£1,493,308
45%	75%	-£1,563,264	-£1,549,998	-£1,560,512		-£1,561,384	
50%	75%	-£1,629,103	-£1,614,363	-£1,626,045	-£1,611,305	-£1,627,013	-£1,623,955
10%	60%	-£1,101,587	-£1,096,870				
15%	60%	-£1,167,021	-£1,159,946	-£1,166,287	-£1,159,213	-£1,166,018	-£1,165,285
20%	60%	-£1,232,456	-£1,223,022				
25%	60%	-£1,297,890	-£1,286,098				
30%	60%	-£1,363,324	-£1,349,175	-£1,361,856	-£1,347,707	-£1,361,318	-£1,359,850
35%	60%	-£1,428,758	-£1,412,251				
40%	60%	-£1,494,193	-£1,475,327	-£1,492,236	-£1,473,369	-£1,491,518	-£1,489,561
45%	60%	-£1,559,627	-£1,538,402				
50%	60%	-£1,625,062	-£1,601,478			-£1.621.718	-£1.619.272

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£232,166	-£232,166	-£232,166	-£232,166	-£232,166	-£232,166
10%	71%	-£363,651	-£360,282		-£359,699		
15%	71%	-£429,392	-£424,339	-£428,519	-£423,466		
20%	71%	-£495,135	-£488,397		-£487,232		
25%	71%	-£560,877	-£552,455		-£550,999		
30%	71%	-£626,620	-£616,513		-£614,765	-£625,186	
35%	71%	-£692,362	-£680,570	-£690,324	-£678,532	-£690,690	
40%	71%	-£758,104	-£744,628	-£755,774	-£742,298	-£756,194	
45%	71%	-£823,847	-£808,686	-£821,226	-£806,065	-£821,696	-£819,076
50%	71%	-£889,589 -£1,556,632	-£872,743		-£869,831		
100%	71%	-£1,556,632	-£1,522,352	-£1,550,706	-£1,516,426	-£1,551,771	-£1,545,846
10%	75%	-£363,843	-£360,895	-£363,232	-£360,284	-£363,426	-£362,813
15%	75%	-£429,681	-£425,260		-£424,343		
20%	75%	-£495,520	-£489,624	-£494,297	-£488,401	-£494,684	-£493,461
25%	75%	-£561,358	-£553,989		-£552,460		
30%	75%	-£627,197	-£618,354	-£625,362	-£616,519	-£625,943	-£624,109
35%	75%	-£693,036	-£682,718		-£680,578		
40%	75%	-£758,874	-£747,082	-£756,428	-£744,636	-£757,202	-£754,756
45%	75%	-£824,712	-£811,446	-£821,960	-£808,695		-£820,079
50%	75%	-£890,551	-£875,811	-£887,493	-£872,753	-£888,461	-£885,403
10%	60%	-£363,035	-£358,318	-£362,546	-£357,829		
15%	60%	-£428,469	-£421,394	-£427,735	-£420,661	-£427,466	-£426,733
20%	60%	-£493,904	-£484,470		-£483,492		
25%	60%	-£559,338	-£547,546		-£546,323	-£557,666	-£556,443
30%	60%	-£624,772	-£610,623	-£623,304	-£609,155		
35%	60%	-£690,206	-£673,699	-£688,494	-£671,987	-£687,866	-£686,154
40%	60%	-£755,641	-£736,775		-£734,817		
45%	60%	-£821,075	-£799,850		-£797,649		
50%	60%	-£886.510	-£862 926		-£860 481		-£880.720

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£102,106	£102,106	£102,106	£102,106	£102,106	£102,106
10%	71%	-£29,379	-£26,010	-£28,797	-£25,427	-£28,901	-£28,318
15%	71%	-£95,120	-£90,067	-£94,247	-£89,194	-£94,405	-£93,531
20%	71%	-£160,863	-£154,125	-£159,699	-£152,960	-£159,908	-£158,743
25%	71%	-£226,605	-£218,183	-£225,149	-£216,727	-£225,411	-£223,956
30%	71%	-£292,348	-£282,241	-£290,600	-£280,493	-£290,914	-£289,168
35%	71%	-£358,090	-£346,298	-£356,052	-£344,260	-£356,418	-£354,380
40%	71%	-£423,832	-£410,356	-£421,502	-£408,026	-£421,922	-£419,592
45%	71%	-£489,575	-£474,414	-£486,954		-£487,424	-£484,804
50%	71%	-£555,317	-£538,471	-£552,404		-£552,928	-£550,016
100%	71%	-£1,222,360		-£1,216,434	-£1,182,154		-£1,211,574
10%	75%	-£29,571	-£26,623	-£28,960	-£26,012	-£29,154	-£28,541
15%	75%	-£95,409	-£90,988	-£94,492	-£90,071	-£94,782	-£93,865
20%	75%	-£161,248	-£155,352	-£160,025	-£154,129	-£160,412	-£159,189
25%	75%	-£227,086	-£219,717	-£225,558	-£218,188	-£226,041	-£224,513
30%	75%	-£292,925	-£284,082	-£291,090	-£282,247	-£291,671	-£289,837
35%	75%	-£358,764	-£348,446	-£356,623	-£346,306	-£357,301	-£355,160
40%	75%	-£424,602	-£412,810	-£422,156	-£410,364	-£422,930	-£420,484
45%	75%	-£490,440	-£477,174				
50%	75%	-£556,279					
10%	60%	-£28,763	-£24,046	-£28,274	-£23,557	-£28,094	-£27,605
15%	60%	-£94,197	-£87,122	-£93,463	-£86,389	-£93,194	-£92,461
20%	60%	-£159,632	-£150,198	-£158,653	-£149,220	-£158,294	-£157,316
25%	60%	-£225,066	-£213,274	-£223,843	-£212,051	-£223,394	-£222,171
30%	60%	-£290,500	-£276,351	-£289,032	-£274,883	-£288,494	-£287,026
35%	60%	-£355,934	-£339,427	-£354,222	-£337,715	-£353,594	-£351,882
40%	60%	-£421,369		-£419,412		-£418,694	
45%	60%	-£486,803					
50%	60%	-£552,238	-£528,654	-£549,791	-£526,209	-£548,894	-£546,448

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£349,906	£349,906	£349,906	£349,906	£349,906	£349,906
10%	71%	£218,421	£221,790	£219,003	£222,373	£218,899	£219,482
15%	71%	£152,680	£157,733	£153,553	£158,606	£153,395	£154,269
20%	71%	£86,937	£93,675	£88,101	£94,840	£87,892	£89,057
25%	71%	£21,195	£29,617	£22,651	£31,073	£22,389	£23,844
30%	71%	-£44,548	-£34,441	-£42,800	-£32,693	-£43,114	-£41,368
35%	71%	-£110,290	-£98,498	-£108,252	-£96,460	-£108,618	-£106,580
40%	71%	-£176,032	-£162,556	-£173,702	-£160,226	-£174,122	-£171,792
45%	71%	-£241,775	-£226,614	-£239,154	-£223,993	-£239,624	-£237,004
50%	71%	-£307,517	-£290,671	-£304,604	-£287,759	-£305,128	-£302,216
100%	71%	-£974,560	-£940,280	-£968,634			-£963,774
10%	75%	£218,229	£221,177	£218,840	£221,788	£218,646	£219,259
15%	75%	£152,391	£156,812	£153,308	£157,729	£153,018	£153,935
20%	75%	£86,552	£92,448	£87,775	£93,671	£87,388	£88,611
25%	75%	£20,714	£28,083	£22,242	£29,612	£21,759	£23,287
30%	75%	-£45,125	-£36,282	-£43,290	-£34,447	-£43,871	-£42,037
35%	75%	-£110,964	-£100,646	-£108,823	-£98,506	-£109,501	-£107,360
40%	75%	-£176,802	-£165,010	-£174,356	-£162,564	-£175,130	-£172,684
45%	75%	-£242,640	-£229,374	-£239,888	-£226,623	-£240,760	-£238,007
50%	75%	-£308,479	-£293,739	-£305,421	-£290,681	-£306,389	-£303,331
10%	60%	£219,037	£223,754	£219,526	£224,243	£219,706	£220,195
15%	60%	£153,603	£160,678	£154,337	£161,411	£154,606	£155,339
20%	60%	£88,168	£97,602	£89,147	£98,580	£89,506	£90,484
25%	60%	£22,734	£34,526	£23,957	£35,749	£24,406	£25,629
30%	60%	-£42,700	-£28,551	-£41,232	-£27,083	-£40,694	-£39,226
35%	60%	-£108,134	-£91,627	-£106,422	-£89,915	-£105,794	-£104,082
40%	60%	-£173,569	-£154,703	-£171,612	-£152,745	-£170,894	-£168,937
45%	60%	-£239,003	-£217,778	-£236,801	-£215,577	-£235,993	-£233,792
50%	60%	-£304,438	-£280,854	-£301,991	-£278,409	-£301,094	-£298,648

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£602,266	£602,266	£602,266	£602,266	£602,266	£602,266
10%	71%	£470,781	£474,150	£471,363	£474,733	£471,259	£471,842
15%	71%	£405,040	£410,093	£405,913	£410,966	£405,755	£406,629
20%	71%	£339,297	£346,035	£340,461	£347,200	£340,252	£341,417
25%	71%	£273,555	£281,977	£275,011	£283,433	£274,749	£276,204
30%	71%	£207,812	£217,919	£209,560	£219,667	£209,246	£210,992
35%	71%	£142,070	£153,862	£144,108	£155,900	£143,742	£145,780
40%	71%	£76,328	£89,804	£78,658	£92,134	£78,238	£80,568
45%	71%	£10,585	£25,746	£13,206	£28,367	£12,736	£15,356
50%	71%	-£55,157	-£38,311	-£52,244	-£35,399	-£52,768	-£49,856
100%	71%	-£722,200	-£687,920	-£716,274	-£681,994		-£711,414
10%	75%	£470,589	£473,537	£471,200	£474,148	£471,006	£471,619
15%	75%	£404,751	£409,172	£405,668	£410,089	£405,378	£406,295
20%	75%	£338,912	£344,808	£340,135	£346,031	£339,748	£340,971
25%	75%	£273,074	£280,443	£274,602	£281,972	£274,119	£275,647
30%	75%	£207,235	£216,078	£209,070	£217,913	£208,489	£210,323
35%	75%	£141,396	£151,714	£143,537	£153,854	£142,859	£145,000
40%	75%	£75,558	£87,350	£78,004	£89,796	£77,230	£79,676
45%	75%	£9,720	£22,986	£12,472	£25,737	£11,600	£14,353
50%	75%	-£56,119	-£41,379	-£53,061	-£38,321	-£54,029	-£50,971
10%	60%	£471,397	£476,114	£471,886	£476,603	£472,066	£472,555
15%	60%	£405,963	£413,038	£406,697	£413,771	£406,966	£407,699
20%	60%	£340,528	£349,962	£341,507	£350,940	£341,866	£342,844
25%	60%	£275,094	£286,886	£276,317	£288,109	£276,766	£277,989
30%	60%	£209,660	£223,809	£211,128	£225,277	£211,666	£213,134
35%	60%	£144,226	£160,733	£145,938	£162,445	£146,566	£148,278
40%	60%	£78,791	£97,657	£80,748	£99,615	£81,466	£83,423
45%	60%	£13,357	£34,582	£15,559	£36,783	£16,367	£18,568
60%	60%	£52.079	£29 404	£40 £31	-636 040	£40 724	E46 200

£17,299,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£94,450	£94,450	£94,450	£94,450	£94,450	£94,450
10%	71%	-£37,035	-£33,666	-£36,453	-£33,083	-£36,557	-£35,974
15%	71%	-£102,776	-£97,723	-£101,903	-£96,850	-£102,061	-£101,187
20%	71%	-£168,519	-£161,781	-£167,355	-£160,616	-£167,564	-£166,399
25%	71%	-£234,261	-£225,839	-£232,805	-£224,383	-£233,067	-£231,612
30%	71%	-£300,004	-£289,897	-£298,256	-£288,149	-£298,570	-£296,824
35%	71%	-£365,746	-£353,954		-£351,916		-£362,036
40%	71%	-£431,488	-£418,012	-£429,158	-£415,682	-£429,578	-£427,248
45%	71%	-£497,231					
50%	71%	-£562,973	-£546,127	-£560,060	-£543,215	-£560,584	-£557,672
100%	71%	-£1,230,016					
10%	75%	-£37,227	-£34,279	-£36,616	-£33,668	-£36,810	-£36,197
15%	75%	-£103,065	-£98,644	-£102,148	-£97,727	-£102,438	-£101,521
20%	75%	-£168,904	-£163,008	-£167,681	-£161,785	-£168,068	-£166,845
25%	75%	-£234,742	-£227,373	-£233,214	-£225,844	-£233,697	-£232,169
30%	75%	-£300,581	-£291,738	-£298,746	-£289,903	-£299,327	-£297,493
35%	75%	-£366,420	-£356,102		-£353,962		
40%	75%	-£432,258	-£420,466	-£429,812	-£418,020	-£430,586	-£428,140
45%	75%	-£498,096		-£495,344			
50%	75%	-£563,935	-£549,195	-£560,877	-£546,137	-£561,845	-£558,787
10%	60%	-£36,419	-£31,702	-£35,930	-£31,213	-£35,750	-£35,261
15%	60%	-£101,853	-£94,778	-£101,119	-£94,045	-£100,850	-£100,117
20%	60%	-£167,288	-£157,854	-£166,309	-£156,876	-£165,950	-£164,972
25%	60%	-£232,722	-£220,930	-£231,499	-£219,707	-£231,050	-£229,827
30%	60%	-£298,156	-£284,007	-£296,688	-£282,539	-£296,150	-£294,682
35%	60%	-£363,590	-£347,083	-£361,878	-£345,371	-£361,250	-£359,538
40%	60%	-£429,025	-£410,159				-£424,393
45%	60%	-£494,459	-£473,234			-£491,449	
50%	60%	-£559,894		-£557,447			-£554,104

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£441,706	£441,706	£441,706	£441,706	£441,706	£441,706
10%	71%	£310,221	£313,590	£310,803	£314,173	£310,699	£311,282
15%	71%	£244,480	£249,533	£245,353	£250,406	£245,195	£246,069
20%	71%	£178,737	£185,475	£179,901	£186,640	£179,692	£180,857
25%	71%	£112,995	£121,417	£114,451	£122,873	£114,189	£115,644
30%	71%	£47,252	£57,359	£49,000	£59,107	£48,686	£50,432
35%	71%	-£18,490	-£6,698	-£16,452	-£4,660	-£16,818	-£14,780
40%	71%	-£84,232	-£70,756	-£81,902	-£68,426	-£82,322	-£79,992
45%	71%	-£149,975	-£134,814	-£147,354	-£132,193	-£147,824	-£145,204
50%	71%	-£215,717	-£198,871	-£212,804	-£195,959	-£213,328	-£210,416
100%	71%	-£882,760		-£876,834	-£842,554		-£871,974
10%	75%	£310,029	£312,977	£310,640	£313,588	£310,446	£311,059
15%	75%	£244,191	£248,612	£245,108	£249,529	£244,818	£245,735
20%	75%	£178,352	£184,248	£179,575	£185,471	£179,188	£180,411
25%	75%	£112,514	£119,883	£114,042	£121,412	£113,559	£115,087
30%	75%	£46,675	£55,518	£48,510	£57,353	£47,929	£49,763
35%	75%	-£19,164	-£8,846	-£17,023	-£6,706	-£17,701	-£15,560
40%	75%	-£85,002	-£73,210	-£82,556	-£70,764	-£83,330	-£80,884
45%	75%	-£150,840	-£137,574	-£148,088	-£134,823	-£148,960	-£146,207
50%	75%	-£216,679	-£201,939	-£213,621	-£198,881	-£214,589	-£211,531
10%	60%	£310,837	£315,554	£311,326	£316,043	£311,506	£311,995
15%	60%	£245,403	£252,478	£246,137	£253,211	£246,406	£247,139
20%	60%	£179,968	£189,402	£180,947	£190,380	£181,306	£182,284
25%	60%	£114,534	£126,326	£115,757	£127,549	£116,206	£117,429
30%	60%	£49,100	£63,249	£50,568	£64,717	£51,106	£52,574
35%	60%	-£16,334	£173	-£14,622	£1,885	-£13,994	-£12,282
40%	60%	-£81,769	-£62,903	-£79,812	-£60,945	-£79,094	-£77,137
45%	60%	-£147,203	-£125,978	-£145,001	-£123,777	-£144,193	-£141,992
50%	60%	-£212,638	-£189,054	-£210,191	-£186,609	-£209,294	-£206,848

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£602,266	£602,266	£602,266	£602,266	£602,266	£602,266
10%	71%	£470,781	£474,150	£471,363	£474,733	£471,259	£471,842
15%	71%	£405,040	£410,093	£405,913	£410,966	£405,755	£406,629
20%	71%	£339,297	£346,035	£340,461	£347,200	£340,252	£341,417
25%	71%	£273,555	£281,977	£275,011	£283,433	£274,749	£276,204
30%	71%	£207,812	£217,919	£209,560	£219,667	£209,246	£210,992
35%	71%	£142,070	£153,862	£144,108	£155,900	£143,742	£145,780
40%	71%	£76,328	£89,804	£78,658	£92,134	£78,238	£80,568
45%	71%	£10,585	£25,746	£13,206	£28,367	£12,736	£15,356
50%	71%	-£55,157	-£38,311	-£52,244	-£35,399	-£52,768	-£49,856
100%	71%	-£722,200	-£687,920	-£716,274	-£681,994	-£717,339	-£711,414
10%	75%	£470,589	£473,537	£471,200	£474,148	£471,006	£471,619
15%	75%	£404,751	£409,172	£405,668	£410,089	£405,378	£406,295
20%	75%	£338,912	£344,808	£340,135	£346,031	£339,748	£340,971
25%	75%	£273,074	£280,443	£274,602	£281,972	£274,119	£275,647
30%	75%	£207,235	£216,078	£209,070	£217,913	£208,489	£210,323
35%	75%	£141,396	£151,714	£143,537	£153,854	£142,859	£145,000
40%	75%	£75,558	£87,350	£78,004	£89,796	£77,230	£79,676
45%	75%	£9,720	£22,986	£12,472	£25,737	£11,600	£14,353
50%	75%	-£56,119	-£41,379	-£53,061	-£38,321	-£54,029	-£50,971
10%	60%	£471,397	£476,114	£471,886	£476,603	£472,066	£472,555
15%	60%	£405,963	£413,038	£406,697	£413,771	£406,966	£407,699
20%	60%	£340,528	£349,962	£341,507	£350,940	£341,866	£342,844
25%	60%	£275,094	£286,886	£276,317	£288,109	£276,766	£277,989
30%	60%	£209,660	£223.809	£211.128	£225,277	£211.666	£213.134
35%	60%	£144,226	£160,733	£145,938	£162,445	£146,566	£148,278
40%	60%	£78,791	£97.657	£80.748	£99.615	£81.466	£83,423
45%	60%	£13,357	£34,582	£15,559	£36,783	£16,367	£18,568
E00/	600/	CEO 070	COD 404	C40.604	000.040	C40.704	046,000

£27,943,000

£13,474,000

	CIL Zone	2
	Value Area	High
flation		0%
lation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£835,786	£835,786	£835,786	£835,786	£835,786	£835,786
10%	71%	£697,254	£700,688	£697,814	£701,247	£696,767	£697,326
15%	71%	£627,988	£633,139	£628,827	£633,978	£627,257	£628,096
20%	71%	£558,723	£565,590	£559,841	£566,709	£557,747	£558,866
25%	71%	£489,457	£498,041	£490,855	£499,439	£488,238	£489,636
30%	71%	£420,190	£430,493	£421,869	£432,170	£418,728	£420,406
35%	71%	£350,925	£362,943	£352,882	£364,901	£349,219	£351,176
40%	71%	£281,659	£295,395	£283,896	£297,631	£279,709	£281,946
45%	71%	£212,393	£227,845	£214,910	£230,362	£210,200	£212,716
50%	71%	£143,127	£160,297	£145,923	£163,094	£140,689	£143,486
100%	71%	-£559,149	-£524,209	-£553,458	-£518,518	-£564,109	-£558,418
10%	75%	£697,063	£700,067	£697,650	£700,655	£696,636	£697,224
15%	75%	£627,701	£632,208	£628,583	£633,089	£627,062	£627,942
20%	75%	£558,340	£564,349	£559,514	£565,524	£557,487	£558,661
25%	75%	£488,978	£496,490	£490,446	£497,958	£487,912	£489,380
30%	75%	£419,617	£428,631	£421,379	£430,393	£418,338	£420,099
35%	75%	£350,255	£360,772	£352,311	£362,827	£348,762	£350,818
40%	75%	£280,894	£292,913	£283,243	£295,261	£279,187	£281,537
45%	75%	£211,532	£225,053	£214,175	£227,696	£209,612	£212,256
50%	75%	£142,171	£157,194	£145,107	£160,131	£140,038	£142,974
10%	60%	£697,867	£702,674	£698,336	£703,144	£697,184	£697,653
15%	60%	£628,906	£636,118	£629,611	£636,823	£627,883	£628,587
20%	60%	£559,947	£569,562	£560,886	£570,501	£558,581	£559,522
25%	60%	£490,987	£503,005	£492,161	£504,180	£489,280	£490,455
30%	60%	£422,027	£436,449	£423,437	£437,858	£419,980	£421,389
35%	60%	£353,067	£369,893	£354,712	£371,537	£350,678	£352,323
40%	60%	£284,107	£303,337	£285,986	£305,216	£281,377	£283,256
45%	60%	£215,148	£236,781	£217,261	£238,895	£212,076	£214,190
50%	60%	£146.188	£170.225	£148.537	£172.574	£142.775	£145.125

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,324,214					
10%	71%	-£1,462,746	-£1,459,312	-£1,462,186	-£1,458,753	-£1,463,233	-£1,462,674
15%	71%	-£1,532,012					
20%	71%	-£1,601,277	-£1,594,410	-£1,600,159	-£1,593,291	-£1,602,253	-£1,601,134
25%	71%	-£1,670,543					-£1,670,364
30%	71%	-£1,739,810	-£1,729,507	-£1,738,131	-£1,727,830	-£1,741,272	
35%	71%	-£1,809,075					
40%	71%	-£1,878,341	-£1,864,605			-£1,880,291	-£1,878,054
45%	71%	-£1,947,607					-£1,947,284
50%	71%	-£2,016,873		-£2,014,077	-£1,996,906		-£2,016,514
100%	71%	-£2,719,149			-£2,678,518		-£2,718,418
10%	75%	-£1,462,937	-£1,459,933	-£1,462,350	-£1,459,345	-£1,463,364	-£1,462,776
15%	75%	-£1,532,299		-£1,531,417			
20%	75%	-£1,601,660	-£1,595,651	-£1,600,486	-£1,594,476	-£1,602,513	-£1,601,339
25%	75%	-£1,671,022	-£1,663,510	-£1,669,554	-£1,662,042	-£1,672,088	-£1,670,620
30%	75%	-£1,740,383		-£1,738,621		-£1,741,662	
35%	75%	-£1,809,745	-£1,799,228	-£1,807,689	-£1,797,173	-£1,811,238	-£1,809,182
40%	75%	-£1,879,106					
45%	75%	-£1,948,468	-£1,934,947	-£1,945,825			-£1,947,744
50%	75%	-£2,017,829	-£2,002,806				
10%	60%	-£1,462,133	-£1,457,326	-£1,461,664	-£1,456,856	-£1,462,816	-£1,462,347
15%	60%	-£1,531,094					
20%	60%	-£1,600,053	-£1,590,438	-£1,599,114	-£1,589,499	-£1,601,419	-£1,600,478
25%	60%	-£1,669,013					
30%	60%	-£1,737,973	-£1,723,551	-£1,736,563	-£1,722,142	-£1,740,020	-£1,738,611
35%	60%	-£1,806,933					
40%	60%	-£1,875,893		-£1,874,014	-£1,854,784		-£1,876,744
45%	60%	-£1,944,852					
50%	60%	-£2.013.812					

Residual Land values compared to benchmark land values

Benchmark Z1 - Med	ium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£900,014	-£900,014				
10%	71%	-£1,038,546	-£1,035,112	-£1,037,986	-£1,034,553	-£1,039,033	-£1,038,474
15%	71%	-£1,107,812	-£1,102,661				
20%	71%	-£1,177,077	-£1,170,210	-£1,175,959			-£1,176,934
25%	71%	-£1,246,343	-£1,237,759				
30%	71%	-£1,315,610	-£1,305,307	-£1,313,931	-£1,303,630	-£1,317,072	-£1,315,394
35%	71%	-£1,384,875	-£1,372,857	-£1,382,918			-£1,384,624
40%	71%	-£1,454,141	-£1,440,405	-£1,451,904	-£1,438,169	-£1,456,091	-£1,453,854
45%	71%	-£1,523,407	-£1,507,955				-£1,523,084
50%	71%	-£1,592,673	-£1,575,503	-£1,589,877	-£1,572,706	-£1,595,111	-£1,592,314
100%	71%	-£2,294,949	-£2,260,009				
10%	75%	-£1,038,737	-£1,035,733		-£1,035,145	-£1,039,164	-£1,038,576
15%	75%	-£1,108,099	-£1,103,592				
20%	75%	-£1,177,460	-£1,171,451	-£1,176,286		-£1,178,313	-£1,177,139
25%	75%	-£1,246,822	-£1,239,310				
30%	75%	-£1,316,183	-£1,307,169	-£1,314,421	-£1,305,407	-£1,317,462	-£1,315,701
35%	75%	-£1,385,545	-£1,375,028				
40%	75%	-£1,454,906	-£1,442,887	-£1,452,557	-£1,440,539	-£1,456,613	-£1,454,263
45%	75%	-£1,524,268	-£1,510,747				
50%	75%	-£1,593,629	-£1,578,606				
10%	60%	-£1,037,933	-£1,033,126				
15%	60%	-£1,106,894	-£1,099,682	-£1,106,189			
20%	60%	-£1,175,853	-£1,166,238	-£1,174,914			
25%	60%	-£1,244,813	-£1,232,795				
30%	60%	-£1,313,773	-£1,299,351	-£1,312,363			-£1,314,411
35%	60%	-£1,382,733	-£1,365,907				
40%	60%	-£1,451,693	-£1,432,463	-£1,449,814	-£1,430,584	-£1,454,423	-£1,452,544
45%	60%	-£1,520,652	-£1,499,019				
50%	60%	-£1.589.612	-£1,565,575		-£1,563,226	-£1.593.025	-£1,590,675

Residual Land values compared to benchmark land values

Residual Land	values
Benchmark Z1	- Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£161,462	-£161,462	-£161,462	-£161,462	-£161,462	-£161,462
10%	71%	-£299,994	-£296,560	-£299,434	-£296,001	-£300,481	-£299,922
15%	71%	-£369,260	-£364,109	-£368,421		-£369,991	
20%	71%	-£438,525	-£431,658				
25%	71%	-£507,791	-£499,207	-£506,393	-£497,809		
30%	71%	-£577,058	-£566,755				
35%	71%	-£646,323	-£634,305	-£644,366	-£632,347	-£648,029	-£646,072
40%	71%	-£715,589	-£701,853				
45%	71%	-£784,855	-£769,403	-£782,338	-£766,886	-£787,048	-£784,532
50%	71%	-£854,121	-£836,951				
100%	71%	-£1,556,397	-£1,521,457	-£1,550,706	-£1,515,766	-£1,561,357	-£1,555,666
10%	75%	-£300,185	-£297,181	-£299,598	-£296,593	-£300,612	-£300,024
15%	75%	-£369,547	-£365,040			-£370,186	-£369,306
20%	75%	-£438,908	-£432,899	-£437,734	-£431,724		
25%	75%	-£508,270	-£500,758				
30%	75%	-£577,631	-£568,617			-£578,910	
35%	75%	-£646,993	-£636,476			-£648,486	
40%	75%	-£716,354	-£704,335			-£718,061	
45%	75%	-£785,716	-£772,195			-£787,636	
50%	75%	-£855,077	-£840,054	-£852,141			-£854,274
10%	60%	-£299,381	-£294,574	-£298,912	-£294,104	-£300,064	-£299,595
15%	60%	-£368,342	-£361,130	-£367,637	-£360,425	-£369,365	-£368,661
20%	60%	-£437,301	-£427,686				
25%	60%	-£506,261	-£494,243		-£493,068	-£507,968	-£506,793
30%	60%	-£575,221	-£560,799				
35%	60%	-£644,181	-£627,355	-£642,536		-£646,570	-£644,925
40%	60%	-£713,141	-£693,911				
45%	60%	-£782,100	-£760,467	-£779,987	-£758,353	-£785,172	-£783,058
E00/	600/	0054,000	0007.000				

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£172.810	£172.810	£172 810	£172.810	£172.810	£172.810
10%	71%	£34,278	£37.712	£34.838	£38,271	£33,791	£34,350
15%	71%	-£34,988	-£29.837	-£34.149	-£28,998	-£35,719	-£34.880
20%	71%	-£104.253	-£97.386	-£103.135	-£96,267	-£105.229	-£104.110
25%	71%	-£173.519	-£164 935	-f172 121	-£163.537	-£174 738	-£173.340
30%	71%	-£242 786	-£232 483	-£241 107	-£230.806	-£244 248	-£242.570
35%	71%	-£312.051	-£300.033	-£310 094	-£298.075	-£313.757	-£311.800
40%	71%	-£381.317	-£367.581	-£379.080	-£365.345	-£383,267	-£381.030
45%	71%	-£450 583	-£435.131		-£432.614		-£450,260
50%	71%	-£519,849	-£502,679				-£519,490
100%	71%	-£1,222,125	-£1 187 185	-£1,216,434	-£1 181 494		-£1 221 394
10%	75%	£34.087	£37.091	£34,674	£37.679	£33.660	£34,248
15%	75%	-£35 275	-£30.768	-£34 393	-£29.887	-£35 914	-£35,034
20%	75%	-£104.636	-£98.627	-£103 462	-£97 452	-£105 489	-£104.315
25%	75%	-£173 998	-£166 486	-£172 530	-£165.018	-£175.064	-£173.596
30%	75%	-£243.359	-£234.345	-£241.597	-£232.583	-£244.638	-£242.877
35%	75%	-£312 721	-£302.204	-£310.665	-£300.149	-£314,214	-£312.158
40%	75%	-£382.082	-£370.063				
45%	75%	-£451.444	-£437,923		-£435,280	-£453,364	-£450,720
50%	75%	-£520.805	-£505.782				-£520.002
10%	60%	£34.891	£39.698	£35,360	£40.168	£34,208	£34.677
15%	60%	-£34.070	-£26.858	-£33.365	-£26.153	-£35.093	-£34,389
20%	60%	-£103,029	-£93,414	-£102,090	-£92,475	-£104,395	-£103,454
25%	60%	-£171,989	-£159,971	-£170,815	-£158,796	-£173,696	-£172,521
30%	60%	-£240,949	-£226,527	-£239,539	-£225,118	-£242,996	-£241,587
35%	60%	-£309,909	-£293,083	-£308,264	-£291,439	-£312,298	-£310,653
40%	60%	-£378,869	-£359,639		-£357,760		
45%	60%	-£447,828	-£426,195	-£445,715	-£424,081		-£448,786
50%	60%	-£516 788	-£492.751				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£420,610	£420,610	£420,610	£420,610	£420,610	£420,610
10%	71%	£282,078	£285,512	£282,638	£286,071	£281,591	£282,150
15%	71%	£212,812	£217,963	£213,651	£218,802	£212,081	£212,920
20%	71%	£143,547	£150,414	£144,665	£151,533	£142,571	£143,690
25%	71%	£74,281	£82,865	£75,679	£84,263	£73,062	£74,460
30%	71%	£5,014	£15,317	£6,693	£16,994	£3,552	£5,230
35%	71%	-£64,251	-£52,233	-£62,294	-£50,275	-£65,957	-£64,000
40%	71%	-£133,517	-£119,781	-£131,280	-£117,545	-£135,467	-£133,230
45%	71%	-£202,783	-£187,331	-£200,266	-£184,814	-£204,976	-£202,460
50%	71%	-£272,049	-£254,879	-£269,253	-£252,082	-£274,487	-£271,690
100%	71%	-£974,325					
10%	75%	£281,887	£284,891	£282,474	£285,479	£281,460	£282,048
15%	75%	£212,525	£217,032	£213,407	£217,913	£211,886	£212,766
20%	75%	£143,164	£149,173	£144,338	£150,348	£142,311	£143,485
25%	75%	£73,802	£81,314	£75,270	£82,782	£72,736	£74,204
30%	75%	£4,441	£13,455	£6,203	£15,217	£3,162	£4,923
35%	75%	-£64,921	-£54,404	-£62,865	-£52,349	-£66,414	-£64,358
40%	75%	-£134,282	-£122,263	-£131,933	-£119,915	-£135,989	-£133,639
45%	75%	-£203,644	-£190,123	-£201,001	-£187,480	-£205,564	-£202,920
50%	75%	-£273,005	-£257,982	-£270,069	-£255,045	-£275,138	-£272,202
10%	60%	£282,691	£287,498	£283,160	£287,968	£282,008	£282,477
15%	60%	£213,730	£220,942	£214,435	£221,647	£212,707	£213,411
20%	60%	£144,771	£154,386	£145,710	£155,325	£143,405	£144,346
25%	60%	£75,811	£87,829	£76,985	£89,004	£74,104	£75,279
30%	60%	£6,851	£21,273	£8,261	£22,682	£4,804	£6,213
35%	60%	-£62,109	-£45,283	-£60,464	-£43,639	-£64,498	-£62,853
40%	60%	-£131,069	-£111,839	-£129,190	-£109,960	-£133,799	-£131,920
45%	60%	-£200,028	-£178,395	-£197,915	-£176,281	-£203,100	-£200,986
50%	60%	-£268,988	-£244,951	-£266,639	-£242,602	-£272,401	-£270,051

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£672,970	£672,970	£672,970	£672,970	£672,970	£672,970
10%	71%	£534,438	£537,872	£534,998	£538,431	£533,951	£534,510
15%	71%	£465,172	£470,323	£466,011	£471,162	£464,441	£465,280
20%	71%	£395,907	£402,774	£397,025	£403,893	£394,931	£396,050
25%	71%	£326,641	£335,225	£328,039	£336,623	£325,422	£326,820
30%	71%	£257,374	£267,677	£259,053	£269,354	£255,912	£257,590
35%	71%	£188,109	£200,127	£190,066	£202,085	£186,403	£188,360
40%	71%	£118,843	£132,579	£121,080	£134,815	£116,893	£119,130
45%	71%	£49,577	£65,029	£52,094	£67,546	£47,384	£49,900
50%	71%	-£19,689	-£2,519	-£16,893	£278	-£22,127	-£19,330
100%	71%	-£721,965		-£716,274	-£681,334		-£721,234
10%	75%	£534,247	£537,251	£534,834	£537,839	£533,820	£534,408
15%	75%	£464,885	£469,392	£465,767	£470,273	£464,246	£465,126
20%	75%	£395,524	£401,533	£396,698	£402,708	£394,671	£395,845
25%	75%	£326,162	£333,674	£327,630	£335,142	£325,096	£326,564
30%	75%	£256,801	£265,815	£258,563	£267,577	£255,522	£257,283
35%	75%	£187,439	£197,956	£189,495	£200,011	£185,946	£188,002
40%	75%	£118,078	£130,097	£120,427	£132,445	£116,371	£118,721
45%	75%	£48,716	£62,237	£51,359	£64,880	£46,796	£49,440
50%	75%	-£20,645	-£5,622	-£17,709	-£2,685	-£22,778	-£19,842
10%	60%	£535,051	£539,858	£535,520	£540,328	£534,368	£534,837
15%	60%	£466,090	£473,302	£466,795	£474,007	£465,067	£465,771
20%	60%	£397,131	£406,746	£398,070	£407,685	£395,765	£396,706
25%	60%	£328,171	£340,189	£329,345	£341,364	£326,464	£327,639
30%	60%	£259,211	£273,633	£260,621	£275,042	£257,164	£258,573
35%	60%	£190,251	£207,077	£191,896	£208,721	£187,862	£189,507
40%	60%	£121,291	£140,521	£123,170	£142,400	£118,561	£120,440
45%	60%	£52,332	£73,965	£54,445	£76,079	£49,260	£51,374
50%	60%	-£16.628	£7,409	-£14.279	£9.758	-£20.041	-£17.691

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£165,154	£165,154	£165,154	£165,154	£165,154	£165,154
10%	71%	£26,622	£30,056	£27,182	£30,615	£26,135	£26,694
15%	71%	-£42,644	-£37,493	-£41,805	-£36,654	-£43,375	-£42,536
20%	71%	-£111,909	-£105,042	-£110,791	-£103,923	-£112,885	-£111,766
25%	71%	-£181,175	-£172,591	-£179,777	-£171,193	-£182,394	-£180,996
30%	71%	-£250,442	-£240,139	-£248,763	-£238,462	-£251,904	-£250,226
35%	71%	-£319,707	-£307,689	-£317,750	-£305,731	-£321,413	-£319,456
40%	71%	-£388,973		-£386,736		-£390,923	-£388,686
45%	71%	-£458,239					
50%	71%	-£527,505		-£524,709	-£507,538	-£529,943	-£527,146
100%	71%	-£1,229,781					
10%	75%	£26,431	£29,435	£27,018	£30,023	£26,004	£26,592
15%	75%	-£42,931	-£38,424	-£42,049	-£37,543	-£43,570	-£42,690
20%	75%	-£112,292	-£106,283	-£111,118	-£105,108	-£113,145	-£111,971
25%	75%	-£181,654	-£174,142	-£180,186	-£172,674	-£182,720	-£181,252
30%	75%	-£251,015	-£242,001	-£249,253	-£240,239	-£252,294	-£250,533
35%	75%	-£320,377	-£309,860	-£318,321	-£307,805	-£321,870	-£319,814
40%	75%	-£389,738	-£377,719			-£391,445	-£389,095
45%	75%	-£459,100					
50%	75%	-£528,461	-£513,438			-£530,594	-£527,658
10%	60%	£27,235	£32,042	£27,704	£32,512	£26,552	£27,021
15%	60%	-£41,726	-£34,514	-£41,021	-£33,809	-£42,749	-£42,045
20%	60%	-£110,685	-£101,070	-£109,746	-£100,131	-£112,051	-£111,110
25%	60%	-£179,645	-£167,627	-£178,471	-£166,452	-£181,352	-£180,177
30%	60%	-£248,605	-£234,183	-£247,195	-£232,774	-£250,652	-£249,243
35%	60%	-£317,565	-£300,739	-£315,920	-£299,095	-£319,954	-£318,309
40%	60%	-£386,525	-£367,295	-£384,646	-£365,416	-£389,255	-£387,376
45%	60%	-£455,484					
50%	60%	-£524.444					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£512,410	£512,410	£512,410	£512,410	£512,410	£512,410
10%	71%	£373,878	£377,312	£374,438	£377,871	£373,391	£373,950
15%	71%	£304,612	£309,763	£305,451	£310,602	£303,881	£304,720
20%	71%	£235,347	£242,214	£236,465	£243,333	£234,371	£235,490
25%	71%	£166,081	£174,665	£167,479	£176,063	£164,862	£166,260
30%	71%	£96,814	£107,117	£98,493	£108,794	£95,352	£97,030
35%	71%	£27,549	£39,567	£29,506	£41,525	£25,843	£27,800
40%	71%	-£41,717	-£27,981	-£39,480	-£25,745	-£43,667	-£41,430
45%	71%	-£110,983	-£95,531	-£108,466	-£93,014	-£113,176	-£110,660
50%	71%	-£180,249	-£163,079	-£177,453	-£160,282	-£182,687	-£179,890
100%	71%	-£882,525	-£847,585	-£876,834	-£841,894	-£887,485	-£881,794
10%	75%	£373,687	£376,691	£374,274	£377,279	£373,260	£373,848
15%	75%	£304,325	£308,832	£305,207	£309,713	£303,686	£304,566
20%	75%	£234,964	£240,973	£236,138	£242,148	£234,111	£235,285
25%	75%	£165,602	£173,114	£167,070	£174,582	£164,536	£166,004
30%	75%	£96,241	£105,255	£98,003	£107,017	£94,962	£96,723
35%	75%	£26,879	£37,396	£28,935	£39,451	£25,386	£27,442
40%	75%	-£42,482	-£30,463	-£40,133	-£28,115	-£44,189	-£41,839
45%	75%	-£111,844	-£98,323	-£109,201	-£95,680	-£113,764	-£111,120
50%	75%	-£181,205	-£166,182	-£178,269	-£163,245	-£183,338	-£180,402
10%	60%	£374,491	£379,298	£374,960	£379,768	£373,808	£374,277
15%	60%	£305,530	£312,742	£306,235	£313,447	£304,507	£305,211
20%	60%	£236,571	£246,186	£237,510	£247,125	£235,205	£236,146
25%	60%	£167,611	£179,629	£168,785	£180,804	£165,904	£167,079
30%	60%	£98,651	£113,073	£100,061	£114,482	£96,604	£98,013
35%	60%	£29,691	£46,517	£31,336	£48,161	£27,302	£28,947
40%	60%	-£39,269	-£20,039	-£37,390	-£18,160	-£41,999	-£40,120
45%	60%	-£108,228	-£86,595	-£106,115	-£84,481	-£111,300	-£109,186
50%	60%	-£177.188	-£153.151	-£174.839	-£150.802	-£180.601	-£178.251

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£672,970	£672,970	£672,970	£672,970	£672,970	£672,970
10%	71%	£534,438	£537,872	£534,998	£538,431	£533,951	£534,510
15%	71%	£465,172	£470,323	£466,011	£471,162	£464,441	£465,280
20%	71%	£395,907	£402,774	£397,025	£403,893	£394,931	£396,050
25%	71%	£326,641	£335,225	£328,039	£336,623	£325,422	£326,820
30%	71%	£257,374	£267,677	£259,053	£269,354	£255,912	£257,590
35%	71%	£188,109	£200,127	£190,066	£202,085	£186,403	£188,360
40%	71%	£118,843	£132,579	£121,080	£134,815	£116,893	£119,130
45%	71%	£49,577	£65,029	£52,094	£67,546	£47,384	£49,900
50%	71%	-£19.689	-£2.519	-£16.893	£278	-£22.127	-£19.330
100%	71%	-£721,965	-£687,025	-£716,274	-£681,334		-£721,234
10%	75%	£534,247	£537.251	£534.834	£537,839	£533.820	£534,408
15%	75%	£464,885	£469,392	£465,767	£470,273	£464,246	£465,126
20%	75%	£395.524	£401.533	£396,698	£402.708	£394.671	£395.845
25%	75%	£326,162	£333,674	£327,630	£335,142	£325,096	£326,564
30%	75%	£256.801	£265.815	£258,563	£267.577	£255.522	£257,283
35%	75%	£187,439	£197,956	£189,495	£200,011	£185,946	£188,002
40%	75%	£118.078	£130.097	£120.427	£132.445	£116.371	£118,721
45%	75%	£48,716	£62,237	£51,359	£64,880	£46,796	£49,440
50%	75%	-£20.645	-£5.622	-£17.709	-£2.685	-£22.778	-£19.842
10%	60%	£535.051	£539.858	£535.520	£540.328	£534.368	£534.837
15%	60%	£466,090	£473,302	£466,795	£474,007	£465,067	£465,771
20%	60%	£397.131	£406.746	£398.070	£407.685	£395.765	£396,706
25%	60%	£328.171	£340.189	£329.345	£341.364	£326,464	£327,639
30%	60%	£259.211	£273.633	£260.621	£275.042	£257.164	£258.573
35%	60%	£190.251	£207.077	£191.896	£208.721	£187.862	£189.507
40%	60%	£121,291	£140.521	£123,170	£142,400	£118.561	£120,440
45%	60%	£52.332	£73.965	£54,445	£76.079	£49.260	£51.374
60%	60%	£16.620	67.400	£14 270	£0.769	620.041	£17 £01

£13,474,000

	CIL Zone	2
	Value Area	Med
s value inflation		09
d cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£404,825	£404,825	£404,825	£404,825	£404,825	£404,825
10%	71%	£308,717	£311,308	£309,949	£312,540	£307,944	£309,176
15%	71%	£260,663	£264,548	£262,511	£266,397	£259,503	£261,351
20%	71%	£212,608	£217,790	£215,073	£220,254	£211,062	£213,527
25%	71%	£164,554	£171,030	£167,634	£174,112	£162,621	£165,702
30%	71%	£116,499	£124,271	£120,196	£127,968	£114,180	£117,878
35%	71%	£68,445	£77,513	£72,758	£81,826	£65,740	£70,053
40%	71%	£20,390	£30,753	£25,320	£35,683	£17,298	£22,228
45%	71%	-£28,117	-£16,268	-£22,480	-£10,631	-£31,652	-£26,016
50%	71%	-£76,957	-£63,792	-£70,694	-£57,529	-£80,886	-£74,622
100%	71%	-£565,997	-£539,637	-£553,458	-£527,097	-£573,862	-£561,323
10%	75%	£308,492	£310,759	£309,786	£312,052	£307,815	£309,110
15%	75%	£260,325	£263,725	£262,266	£265,667	£259,310	£261,252
20%	75%	£212,158	£216,692	£214,746	£219,280	£210,805	£213,394
25%	75%	£163,991	£169,658	£167,226	£172,893	£162,300	£165,535
30%	75%	£115,824	£122,625	£119,706	£126,507	£113,795	£117,677
35%	75%	£67,658	£75,592	£72,186	£80,120	£65,290	£69,819
40%	75%	£19,491	£28,558	£24,666	£33,734	£16,785	£21,961
45%	75%	-£29,146	-£18,778	-£23,227	-£12,860	-£32,239	-£26,321
50%	75%	-£78,100	-£66,580	-£71,524	-£60,005	-£81,537	-£74,962
10%	60%	£309,436	£313,063	£310,472	£314,099	£308,354	£309,390
15%	60%	£261,742	£267,182	£263,295	£268,736	£260,118	£261,671
20%	60%	£214,048	£221,302	£216,118	£223,371	£211,883	£213,954
25%	60%	£166,353	£175,420	£168,941	£178,008	£163,648	£166,235
30%	60%	£118,659	£129,540	£121,764	£132,645	£115,412	£118,518
35%	60%	£70,964	£83,658	£74,587	£87,282	£67,177	£70,799
40%	60%	£23,269	£37,778	£27,410	£41,919	£18,941	£23,082
45%	60%	-£24,825	-£8,236	-£20,090	-£3,502	-£29,774	-£25,039
50%	60%	-£73.299	-£54.868	-£68.039	-£49.607	-£78.799	-£73.538

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,755,175	-£1,755,175	-£1,755,175	-£1,755,175	-£1,755,175	-£1,755,175
10%	71%	-£1,851,283	-£1,848,692	-£1,850,051	-£1,847,460	-£1,852,056	-£1,850,824
15%	71%	-£1.899.337	-£1.895.452		-£1,893,603		-£1,898,649
20%	71%	-£1,947,392	-£1,942,210		-£1,939,746		-£1,946,473
25%	71%	-£1,995,446	-£1,988,970		-£1,985,888		-£1,994,298
30%	71%	-£2,043,501	-£2,035,729	-£2,039,804	-£2,032,032		-£2,042,122
35%	71%	-£2.091.555	-£2.082.487		-£2.078.174		-£2.089.947
40%	71%	-£2,139,610	-£2,129,247	-£2,134,680	-£2,124,317	-£2,142,702	-£2,137,772
45%	71%	-£2,188,117	-£2,176,268		-£2,170,631		-£2,186,016
50%	71%	-£2,236,957	-£2,223,792		-£2,217,529		-£2,234,622
100%	71%	-£2,725,997	-£2,699,637		-£2,687,097		-£2,721,323
10%	75%	-£1,851,508	-£1,849,241	-£1,850,214	-£1,847,948	-£1,852,185	-£1,850,890
15%	75%	-£1,899,675	-£1,896,275	-£1,897,734	-£1,894,333		-£1,898,748
20%	75%	-£1,947,842	-£1,943,308	-£1,945,254	-£1,940,720	-£1,949,195	-£1,946,606
25%	75%	-£1,996,009	-£1,990,342	-£1,992,774	-£1,987,107		-£1,994,465
30%	75%	-£2,044,176	-£2,037,375	-£2,040,294	-£2,033,493		-£2,042,323
35%	75%	-£2,092,342	-£2,084,408	-£2,087,814	-£2,079,880		-£2,090,181
40%	75%	-£2,140,509	-£2,131,442	-£2,135,334	-£2,126,266		-£2,138,039
45%	75%	-£2,189,146	-£2,178,778		-£2,172,860		-£2,186,321
50%	75%	-£2,238,100	-£2,226,580	-£2,231,524	-£2,220,005		-£2,234,962
10%	60%	-£1,850,564	-£1,846,937	-£1,849,528	-£1,845,901	-£1,851,646	-£1,850,610
15%	60%	-£1,898,258	-£1,892,818		-£1,891,264		-£1,898,329
20%	60%	-£1,945,952	-£1,938,698	-£1,943,882	-£1,936,629		-£1,946,046
25%	60%	-£1,993,647	-£1,984,580		-£1,981,992		-£1,993,765
30%	60%	-£2,041,341	-£2,030,460	-£2,038,236	-£2,027,355	-£2,044,588	-£2,041,482
35%	60%	-£2,089,036	-£2,076,342		-£2,072,718		-£2,089,201
40%	60%	-£2,136,731	-£2,122,222	-£2,132,590	-£2,118,081	-£2,141,059	-£2,136,918
45%	60%	-£2,184,825	-£2,168,236		-£2,163,502	-£2,189,774	-£2,185,039
50%	60%	-f2 233 299	-£2 214 868		-£2 209 607		-F2 233 538

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,330,975	-£1,330,975				
10%	71%	-£1,427,083	-£1,424,492			-£1,427,856	-£1,426,624
15%	71%	-£1,475,137	-£1,471,252				
20%	71%	-£1,523,192	-£1,518,010		-£1,515,546	-£1,524,738	
25%	71%	-£1,571,246	-£1,564,770				
30%	71%	-£1,619,301	-£1,611,529				
35%	71%	-£1,667,355	-£1,658,287	-£1,663,042	-£1,653,974	-£1,670,060	-£1,665,747
40%	71%	-£1,715,410	-£1,705,047				
45%	71%	-£1,763,917	-£1,752,068	-£1,758,280			-£1,761,816
50%	71%	-£1,812,757	-£1,799,592	-£1,806,494		-£1,816,686	
100%	71%	-£2,301,797	-£2,275,437				-£2,297,123
10%	75%	-£1,427,308	-£1,425,041	-£1,426,014			-£1,426,690
15%	75%	-£1,475,475	-£1,472,075		-£1,470,133		-£1,474,548
20%	75%	-£1,523,642	-£1,519,108	-£1,521,054			-£1,522,406
25%	75%	-£1,571,809	-£1,566,142	-£1,568,574		-£1,573,500	-£1,570,265
30%	75%	-£1,619,976	-£1,613,175				
35%	75%	-£1,668,142	-£1,660,208	-£1,663,614	-£1,655,680	-£1,670,510	-£1,665,981
40%	75%	-£1,716,309	-£1,707,242	-£1,711,134	-£1,702,066		
45%	75%	-£1,764,946	-£1,754,578		-£1,748,660	-£1,768,039	-£1,762,121
50%	75%	-£1,813,900	-£1,802,380			-£1,817,337	
10%	60%	-£1,426,364	-£1,422,737			-£1,427,446	-£1,426,410
15%	60%	-£1,474,058	-£1,468,618		-£1,467,064		-£1,474,129
20%	60%	-£1,521,752	-£1,514,498		-£1,512,429		-£1,521,846
25%	60%	-£1,569,447	-£1,560,380	-£1,566,859			-£1,569,565
30%	60%	-£1,617,141	-£1,606,260			-£1,620,388	
35%	60%	-£1,664,836	-£1,652,142	-£1,661,213	-£1,648,518		-£1,665,001
40%	60%	-£1,712,531	-£1,698,022				-£1,712,718
45%	60%	-£1,760,625	-£1,744,036				-£1,760,839
50%	60%	-£1,809,099	-£1,790,668				

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£592,423	-£592,423	-£592,423	-£592,423	-£592,423	-£592,423
10%	71%	-£688,531	-£685,940		-£684,708		-£688,072
15%	71%	-£736,585	-£732,700		-£730,851	-£737,745	-£735,897
20%	71%	-£784,640	-£779,458		-£776,994		-£783,721
25%	71%	-£832,694	-£826,218	-£829,614	-£823,136	-£834,627	-£831,546
30%	71%	-£880,749	-£872,977		-£869,280		-£879,370
35%	71%	-£928,803	-£919,735	-£924,490	-£915,422	-£931,508	-£927,195
40%	71%	-£976,858	-£966,495		-£961,565		-£975,020
45%	71%	-£1,025,365	-£1,013,516	-£1,019,728	-£1,007,879	-£1,028,900	-£1,023,264
50%	71%	-£1,074,205	-£1,061,040		-£1,054,777	-£1,078,134	-£1,071,870
100%	71%	-£1,563,245	-£1,536,885	-£1,550,706	-£1,524,345	-£1,571,110	-£1,558,571
10%	75%	-£688.756	-£686.489		-£685.196		-£688.138
15%	75%	-£736,923	-£733,523		-£731,581		-£735,996
20%	75%	-£785,090	-£780,556		-£777,968		-£783,854
25%	75%	-£833,257	-£827,590		-£824,355		-£831,713
30%	75%	-£881,424	-£874,623	-£877,542	-£870,741		-£879,571
35%	75%	-£929,590	-£921,656		-£917,128		-£927,429
40%	75%	-£977,757	-£968,690		-£963,514		-£975,287
45%	75%	-£1,026,394	-£1,016,026		-£1,010,108		-£1,023,569
50%	75%	-£1,075,348	-£1,063,828	-£1,068,772	-£1,057,253	-£1,078,785	-£1,072,210
10%	60%	-£687,812	-£684,185		-£683,149	-£688,894	-£687,858
15%	60%	-£735.506	-£730.066		-£728.512		-£735.577
20%	60%	-£783.200	-£775.946		-£773.877		-£783,294
25%	60%	-£830,895	-£821,828		-£819,240		-£831,013
30%	60%	-£878.589	-£867.708	-£875.484	-£864.603	-£881.836	-£878,730
35%	60%	-£926.284	-£913.590		-£909.966		-£926,449
40%	60%	-£973.979	-£959.470		-£955.329		-£974.166
45%	60%	-£1.022.073	-£1.005.484		-£1.000.750		-£1.022.287
E00/	600/	C4 070 E47	C4 0E2 446		C4 040 055		C4 070 700

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£258,151	-£258,151	-£258,151	-£258,151	-£258,151	-£258,151
10%	71%	-£354,259	-£351,668	-£353,027	-£350,436	-£355,032	-£353,800
15%	71%	-£402,313	-£398,428	-£400,465	-£396,579	-£403,473	-£401,625
20%	71%	-£450,368	-£445,186		-£442,722	-£451,914	-£449,449
25%	71%	-£498,422	-£491,946		-£488,864		-£497,274
30%	71%	-£546,477	-£538,705	-£542,780	-£535,008	-£548,796	-£545,098
35%	71%	-£594,531	-£585,463		-£581,150		-£592,923
40%	71%	-£642,586	-£632,223	-£637,656	-£627,293	-£645,678	-£640,748
45%	71%	-£691,093	-£679,244		-£673,607		-£688,992
50%	71%	-£739,933	-£726,768	-£733,670	-£720,505	-£743,862	-£737,598
100%	71%	-£1,228,973	-£1,202,613	-£1,216,434	-£1,190,073		-£1,224,299
10%	75%	-£354,484	-£352,217	-£353,190	-£350,924	-£355,161	-£353,866
15%	75%	-£402,651	-£399,251		-£397,309		-£401,724
20%	75%	-£450,818	-£446,284	-£448,230	-£443,696	-£452,171	-£449,582
25%	75%	-£498,985	-£493,318		-£490,083		-£497,441
30%	75%	-£547,152	-£540,351	-£543,270	-£536,469	-£549,181	-£545,299
35%	75%	-£595,318	-£587,384		-£582,856		-£593,157
40%	75%	-£643,485	-£634,418		-£629,242	-£646,191	-£641,015
45%	75%	-£692,122	-£681,754		-£675,836		-£689,297
50%	75%	-£741,076	-£729,556		-£722,981	-£744,513	-£737,938
10%	60%	-£353,540	-£349,913	-£352,504	-£348,877	-£354,622	-£353,586
15%	60%	-£401,234	-£395,794		-£394,240	-£402,858	-£401,305
20%	60%	-£448,928	-£441,674	-£446,858	-£439,605		-£449,022
25%	60%	-£496,623	-£487,556		-£484,968		-£496,741
30%	60%	-£544,317	-£533,436	-£541,212	-£530,331	-£547,564	-£544,458
35%	60%	-£592,012	-£579,318		-£575,694		-£592,177
40%	60%	-£639,707	-£625,198	-£635,566	-£621,057	-£644,035	-£639,894
45%	60%	-£687,801	-£671,212	-£683,066	-£666,478		-£688,015
50%	60%	-£736,275	-£717.844		-£712.583		-£736.514

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,351	-£10,351	-£10,351	-£10,351	-£10,351	-£10,351
10%	71%	-£106,459	-£103,868	-£105,227	-£102,636	-£107,232	-£106,000
15%	71%	-£154,513	-£150,628	-£152,665	-£148,779	-£155,673	-£153,825
20%	71%	-£202,568	-£197,386	-£200,103	-£194,922	-£204,114	-£201,649
25%	71%	-£250,622	-£244,146	-£247,542	-£241,064	-£252,555	-£249,474
30%	71%	-£298,677	-£290,905	-£294,980	-£287,208	-£300,996	-£297,298
35%	71%	-£346,731	-£337,663	-£342,418	-£333,350	-£349,436	-£345,123
40%	71%	-£394,786		-£389,856	-£379,493	-£397,878	-£392,948
45%	71%	-£443,293					
50%	71%	-£492,133	-£478,968		-£472,705	-£496,062	-£489,798
100%	71%	-£981,173		-£968,634		-£989,038	-£976,499
10%	75%	-£106,684	-£104,417	-£105,390	-£103,124	-£107,361	-£106,066
15%	75%	-£154,851	-£151,451	-£152,910	-£149,509	-£155,866	-£153,924
20%	75%	-£203,018	-£198,484	-£200,430	-£195,896	-£204,371	-£201,782
25%	75%	-£251,185	-£245,518	-£247,950	-£242,283	-£252,876	-£249,641
30%	75%	-£299,352	-£292,551	-£295,470	-£288,669	-£301,381	-£297,499
35%	75%	-£347,518	-£339,584	-£342,990	-£335,056	-£349,886	-£345,357
40%	75%	-£395,685	-£386,618	-£390,510	-£381,442	-£398,391	
45%	75%	-£444,322	-£433,954		-£428,036		
50%	75%	-£493,276	-£481,756	-£486,700	-£475,181	-£496,713	-£490,138
10%	60%	-£105,740	-£102,113	-£104,704	-£101,077	-£106,822	-£105,786
15%	60%	-£153,434	-£147,994	-£151,881	-£146,440	-£155,058	-£153,505
20%	60%	-£201,128	-£193,874	-£199,058	-£191,805	-£203,293	-£201,222
25%	60%	-£248,823	-£239,756	-£246,235	-£237,168	-£251,528	-£248,941
30%	60%	-£296,517	-£285,636	-£293,412	-£282,531	-£299,764	-£296,658
35%	60%	-£344,212	-£331,518	-£340,589	-£327,894	-£347,999	-£344,377
40%	60%	-£391,907					
45%	60%	-£440,001					
50%	60%	-£488,475	-£470,044	-£483,215	-£464,783	-£493,975	-£488,714

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£242,009	£242,009	£242,009	£242,009	£242,009	£242,009
10%	71%	£145,901	£148,492	£147,133	£149,724	£145,128	£146,360
15%	71%	£97,847	£101,732	£99,695	£103,581	£96,687	£98,535
20%	71%	£49,792	£54,974	£52,257	£57,438	£48,246	£50,711
25%	71%	£1,738	£8,214	£4,818	£11,296	-£195	£2,886
30%	71%	-£46,317	-£38,545	-£42,620	-£34,848	-£48,636	-£44,938
35%	71%	-£94,371	-£85,303	-£90,058	-£80,990	-£97,076	-£92,763
40%	71%	-£142,426	-£132,063	-£137,496	-£127,133	-£145,518	-£140,588
45%	71%	-£190,933	-£179,084	-£185,296	-£173,447	-£194,468	-£188,832
50%	71%	-£239,773	-£226,608	-£233,510	-£220,345	-£243,702	-£237,438
100%	71%	-£728,813					
10%	75%	£145,676	£147,943	£146,970	£149,236	£144,999	£146,294
15%	75%	£97,509	£100,909	£99,450	£102,851	£96,494	£98,436
20%	75%	£49,342	£53,876	£51,930	£56,464	£47,989	£50,578
25%	75%	£1,175	£6,842	£4,410	£10,077	-£516	£2,719
30%	75%	-£46,992	-£40,191	-£43,110	-£36,309	-£49,021	-£45,139
35%	75%	-£95,158	-£87,224	-£90,630	-£82,696	-£97,526	-£92,997
40%	75%	-£143,325	-£134,258	-£138,150	-£129,082	-£146,031	-£140,855
45%	75%	-£191,962	-£181,594	-£186,043	-£175,676	-£195,055	-£189,137
50%	75%	-£240,916	-£229,396	-£234,340	-£222,821	-£244,353	-£237,778
10%	60%	£146,620	£150,247	£147,656	£151,283	£145,538	£146,574
15%	60%	£98,926	£104,366	£100,479	£105,920	£97,302	£98,855
20%	60%	£51,232	£58,486	£53,302	£60,555	£49,067	£51,138
25%	60%	£3,537	£12,604	£6,125	£15,192	£832	£3,419
30%	60%	-£44,157	-£33,276	-£41,052	-£30,171	-£47,404	-£44,298
35%	60%	-£91,852	-£79,158	-£88,229	-£75,534	-£95,639	-£92,017
40%	60%	-£139,547	-£125,038	-£135,406	-£120,897	-£143,875	-£139,734
45%	60%	-£187,641	-£171,052	-£182,906	-£166,318	-£192,590	-£187,855
50%	60%	-£236,115	-£217,684	-£230,855	-£212,423	-£241,615	-£236,354

£17,299,000

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

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£265,807	-£265,807	-£265,807	-£265,807	-£265,807	-£265,807
10%	71%	-£361,915	-£359,324	-£360,683	-£358,092	-£362,688	-£361,456
15%	71%	-£409,969	-£406,084		-£404,235	-£411,129	
20%	71%	-£458,024	-£452,842	-£455,559	-£450,378	-£459,570	-£457,105
25%	71%	-£506,078			-£496,520		
30%	71%	-£554,133	-£546,361	-£550,436	-£542,664	-£556,452	-£552,754
35%	71%	-£602,187					
40%	71%	-£650,242	-£639,879	-£645,312	-£634,949	-£653,334	-£648,404
45%	71%	-£698,749		-£693,112		-£702,284	
50%	71%	-£747,589	-£734,424	-£741,326		-£751,518	-£745,254
100%	71%	-£1,236,629				-£1,244,494	
10%	75%	-£362,140	-£359,873		-£358,580	-£362,817	
15%	75%	-£410,307					
20%	75%	-£458,474	-£453,940	-£455,886	-£451,352	-£459,827	-£457,238
25%	75%	-£506,641	-£500,974	-£503,406			
30%	75%	-£554,808	-£548,007	-£550,926	-£544,125		
35%	75%	-£602,974			-£590,512		
40%	75%	-£651,141	-£642,074	-£645,966	-£636,898	-£653,847	
45%	75%	-£699,778					
50%	75%	-£748,732	-£737,212	-£742,156		-£752,169	-£745,594
10%	60%	-£361,196	-£357,569		-£356,533	-£362,278	
15%	60%	-£408,890	-£403,450		-£401,896	-£410,514	
20%	60%	-£456,584	-£449,330	-£454,514	-£447,261	-£458,749	-£456,678
25%	60%	-£504,279			-£492,624	-£506,984	
30%	60%	-£551,973	-£541,092				-£552,114
35%	60%	-£599,668	-£586,974				
40%	60%	-£647,363	-£632,854				
45%	60%	-£695,457	-£678,868		-£674,134	-£700,406	-£695,671
50%	60%	-£743,931					

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

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£81,449	£81,449	£81,449	£81,449	£81,449	£81,449
10%	71%	-£14,659	-£12,068	-£13,427	-£10,836	-£15,432	-£14,200
15%	71%	-£62,713	-£58,828	-£60,865	-£56,979	-£63,873	-£62,025
20%	71%	-£110,768	-£105,586	-£108,303	-£103,122	-£112,314	-£109,849
25%	71%	-£158,822	-£152,346	-£155,742	-£149,264	-£160,755	-£157,674
30%	71%	-£206,877	-£199,105	-£203,180	-£195,408	-£209,196	-£205,498
35%	71%	-£254,931	-£245,863	-£250,618	-£241,550	-£257,636	-£253,323
40%	71%	-£302,986	-£292,623	-£298,056	-£287,693	-£306,078	-£301,148
45%	71%	-£351,493	-£339,644	-£345,856	-£334,007	-£355,028	-£349,392
50%	71%	-£400,333	-£387,168			-£404,262	-£397,998
100%	71%	-£889,373	-£863,013	-£876,834			-£884,699
10%	75%	-£14,884	-£12,617	-£13,590	-£11,324	-£15,561	-£14,266
15%	75%	-£63,051	-£59,651	-£61,110	-£57,709	-£64,066	-£62,124
20%	75%	-£111,218	-£106,684	-£108,630	-£104,096	-£112,571	-£109,982
25%	75%	-£159,385	-£153,718	-£156,150	-£150,483	-£161,076	-£157,841
30%	75%	-£207.552	-£200.751	-£203.670	-£196.869	-£209.581	-£205.699
35%	75%	-£255.718	-£247.784	-£251.190	-£243.256	-£258.086	-£253.557
40%	75%	-£303.885	-£294.818	-£298.710	-£289.642	-£306.591	-£301.415
45%	75%	-£352.522	-£342.154	-£346.603	-£336.236	-£355.615	-£349.697
50%	75%	-£401.476	-£389.956				-£398.338
10%	60%	-£13,940	-£10,313	-£12,904	-£9,277	-£15,022	-£13,986
15%	60%	-£61.634	-£56.194	-£60.081	-£54.640	-£63,258	-£61.705
20%	60%	-£109,328	-£102,074	-£107,258	-£100,005	-£111,493	-£109,422
25%	60%	-£157.023	-£147.956	-£154.435	-£145.368	-£159.728	-£157.141
30%	60%	-£204,717	-£193,836	-£201,612	-£190,731	-£207,964	-£204,858
35%	60%	-£252.412	-£239.718	-£248.789	-£236.094	-£256,199	-£252.577
40%	60%	-£300,107	-£285,598	-£295,966	-£281,457	-£304,435	-£300,294
45%	60%	-£348.201	-£331.612	-£343.466	-£326.878	-£353,150	-£348.415
50%	60%	-£396 675	-F378 244	-£391 415	-£372 983	-£402 175	-£396.914

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£242,009	£242,009	£242,009	£242,009	£242,009	£242,009
10%	71%	£145,901	£148,492	£147,133	£149,724	£145,128	£146,360
15%	71%	£97,847	£101,732	£99,695	£103,581	£96,687	£98,535
20%	71%	£49,792	£54,974	£52,257	£57,438	£48,246	£50,711
25%	71%	£1,738	£8,214	£4,818	£11,296	-£195	£2,886
30%	71%	-£46,317	-£38,545	-£42,620	-£34,848	-£48,636	-£44,938
35%	71%	-£94,371	-£85,303	-£90,058	-£80,990	-£97,076	-£92,763
40%	71%	-£142,426	-£132,063	-£137,496	-£127,133	-£145,518	-£140,588
45%	71%	-£190,933	-£179,084	-£185,296	-£173,447	-£194,468	-£188,832
50%	71%	-£239,773	-£226,608	-£233,510	-£220,345	-£243,702	-£237,438
100%	71%	-£728,813	-£702,453				-£724,139
10%	75%	£145,676	£147,943	£146,970	£149,236	£144,999	£146,294
15%	75%	£97,509	£100,909	£99,450	£102,851	£96,494	£98,436
20%	75%	£49,342	£53,876	£51,930	£56,464	£47,989	£50,578
25%	75%	£1,175	£6,842	£4,410	£10,077	-£516	£2,719
30%	75%	-£46,992	-£40,191	-£43,110	-£36,309	-£49,021	-£45,139
35%	75%	-£95,158	-£87,224	-£90,630	-£82,696	-£97,526	-£92,997
40%	75%	-£143,325	-£134,258	-£138,150	-£129,082	-£146,031	-£140,855
45%	75%	-£191,962	-£181,594	-£186,043	-£175,676	-£195,055	-£189,137
50%	75%	-£240,916	-£229,396	-£234,340	-£222,821	-£244,353	-£237,778
10%	60%	£146,620	£150,247	£147,656	£151,283	£145,538	£146,574
15%	60%	£98,926	£104,366	£100,479	£105,920	£97,302	£98,855
20%	60%	£51,232	£58,486	£53,302	£60,555	£49,067	£51,138
25%	60%	£3,537	£12,604	£6,125	£15,192	£832	£3,419
30%	60%	-£44,157	-£33,276	-£41,052	-£30,171	-£47,404	-£44,298
35%	60%	-£91,852	-£79,158	-£88,229	-£75,534	-£95,639	-£92,017
40%	60%	-£139,547	-£125,038	-£135,406	-£120,897	-£143,875	-£139,734
45%	60%	-£187,641	-£171,052	-£182,906	-£166,318	-£192,590	-£187,855
50%	60%	-£236.115	-£217.684	-£230.855	-£212.423	-£241.615	-£236.354

	CIL Zone	2
	Value Area	Low
Sales value inflation		0°
Build cost inflation		09

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£219,181	£219,181	£219,181	£219,181	£219,181	£219,181
10%	71%	£140,982	£143,041	£142,869	£144,928	£139,754	£141,642
15%	71%	£101,882	£104,970	£104,713	£107,802	£100,040	£102,872
20%	71%	£62,781	£66,900	£66,557	£70,674	£60,326	£64,102
25%	71%	£23,682	£28,829	£28,401	£33,548	£20,613	£25,333
30%	71%	-£15,670	-£9,393	-£9,915	-£3,637	-£19,413	-£13,658
35%	71%	-£55,409	-£48,086	-£48,694	-£41,371	-£59,776	-£53,061
40%	71%	-£95,149	-£86,779	-£87,475	-£79,104	-£100,139	-£92,465
45%	71%	-£134,887	-£125,471	-£126,254	-£116,838	-£140,502	-£131,869
50%	71%	-£174,627	-£164,164	-£165,035	-£154,572	-£180,865	-£171,273
100%	71%	-£572,665	-£551,716	-£553,458	-£532,509	-£585,154	-£565,948
10%	75%	£140,724	£142,525	£142,706	£144,508	£139,650	£141,631
15%	75%	£101,495	£104,198	£104,468	£107,171	£99,884	£102,857
20%	75%	£62,266	£65,869	£66,231	£69,834	£60,119	£64,082
25%	75%	£23,038	£27,542	£27,993	£32,496	£20,353	£25,308
30%	75%	-£16,455	-£10,963	-£10,412	-£4,920	-£19,730	-£13,687
35%	75%	-£56,326	-£49,918	-£49,276	-£42,867	-£60,147	-£53,096
40%	75%	-£96,196	-£88,873	-£88,138	-£80,815	-£100,563	-£92,505
45%	75%	-£136,066	-£127,828	-£127,002	-£118,762	-£140,979	-£131,914
50%	75%	-£175,936	-£166,782	-£165,864	-£156,710	-£181,395	-£171,323
10%	60%	£141,806	£144,688	£143,392	£146,274	£140,088	£141,673
15%	60%	£103,118	£107,442	£105,497	£109,820	£100,540	£102,919
20%	60%	£64,431	£70,195	£67,603	£73,367	£60,994	£64,165
25%	60%	£25,744	£32,950	£29,707	£36,914	£21,447	£25,411
30%	60%	-£13,155	-£4,367	-£8,321	£460	-£18,396	-£13,561
35%	60%	-£52,476	-£42,222	-£46,836	-£36,582	-£58,589	-£52,949
40%	60%	-£91,796	-£80,078	-£85,350	-£73,632	-£98,783	-£92,336
45%	60%	-£131,117	-£117,933	-£123,865	-£110,682	-£138,976	-£131,724
50%	60%	-£170.437	-£155.789	-£162.379	-£147.731	-£179.170	-£171.112

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,940,819		-£1,940,819	-£1,940,819	-£1,940,819	-£1,940,819
10%	71%	-£2,019,018	-£2,016,959	-£2,017,131	-£2,015,072	-£2,020,246	-£2,018,358
15%	71%	-£2,058,118					
20%	71%	-£2,097,219		-£2,093,443	-£2,089,326	-£2,099,674	-£2,095,898
25%	71%	-£2,136,318					
30%	71%	-£2,175,670				-£2,179,413	-£2,173,658
35%	71%	-£2,215,409	-£2,208,086	-£2,208,694			-£2,213,061
40%	71%	-£2,255,149					-£2,252,465
45%	71%	-£2,294,887					
50%	71%	-£2,334,627			-£2,314,572	-£2,340,865	
100%	71%	-£2,732,665				-£2,745,154	
10%	75%	-£2,019,276		-£2,017,294			
15%	75%	-£2,058,505					
20%	75%	-£2,097,734	-£2,094,131	-£2,093,769	-£2,090,166		-£2,095,918
25%	75%	-£2,136,962	-£2,132,458	-£2,132,007	-£2,127,504	-£2,139,647	-£2,134,692
30%	75%	-£2,176,455					
35%	75%	-£2,216,326	-£2,209,918	-£2,209,276	-£2,202,867	-£2,220,147	-£2,213,096
40%	75%	-£2,256,196					
45%	75%	-£2,296,066					-£2,291,914
50%	75%	-£2,335,936					
10%	60%	-£2,018,194		-£2,016,608	-£2,013,726		
15%	60%	-£2,056,882					
20%	60%	-£2,095,569				-£2,099,006	
25%	60%	-£2,134,256					
30%	60%	-£2,173,155	-£2,164,367	-£2,168,321	-£2,159,540	-£2,178,396	-£2,173,561
35%	60%	-£2,212,476					
40%	60%	-£2,251,796	-£2,240,078	-£2,245,350			-£2,252,336
45%	60%	-£2,291,117					-£2,291,724
50%	60%	-£2.330.437					-£2,331,112

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,516,619	-£1,516,619				-£1,516,619
10%	71%	-£1,594,818	-£1,592,759		-£1,590,872	-£1,596,046	-£1,594,158
15%	71%	-£1,633,918	-£1,630,830				-£1,632,928
20%	71%	-£1,673,019	-£1,668,900	-£1,669,243	-£1,665,126	-£1,675,474	-£1,671,698
25%	71%	-£1,712,118	-£1,706,971				-£1,710,467
30%	71%	-£1,751,470	-£1,745,193	-£1,745,715	-£1,739,437	-£1,755,213	-£1,749,458
35%	71%	-£1,791,209	-£1,783,886				-£1,788,861
40%	71%	-£1,830,949	-£1,822,579	-£1,823,275	-£1,814,904	-£1,835,939	-£1,828,265
45%	71%	-£1,870,687	-£1,861,271	-£1,862,054			-£1,867,669
50%	71%	-£1,910,427	-£1,899,964	-£1,900,835	-£1,890,372	-£1,916,665	-£1,907,073
100%	71%	-£2,308,465	-£2,287,516			-£2,320,954	-£2,301,748
10%	75%	-£1,595,076	-£1,593,275		-£1,591,292	-£1,596,150	-£1,594,169
15%	75%	-£1,634,305	-£1,631,602				-£1,632,943
20%	75%	-£1,673,534	-£1,669,931		-£1,665,966	-£1,675,681	-£1,671,718
25%	75%	-£1,712,762	-£1,708,258		-£1,703,304		-£1,710,492
30%	75%	-£1,752,255	-£1,746,763	-£1,746,212			-£1,749,487
35%	75%	-£1,792,126	-£1,785,718				-£1,788,896
40%	75%	-£1,831,996	-£1,824,673	-£1,823,938	-£1,816,615	-£1,836,363	-£1,828,305
45%	75%	-£1,871,866	-£1,863,628				-£1,867,714
50%	75%	-£1,911,736	-£1,902,582	-£1,901,664	-£1,892,510	-£1,917,195	-£1,907,123
10%	60%	-£1,593,994	-£1,591,112				-£1,594,127
15%	60%	-£1,632,682	-£1,628,358	-£1,630,303	-£1,625,980	-£1,635,260	-£1,632,881
20%	60%	-£1,671,369	-£1,665,605			-£1,674,806	-£1,671,635
25%	60%	-£1,710,056	-£1,702,850	-£1,706,093	-£1,698,886	-£1,714,353	-£1,710,389
30%	60%	-£1,748,955	-£1,740,167	-£1,744,121	-£1,735,340	-£1,754,196	-£1,749,361
35%	60%	-£1,788,276	-£1,778,022				-£1,788,749
40%	60%	-£1,827,596	-£1,815,878	-£1,821,150	-£1,809,432	-£1,834,583	-£1,828,136
45%	60%	-£1,866,917	-£1,853,733				-£1,867,524
50%	60%	-£1.906.237	-£1.891.589	-£1,898,179			-£1,906,912

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£778,067	-£778,067	-£778,067	-£778,067	-£778,067	-£778,067
10%	71%	-£856,266					
15%	71%	-£895,366	-£892,278		-£889,446	-£897,208	-£894,376
20%	71%	-£934,467					
25%	71%	-£973,566	-£968,419	-£968,847		-£976,635	-£971,915
30%	71%	-£1,012,918					
35%	71%	-£1,052,657	-£1,045,334	-£1,045,942	-£1,038,619	-£1,057,024	-£1,050,309
40%	71%	-£1,092,397					
45%	71%	-£1,132,135	-£1,122,719	-£1,123,502	-£1,114,086	-£1,137,750	-£1,129,117
50%	71%	-£1,171,875					
100%	71%	-£1,569,913	-£1,548,964	-£1,550,706	-£1,529,757	-£1,582,402	-£1,563,196
10%	75%	-£856,524			-£852,740		
15%	75%	-£895,753				-£897,364	
20%	75%	-£934,982	-£931,379		-£927,414	-£937,129	-£933,166
25%	75%	-£974,210	-£969,706		-£964,752		-£971,940
30%	75%	-£1,013,703				-£1,016,978	
35%	75%	-£1,053,574		-£1,046,524			-£1,050,344
40%	75%	-£1,093,444	-£1,086,121	-£1,085,386	-£1,078,063	-£1,097,811	-£1,089,753
45%	75%	-£1,133,314		-£1,124,250			
50%	75%	-£1,173,184	-£1,164,030	-£1,163,112	-£1,153,958	-£1,178,643	-£1,168,571
10%	60%	-£855,442			-£850,974		
15%	60%	-£894,130	-£889,806		-£887,428	-£896,708	-£894,329
20%	60%	-£932,817					
25%	60%	-£971,504	-£964,298	-£967,541	-£960,334	-£975,801	
30%	60%	-£1,010,403				-£1,015,644	
35%	60%	-£1,049,724		-£1,044,084			-£1,050,197
40%	60%	-£1,089,044					
45%	60%	-£1,128,365					-£1,128,972

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£443,795	-£443,795	-£443,795	-£443,795	-£443,795	-£443,795
10%	71%	-£521,994	-£519,935	-£520,107	-£518,048	-£523,222	-£521,334
15%	71%	-£561,094	-£558,006				
20%	71%	-£600,195	-£596,076	-£596,419			-£598,874
25%	71%	-£639,294	-£634,147				
30%	71%	-£678,646	-£672,369				-£676,634
35%	71%	-£718,385	-£711,062				
40%	71%	-£758,125	-£749,755	-£750,451		-£763,115	-£755,441
45%	71%	-£797,863	-£788,447		-£779,814	-£803,478	
50%	71%	-£837,603	-£827,140		-£817,548	-£843,841	-£834,249
100%	71%	-£1,235,641	-£1,214,692				
10%	75%	-£522,252	-£520,451		-£518,468	-£523,326	-£521,345
15%	75%	-£561,481	-£558,778	-£558,508			
20%	75%	-£600,710	-£597,107	-£596,745	-£593,142		-£598,894
25%	75%	-£639,938	-£635,434				
30%	75%	-£679,431	-£673,939	-£673,388	-£667,896	-£682,706	
35%	75%	-£719,302	-£712,894				
40%	75%	-£759,172	-£751,849	-£751,114	-£743,791	-£763,539	-£755,481
45%	75%	-£799,042	-£790,804	-£789,978	-£781,738		-£794,890
50%	75%	-£838,912	-£829,758				
10%	60%	-£521,170	-£518,288	-£519,584		-£522,888	
15%	60%	-£559,858	-£555,534	-£557,479	-£553,156	-£562,436	
20%	60%	-£598,545	-£592,781		-£589,609	-£601,982	
25%	60%	-£637,232	-£630,026				
30%	60%	-£676,131	-£667,343		-£662,516		
35%	60%	-£715,452	-£705,198				
40%	60%	-£754,772	-£743,054	-£748,326	-£736,608		
45%	60%	-£794,093	-£780,909				
50%	60%	-£833.413	-£818.765				

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

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£195.995	-£195.995	-£195.995	-£195.995	-£195.995	-£195.995
10%	71%	-£274,194	-£272.135	-£272.307	-£270,248	-£275,422	-£273.534
15%	71%	-£313.294	-£310.206	-£310.463	-£307.374	-£315,136	-£312.304
20%	71%	-£352.395	-£348.276	-£348.619	-£344.502	-£354.850	-£351.074
25%	71%	-£391.494	-£386.347	-£386.775	-£381.628	-£394,563	-£389.843
30%	71%	-£430.846	-£424.569				-£428.834
35%	71%	-£470.585	-£463.262				-£468.237
40%	71%	-£510,325	-£501,955				-£507,641
45%	71%	-£550,063	-£540,647		-£532.014		-£547,045
50%	71%	-£589,803	-£579,340				-£586,449
100%	71%	-£987.841	-£966.892	-£968.634			-£981.124
10%	75%	-£274,452	-£272,651	-£272,470	-£270,668	-£275,526	-£273,545
15%	75%	-£313,681	-£310,978	-£310,708	-£308,005	-£315,292	-£312,319
20%	75%	-£352,910	-£349,307	-£348,945	-£345,342	-£355,057	-£351,094
25%	75%	-£392,138	-£387,634				-£389,868
30%	75%	-£431,631	-£426,139	-£425,588	-£420,096	-£434,906	-£428,863
35%	75%	-£471,502	-£465,094				-£468,272
40%	75%	-£511,372	-£504,049	-£503,314		-£515,739	-£507,681
45%	75%	-£551,242	-£543,004				-£547,090
50%	75%	-£591,112	-£581,958	-£581,040	-£571,886	-£596,571	-£586,499
10%	60%	-£273,370	-£270,488	-£271,784	-£268,902	-£275,088	-£273,503
15%	60%	-£312,058	-£307,734	-£309,679	-£305,356	-£314,636	-£312,257
20%	60%	-£350,745	-£344,981	-£347,573	-£341,809	-£354,182	-£351,011
25%	60%	-£389,432	-£382,226				-£389,765
30%	60%	-£428,331	-£419,543	-£423,497	-£414,716	-£433,572	-£428,737
35%	60%	-£467,652	-£457,398				-£468,125
40%	60%	-£506,972	-£495,254		-£488,808		-£507,512
45%	60%	-£546,293	-£533,109				-£546,900
50%	60%	-£585.613	-£570.965		-£562.907	-£594.346	-£586 288

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£56,365	£56,365	£56,365	£56,365	£56,365	£56,365
10%	71%	-£21,834	-£19,775	-£19,947	-£17,888	-£23,062	-£21,174
15%	71%	-£60,934	-£57,846	-£58,103	-£55,014	-£62,776	-£59,944
20%	71%	-£100,035	-£95,916	-£96,259	-£92,142	-£102,490	-£98,714
25%	71%	-£139,134	-£133,987	-£134,415	-£129,268	-£142,203	-£137,483
30%	71%	-£178,486	-£172,209	-£172,731	-£166,453	-£182,229	-£176,474
35%	71%	-£218,225	-£210,902	-£211,510	-£204,187	-£222,592	-£215,877
40%	71%	-£257,965	-£249,595	-£250,291	-£241,920	-£262,955	-£255,281
45%	71%	-£297,703	-£288,287	-£289,070	-£279,654	-£303,318	-£294,685
50%	71%	-£337,443	-£326,980	-£327,851	-£317,388	-£343,681	-£334,089
100%	71%	-£735,481		-£716,274			-£728,764
10%	75%	-£22,092	-£20,291	-£20,110	-£18,308	-£23,166	-£21,185
15%	75%	-£61,321	-£58,618	-£58,348	-£55,645	-£62,932	-£59,959
20%	75%	-£100,550	-£96,947	-£96,585	-£92,982	-£102,697	-£98,734
25%	75%	-£139,778	-£135,274	-£134,823	-£130,320	-£142,463	-£137,508
30%	75%	-£179,271	-£173,779	-£173,228	-£167,736	-£182,546	-£176,503
35%	75%	-£219,142	-£212,734	-£212,092	-£205,683	-£222,963	-£215,912
40%	75%	-£259,012	-£251,689	-£250,954	-£243,631	-£263,379	-£255,321
45%	75%	-£298,882	-£290,644	-£289,818	-£281,578	-£303,795	-£294,730
50%	75%	-£338,752	-£329,598	-£328,680	-£319,526	-£344,211	-£334,139
10%	60%	-£21,010	-£18,128	-£19,424	-£16,542	-£22,728	-£21,143
15%	60%	-£59,698	-£55,374	-£57,319	-£52,996	-£62,276	-£59,897
20%	60%	-£98,385	-£92,621	-£95,213	-£89,449	-£101,822	-£98,651
25%	60%	-£137,072	-£129,866	-£133,109	-£125,902	-£141,369	-£137,405
30%	60%	-£175,971	-£167,183	-£171,137	-£162,356	-£181,212	-£176,377
35%	60%	-£215,292	-£205,038	-£209,652	-£199,398	-£221,405	-£215,765
40%	60%	-£254,612	-£242,894	-£248,166	-£236,448	-£261,599	-£255,152
45%	60%	-£293,933	-£280,749	-£286,681	-£273,498	-£301,792	-£294,540
50%	60%	-£333.253	-£318.605	-£325.195	-£310.547	-£341.986	-£333.928

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£451,451	-£451,451	-£451,451	-£451,451	-£451,451	-£451,451
10%	71%	-£529,650	-£527,591		-£525,704	-£530,878	
15%	71%	-£568,750	-£565,662				
20%	71%	-£607,851	-£603,732	-£604,075	-£599,958	-£610,306	-£606,530
25%	71%	-£646,950	-£641,803		-£637,084	-£650,019	
30%	71%	-£686,302	-£680,025	-£680,547	-£674,269	-£690,045	-£684,290
35%	71%	-£726,041	-£718,718				
40%	71%	-£765,781	-£757,411		-£749,736	-£770,771	
45%	71%	-£805,519	-£796,103			-£811,134	
50%	71%	-£845,259	-£834,796	-£835,667	-£825,204	-£851,497	-£841,905
100%	71%	-£1,243,297	-£1,222,348		-£1,203,141		
10%	75%	-£529,908	-£528,107				
15%	75%	-£569,137	-£566,434	-£566,164			
20%	75%	-£608,366	-£604,763	-£604,401	-£600,798		-£606,550
25%	75%	-£647,594	-£643,090		-£638,136		-£645,324
30%	75%	-£687,087	-£681,595	-£681,044		-£690,362	-£684,319
35%	75%	-£726.958	-£720.550				
40%	75%	-£766,828	-£759,505		-£751,447		
45%	75%	-£806.698	-£798.460	-£797.634			
50%	75%	-£846,568	-£837,414	-£836,496			
10%	60%	-£528,826	-£525,944			-£530,544	
15%	60%	-£567,514	-£563,190		-£560,812		
20%	60%	-£606.201	-£600.437				
25%	60%	-£644,888	-£637,682	-£640,925	-£633,718		-£645,221
30%	60%	-£683,787	-£674,999		-£670,172		
35%	60%	-£723,108	-£712,854		-£707,214		
40%	60%	-£762,428	-£750,710				
45%	60%	-£801,749	-£788,565		-£781,314		-£802,356
50%	60%	-£841.069	-£826,421				

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

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£104.195	-£104.195	-£104.195	-£104.195	-£104.195	-£104.195
10%	71%	-£182.394	-£180.335	-£180.507	-£178.448	-£183.622	-£181.734
15%	71%	-£221,494	-£218.406	-£218.663	-£215.574	-£223.336	-£220.504
20%	71%	-£260.595	-£256.476	-£256.819	-£252,702	-£263.050	-£259.274
25%	71%	-£299 694	-F294 547	-£294 975	-£289 828	-£302.763	-£298.043
30%	71%	-£339.046	-£332.769	-£333.291	-£327.013	-£342.789	-£337.034
35%	71%	-£378.785	-£371.462	-£372.070	-£364.747	-£383,152	-£376.437
40%	71%	-£418.525	-£410.155				-£415.841
45%	71%	-£458,263	-£448,847		-£440,214		-£455,245
50%	71%	-£498,003	-£487,540			-£504,241	-£494,649
100%	71%	-£896.041	-£875.092	-£876.834			-£889.324
10%	75%	-£182,652	-£180,851	-£180,670	-£178,868	-£183,726	-£181,745
15%	75%	-£221,881	-£219,178	-£218,908	-£216,205	-£223,492	-£220,519
20%	75%	-£261,110	-£257,507	-£257,145	-£253,542	-£263,257	-£259,294
25%	75%	-£300,338	-£295,834	-£295,383	-£290,880	-£303,023	-£298,068
30%	75%	-£339,831	-£334,339	-£333,788	-£328,296	-£343,106	-£337,063
35%	75%	-£379,702	-£373,294		-£366,243	-£383,523	-£376,472
40%	75%	-£419,572	-£412,249	-£411,514			-£415,881
45%	75%	-£459,442	-£451,204	-£450,378	-£442,138	-£464,355	-£455,290
50%	75%	-£499,312	-£490,158				-£494,699
10%	60%	-£181,570	-£178,688	-£179,984	-£177,102	-£183,288	-£181,703
15%	60%	-£220,258	-£215,934	-£217,879	-£213,556	-£222,836	-£220,457
20%	60%	-£258,945	-£253,181	-£255,773	-£250,009	-£262,382	-£259,211
25%	60%	-£297,632	-£290,426	-£293,669	-£286,462	-£301,929	-£297,965
30%	60%	-£336,531	-£327,743	-£331,697	-£322,916	-£341,772	-£336,937
35%	60%	-£375,852	-£365,598		-£359,958		-£376,325
40%	60%	-£415,172	-£403,454				-£415,712
45%	60%	-£454,493	-£441,309	-£447,241	-£434,058	-£462,352	-£455,100
50%	60%	-£493.813	-£479 165				-F494 488

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£56,365	£56,365	£56,365	£56,365	£56,365	£56,365
10%	71%	-£21,834	-£19,775	-£19,947	-£17,888	-£23,062	-£21,174
15%	71%	-£60,934	-£57,846	-£58,103	-£55,014	-£62,776	-£59,944
20%	71%	-£100,035	-£95,916	-£96,259	-£92,142	-£102,490	-£98,714
25%	71%	-£139,134	-£133,987	-£134,415	-£129,268	-£142,203	-£137,483
30%	71%	-£178,486	-£172,209	-£172,731	-£166,453	-£182,229	-£176,474
35%	71%	-£218,225	-£210,902	-£211,510	-£204,187	-£222,592	-£215,877
40%	71%	-£257,965	-£249,595	-£250,291	-£241,920	-£262,955	-£255,281
45%	71%	-£297,703	-£288,287	-£289,070	-£279,654	-£303,318	-£294,685
50%	71%	-£337,443	-£326,980	-£327,851	-£317,388	-£343,681	-£334,089
100%	71%	-£735,481	-£714,532	-£716,274		-£747,970	-£728,764
10%	75%	-£22,092	-£20,291	-£20,110	-£18,308	-£23,166	-£21,185
15%	75%	-£61,321	-£58,618	-£58,348	-£55,645	-£62,932	-£59,959
20%	75%	-£100,550	-£96,947	-£96,585	-£92,982	-£102,697	-£98,734
25%	75%	-£139,778	-£135,274	-£134,823	-£130,320	-£142,463	-£137,508
30%	75%	-£179,271	-£173,779	-£173,228	-£167,736	-£182,546	-£176,503
35%	75%	-£219,142	-£212,734	-£212,092	-£205,683	-£222,963	-£215,912
40%	75%	-£259,012	-£251,689	-£250,954	-£243,631	-£263,379	-£255,321
45%	75%	-£298,882	-£290,644	-£289,818	-£281,578	-£303,795	-£294,730
50%	75%	-£338.752	-£329.598	-£328.680	-£319.526	-£344.211	-£334.139
10%	60%	-£21.010	-£18.128	-£19.424	-£16.542	-£22.728	-£21,143
15%	60%	-£59,698	-£55,374	-£57,319	-£52,996	-£62,276	-£59,897
20%	60%	-£98.385	-£92.621	-£95.213	-£89,449	-£101.822	-£98.651
25%	60%	-£137,072	-£129,866	-£133,109	-£125,902	-£141,369	-£137,405
30%	60%	-£175.971	-£167.183	-£171.137	-£162.356	-£181.212	-£176.377
35%	60%	-£215,292	-£205,038	-£209,652	-£199,398	-£221,405	-£215,765
40%	60%	-£254.612	-£242.894	-£248.166	-£236.448	-£261.599	-£255.152
45%	60%	-£293,933	-£280,749	-£286,681	-£273,498	-£301,792	-£294,540
50%	60%	-£333.253	-£318 605	-£325 105	-£310 547	-£341 086	-F333 Q28

£13,474,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£333,755	£333,755	£333,755	£333,755	£333,755	£333,755
10%	71%	£244,451	£246,847	£245,986	£248,382	£243,806	£245,340
15%	71%	£199,799	£203,393	£202,100	£205,695	£198,831	£201,133
20%	71%	£155,147	£159,940	£158,216	£163,008	£153,856	£156,925
25%	71%	£110,495	£116,485	£114,331	£120,321	£108,882	£112,718
30%	71%	£65,843	£73,032	£70,446	£77,635	£63,907	£68,511
35%	71%	£21,191	£29,578	£26,562	£34,948	£18,933	£24,304
40%	71%	-£23,844	-£14,103	-£17,606	-£7,865	-£26,467	-£20,229
45%	71%	-£69,226	-£58,268	-£62,208	-£51,250	-£72,178	-£65,159
50%	71%	-£114,609	-£102,432	-£106,811	-£94,634	-£117,888	-£110,090
100%	71%	-£569,071	-£544,691	-£553,458	-£529,078	-£575,636	-£560,023
10%	75%	£244,211	£246,307	£245,821	£247,919	£243,646	£245,258
15%	75%	£199,439	£202,584	£201,855	£205,001	£198,592	£201,009
20%	75%	£154,667	£158,860	£157,889	£162,082	£153,538	£156,761
25%	75%	£109,895	£115,136	£113,923	£119,165	£108,484	£112,512
30%	75%	£65,124	£71,413	£69,957	£76,246	£63,429	£68,263
35%	75%	£20,351	£27,689	£25,991	£33,328	£18,375	£24,015
40%	75%	-£24,820	-£16,297	-£18,270	-£9,747	-£27,116	-£20,566
45%	75%	-£70,324	-£60,736	-£62,956	-£53,366	-£72,907	-£65,537
50%	75%	-£115,829	-£105,174	-£107,640	-£96,987	-£118,698	-£110,510
10%	60%	£245,218	£248,574	£246,507	£249,863	£244,315	£245,604
15%	60%	£200,951	£205,983	£202,884	£207,916	£199,596	£201,529
20%	60%	£156,683	£163,393	£159,261	£165,971	£154,877	£157,455
25%	60%	£112,415	£120,802	£115,638	£124,024	£110,157	£113,380
30%	60%	£68,148	£78,212	£72,015	£82,078	£65,438	£69,304
35%	60%	£23,880	£35,621	£28,391	£40,132	£20,718	£25,229
40%	60%	-£20,721	-£7,084	-£15,481	-£1,843	-£24,394	-£19,154
45%	60%	-£65,713	-£50,371	-£59,819	-£44,476	-£69,845	-£63,949
50%	60%	-£110 706	-£93.659	-£104 155	-£87 108	-£115.296	-£108 746

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,826,245	-£1,826,245	-£1,826,245	-£1,826,245	-£1,826,245	-£1,826,245
10%	71%	-£1,915,549	-£1,913,153	-£1,914,014	-£1,911,618	-£1,916,194	-£1,914,660
15%	71%	-£1,960,201	-£1,956,607		-£1,954,305	-£1,961,169	
20%	71%	-£2,004,853	-£2,000,060		-£1,996,992		
25%	71%	-£2,049,505	-£2,043,515		-£2,039,679		
30%	71%	-£2,094,157	-£2,086,968		-£2,082,365		
35%	71%	-£2,138,809	-£2,130,422		-£2,125,052		
40%	71%	-£2,183,844	-£2,174,103	-£2,177,606	-£2,167,865	-£2,186,467	
45%	71%	-£2,229,226	-£2,218,268		-£2,211,250		
50%	71%	-£2,274,609	-£2,262,432		-£2,254,634		
100%	71%	-£2,729,071	-£2,704,691		-£2,689,078	-£2,735,636	
10%	75%	-£1,915,789	-£1,913,693	-£1,914,179	-£1,912,081	-£1,916,354	-£1,914,742
15%	75%	-£1,960,561	-£1,957,416		-£1,954,999	-£1,961,408	
20%	75%	-£2,005,333	-£2,001,140		-£1,997,918	-£2,006,462	
25%	75%	-£2,050,105	-£2,044,864	-£2,046,077	-£2,040,835	-£2,051,516	-£2,047,488
30%	75%	-£2,094,876	-£2,088,587		-£2,083,754	-£2,096,571	
35%	75%	-£2,139,649	-£2,132,311	-£2,134,009	-£2,126,672	-£2,141,625	
40%	75%	-£2,184,820	-£2,176,297		-£2,169,747		
45%	75%	-£2,230,324	-£2,220,736		-£2,213,366		
50%	75%	-£2,275,829	-£2,265,174		-£2,256,987		
10%	60%	-£1,914,782	-£1,911,426	-£1,913,493	-£1,910,137	-£1,915,685	-£1,914,396
15%	60%	-£1,959,049	-£1,954,017		-£1,952,084		
20%	60%	-£2,003,317	-£1,996,607		-£1,994,029		
25%	60%	-£2,047,585	-£2,039,198		-£2,035,976		
30%	60%	-£2,091,852	-£2,081,788		-£2,077,922		-£2,090,696
35%	60%	-£2,136,120	-£2,124,379		-£2,119,868		
40%	60%	-£2,180,721	-£2,167,084	-£2,175,481	-£2,161,843	-£2,184,394	-£2,179,154
45%	60%	-£2,225,713	-£2,210,371		-£2,204,476		
50%	60%	-£2,270,706	-£2.253.659	-£2.264.155	-£2.247.108		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,402,045					
10%	71%	-£1,491,349	-£1,488,953	-£1,489,814	-£1,487,418	-£1,491,994	-£1,490,460
15%	71%	-£1,536,001					
20%	71%	-£1,580,653	-£1,575,860	-£1,577,584		-£1,581,944	-£1,578,875
25%	71%	-£1,625,305		-£1,621,469		-£1,626,918	
30%	71%	-£1,669,957	-£1,662,768	-£1,665,354	-£1,658,165	-£1,671,893	-£1,667,289
35%	71%	-£1,714,609	-£1,706,222				
40%	71%	-£1,759,644	-£1,749,903	-£1,753,406	-£1,743,665	-£1,762,267	-£1,756,029
45%	71%	-£1,805,026					
50%	71%	-£1,850,409	-£1,838,232	-£1,842,611	-£1,830,434	-£1,853,688	-£1,845,890
100%	71%	-£2,304,871					
10%	75%	-£1,491,589	-£1,489,493	-£1,489,979	-£1,487,881	-£1,492,154	-£1,490,542
15%	75%	-£1,536,361					
20%	75%	-£1,581,133	-£1,576,940	-£1,577,911	-£1,573,718	-£1,582,262	-£1,579,039
25%	75%	-£1,625,905					
30%	75%	-£1,670,676	-£1,664,387	-£1,665,843	-£1,659,554	-£1,672,371	-£1,667,537
35%	75%	-£1,715,449			-£1,702,472		
40%	75%	-£1,760,620	-£1,752,097	-£1,754,070	-£1,745,547	-£1,762,916	-£1,756,366
45%	75%	-£1,806,124	-£1,796,536				
50%	75%	-£1,851,629					
10%	60%	-£1,490,582					
15%	60%	-£1,534,849	-£1,529,817	-£1,532,916	-£1,527,884	-£1,536,204	-£1,534,271
20%	60%	-£1,579,117					
25%	60%	-£1,623,385	-£1,614,998	-£1,620,162	-£1,611,776	-£1,625,643	-£1,622,420
30%	60%	-£1,667,652	-£1,657,588	-£1,663,785	-£1,653,722	-£1,670,362	-£1,666,496
35%	60%	-£1,711,920		-£1,707,409			
40%	60%	-£1,756,521	-£1,742,884	-£1,751,281	-£1,737,643	-£1,760,194	-£1,754,954
45%	60%	-£1,801,513					
50%	60%	-£1.846.506					

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£663,493	-£663,493	-£663,493	-£663,493	-£663,493	-£663,493
10%	71%	-£752,797	-£750,401				
15%	71%	-£797,449	-£793,855	-£795,148	-£791,553	-£798,417	-£796,115
20%	71%	-£842,101	-£837,308				
25%	71%	-£886,753	-£880,763			-£888,366	-£884,530
30%	71%	-£931,405	-£924,216				
35%	71%	-£976,057	-£967,670	-£970,686	-£962,300		-£972,944
40%	71%	-£1,021,092	-£1,011,351	-£1,014,854			
45%	71%	-£1,066,474	-£1,055,516	-£1,059,456	-£1,048,498	-£1,069,426	-£1,062,407
50%	71%	-£1,111,857	-£1,099,680				
100%	71%	-£1,566,319	-£1,541,939				
10%	75%	-£753,037	-£750,941	-£751,427	-£749,329	-£753,602	-£751,990
15%	75%	-£797,809	-£794,664				-£796,239
20%	75%	-£842,581	-£838,388		-£835,166	-£843,710	-£840,487
25%	75%	-£887,353	-£882,112			-£888,764	-£884,736
30%	75%	-£932,124	-£925,835				
35%	75%	-£976,897	-£969,559				
40%	75%	-£1,022,068	-£1,013,545	-£1,015,518	-£1,006,995	-£1,024,364	-£1,017,814
45%	75%	-£1,067,572	-£1,057,984	-£1,060,204	-£1,050,614		
50%	75%	-£1,113,077	-£1,102,422				
10%	60%	-£752,030	-£748,674	-£750,741			
15%	60%	-£796,297	-£791,265	-£794,364		-£797,652	-£795,719
20%	60%	-£840,565	-£833,855				
25%	60%	-£884,833	-£876,446		-£873,224		
30%	60%	-£929,100	-£919,036				-£927,944
35%	60%	-£973,368	-£961,627				
40%	60%	-£1.017.969	-£1.004.332		-£999.091		-£1.016.402
45%	60%	-£1.062.961	-£1.047.619				
609/	60%	-61 107 064	61 000 007	-61 101 402	61 094 366	61 112 644	61 105 004

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£329,221	-£329,221	-£329,221	-£329,221	-£329,221	-£329,221
10%	71%	-£418,525	-£416,129	-£416,990	-£414,594	-£419,170	-£417,636
15%	71%	-£463,177	-£459,583		-£457,281		
20%	71%	-£507,829	-£503,036	-£504,760	-£499,968	-£509,120	-£506,051
25%	71%	-£552,481	-£546,491		-£542,655		
30%	71%	-£597,133	-£589,944	-£592,530	-£585,341	-£599,069	-£594,465
35%	71%	-£641,785	-£633,398		-£628,028		
40%	71%	-£686,820	-£677,079	-£680,582	-£670,841	-£689,443	-£683,205
45%	71%	-£732,202	-£721,244		-£714,226		
50%	71%	-£777,585	-£765,408	-£769,787	-£757,610	-£780,864	-£773,066
100%	71%	-£1,232,047	-£1,207,667		-£1,192,054		
10%	75%	-£418,765	-£416,669	-£417,155	-£415,057	-£419,330	-£417,718
15%	75%	-£463,537	-£460,392		-£457,975		
20%	75%	-£508,309	-£504,116	-£505,087	-£500,894	-£509,438	-£506,215
25%	75%	-£553,081	-£547,840		-£543,811		
30%	75%	-£597,852	-£591,563	-£593,019	-£586,730	-£599,547	-£594,713
35%	75%	-£642,625	-£635,287		-£629,648		
40%	75%	-£687,796	-£679,273	-£681,246	-£672,723	-£690,092	-£683,542
45%	75%	-£733,300	-£723,712		-£716,342	-£735,883	
50%	75%	-£778,805	-£768,150		-£759,963	-£781,674	
10%	60%	-£417,758	-£414,402	-£416,469	-£413,113	-£418,661	-£417,372
15%	60%	-£462,025	-£456,993		-£455,060		-£461,447
20%	60%	-£506,293	-£499,583		-£497,005	-£508,099	
25%	60%	-£550,561	-£542,174		-£538,952		
30%	60%	-£594,828	-£584,764	-£590,961	-£580,898	-£597,538	
35%	60%	-£639,096	-£627,355		-£622,844		
40%	60%	-£683,697	-£670,060	-£678,457	-£664,819		-£682,130
45%	60%	-£728,689	-£713,347		-£707,452		
50%	60%	-£773.682	-£756 635		-£750.084		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£81,421	-£81,421	-£81,421	-£81,421	-£81,421	-£81,421
10%	71%	-£170,725	-£168,329	-£169,190	-£166,794	-£171,370	-£169,836
15%	71%	-£215,377	-£211,783	-£213,076	-£209,481	-£216,345	-£214,043
20%	71%	-£260,029	-£255,236	-£256,960	-£252,168	-£261,320	-£258,251
25%	71%	-£304,681	-£298,691	-£300,845	-£294,855	-£306,294	-£302,458
30%	71%	-£349,333	-£342,144	-£344,730	-£337,541	-£351,269	-£346,665
35%	71%	-£393,985		-£388,614			-£390,872
40%	71%	-£439,020			-£423,041		-£435,405
45%	71%	-£484,402					-£480,335
50%	71%	-£529,785	-£517,608	-£521,987		-£533,064	-£525,266
100%	71%	-£984,247	-£959,867	-£968,634	-£944,254		-£975,199
10%	75%	-£170,965	-£168,869	-£169,355	-£167,257	-£171,530	-£169,918
15%	75%	-£215,737	-£212,592	-£213,321	-£210,175	-£216,584	-£214,167
20%	75%	-£260,509	-£256,316	-£257,287	-£253,094	-£261,638	-£258,415
25%	75%	-£305,281	-£300,040	-£301,253	-£296,011	-£306,692	-£302,664
30%	75%	-£350,052	-£343,763	-£345,219	-£338,930	-£351,747	-£346,913
35%	75%	-£394,825					-£391,161
40%	75%	-£439,996	-£431,473	-£433,446	-£424,923	-£442,292	-£435,742
45%	75%	-£485,500					-£480,713
50%	75%	-£531,005				-£533,874	-£525,686
10%	60%	-£169,958	-£166,602	-£168,669	-£165,313	-£170,861	-£169,572
15%	60%	-£214,225	-£209,193	-£212,292	-£207,260	-£215,580	-£213,647
20%	60%	-£258,493	-£251,783	-£255,915	-£249,205	-£260,299	-£257,721
25%	60%	-£302,761	-£294,374	-£299,538	-£291,152	-£305,019	-£301,796
30%	60%	-£347,028	-£336,964	-£343,161	-£333,098	-£349,738	-£345,872
35%	60%	-£391,296					-£389,947
40%	60%	-£435,897	-£422,260	-£430,657	-£417,019	-£439,570	-£434,330
45%	60%	-£480,889					-£479,125
50%	60%	-£525.882			-£502.284	-£530.472	-£523.922

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£170,939	£170,939	£170,939	£170,939	£170,939	£170,939
10%	71%	£81,635	£84,031	£83,170	£85,566	£80,990	£82,524
15%	71%	£36,983	£40,577	£39,284	£42,879	£36,015	£38,317
20%	71%	-£7,669	-£2,876	-£4,600	£192	-£8,960	-£5,891
25%	71%	-£52,321	-£46,331	-£48,485	-£42,495	-£53,934	-£50,098
30%	71%	-£96,973	-£89,784	-£92,370	-£85,181	-£98,909	-£94,305
35%	71%	-£141,625	-£133,238	-£136,254	-£127,868	-£143,883	-£138,512
40%	71%	-£186,660	-£176,919	-£180,422	-£170,681	-£189,283	-£183,045
45%	71%	-£232,042	-£221,084	-£225,024	-£214,066	-£234,994	-£227,975
50%	71%	-£277,425	-£265,248	-£269,627	-£257,450	-£280,704	-£272,906
100%	71%	-£731,887	-£707,507				-£722,839
10%	75%	£81,395	£83,491	£83,005	£85,103	£80,830	£82,442
15%	75%	£36,623	£39,768	£39,039	£42,185	£35,776	£38,193
20%	75%	-£8,149	-£3,956	-£4,927	-£734	-£9,278	-£6,055
25%	75%	-£52,921	-£47,680	-£48,893	-£43,651	-£54,332	-£50,304
30%	75%	-£97,692	-£91,403	-£92,859	-£86,570	-£99,387	-£94,553
35%	75%	-£142,465	-£135,127	-£136,825	-£129,488	-£144,441	-£138,801
40%	75%	-£187,636	-£179,113	-£181,086	-£172,563	-£189,932	-£183,382
45%	75%	-£233,140	-£223,552	-£225,772	-£216,182	-£235,723	-£228,353
50%	75%	-£278,645	-£267,990	-£270,456	-£259,803	-£281,514	-£273,326
10%	60%	£82,402	£85,758	£83,691	£87,047	£81,499	£82,788
15%	60%	£38,135	£43,167	£40,068	£45,100	£36,780	£38,713
20%	60%	-£6,133	£577	-£3,555	£3,155	-£7,939	-£5,361
25%	60%	-£50,401	-£42,014	-£47,178	-£38,792	-£52,659	-£49,436
30%	60%	-£94,668	-£84,604	-£90,801	-£80,738	-£97,378	-£93,512
35%	60%	-£138,936	-£127,195	-£134,425	-£122,684	-£142,098	-£137,587
40%	60%	-£183,537	-£169,900	-£178,297	-£164,659	-£187,210	-£181,970
45%	60%	-£228,529	-£213,187	-£222,635	-£207,292	-£232,661	-£226,765
50%	60%	-£273.522	-£256 475	-£266.971	-£249.924	-£278.112	-£271.562

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£336,877	-£336,877	-£336,877	-£336,877	-£336,877	-£336,877
10%	71%	-£426,181	-£423,785	-£424,646	-£422,250	-£426,826	-£425,292
15%	71%	-£470,833	-£467,239				
20%	71%	-£515,485	-£510,692	-£512,416	-£507,624	-£516,776	-£513,707
25%	71%	-£560,137	-£554,147				-£557,914
30%	71%	-£604,789	-£597,600	-£600,186		-£606,725	
35%	71%	-£649,441	-£641,054		-£635,684		
40%	71%	-£694,476	-£684,735	-£688,238	-£678,497	-£697,099	-£690,861
45%	71%	-£739,858	-£728,900				
50%	71%	-£785,241	-£773,064	-£777,443	-£765,266	-£788,520	-£780,722
100%	71%	-£1,239,703	-£1,215,323				
10%	75%	-£426,421	-£424,325	-£424,811	-£422,713	-£426,986	-£425,374
15%	75%	-£471,193	-£468,048				
20%	75%	-£515,965	-£511,772	-£512,743		-£517,094	-£513,871
25%	75%	-£560,737	-£555,496				
30%	75%	-£605,508	-£599,219		-£594,386		-£602,369
35%	75%	-£650,281	-£642,943		-£637,304		
40%	75%	-£695,452	-£686,929		-£680,379	-£697,748	-£691,198
45%	75%	-£740,956	-£731,368	-£733,588			
50%	75%	-£786,461	-£775,806	-£778,272	-£767,619	-£789,330	-£781,142
10%	60%	-£425,414	-£422,058	-£424,125			
15%	60%	-£469,681	-£464,649				
20%	60%	-£513,949	-£507,239				
25%	60%	-£558,217	-£549,830	-£554,994			
30%	60%	-£602,484	-£592,420		-£588,554	-£605,194	
35%	60%	-£646,752	-£635,011			-£649,914	
40%	60%	-£691,353	-£677,716				
45%	60%	-£736,345	-£721,003	-£730,451	-£715,108	-£740,477	-£734,581
50%	60%	-£781.338	-£764.291				

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

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,379	£10,379	£10,379	£10,379	£10,379	£10,379
10%	71%	-£78,925	-£76,529	-£77,390	-£74,994	-£79,570	-£78,036
15%	71%	-£123,577	-£119,983	-£121,276	-£117,681	-£124,545	-£122,243
20%	71%	-£168,229	-£163,436	-£165,160	-£160,368	-£169,520	-£166,451
25%	71%	-£212,881	-£206,891	-£209,045	-£203,055	-£214,494	-£210,658
30%	71%	-£257,533	-£250,344	-£252,930	-£245,741	-£259,469	-£254,865
35%	71%	-£302,185	-£293,798	-£296,814	-£288,428	-£304,443	-£299,072
40%	71%	-£347,220	-£337,479	-£340,982	-£331,241	-£349,843	-£343,605
45%	71%	-£392,602	-£381,644	-£385,584	-£374,626	-£395,554	-£388,535
50%	71%	-£437,985	-£425,808				-£433,466
100%	71%	-£892,447	-£868,067	-£876,834	-£852,454	-£899,012	-£883,399
10%	75%	-£79,165	-£77,069	-£77,555	-£75,457	-£79,730	-£78,118
15%	75%	-£123,937	-£120,792	-£121,521	-£118,375	-£124,784	-£122,367
20%	75%	-£168,709	-£164,516	-£165,487	-£161,294	-£169,838	-£166,615
25%	75%	-£213,481	-£208,240	-£209,453	-£204,211	-£214,892	-£210,864
30%	75%	-£258,252	-£251,963	-£253,419	-£247,130	-£259,947	-£255,113
35%	75%	-£303,025	-£295,687	-£297,385	-£290,048	-£305,001	-£299,361
40%	75%	-£348,196	-£339,673	-£341,646	-£333,123	-£350,492	-£343,942
45%	75%	-£393,700	-£384,112	-£386,332	-£376,742	-£396,283	-£388,913
50%	75%	-£439,205	-£428,550				-£433,886
10%	60%	-£78,158	-£74,802	-£76,869	-£73,513	-£79,061	-£77,772
15%	60%	-£122,425	-£117,393	-£120,492	-£115,460	-£123,780	-£121,847
20%	60%	-£166,693	-£159,983	-£164,115	-£157,405	-£168,499	-£165,921
25%	60%	-£210,961	-£202,574	-£207,738	-£199,352	-£213,219	-£209,996
30%	60%	-£255,228	-£245,164	-£251,361	-£241,298	-£257,938	-£254,072
35%	60%	-£299,496	-£287,755	-£294,985	-£283,244	-£302,658	-£298,147
40%	60%	-£344,097	-£330,460	-£338,857	-£325,219	-£347,770	-£342,530
45%	60%	-£389,089	-£373,747	-£383,195	-£367,852	-£393,221	-£387,325
50%	60%	-£434.082	-£417.035				-£432 122

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£170,939	£170,939	£170,939	£170,939	£170,939	£170,939
10%	71%	£81,635	£84,031	£83,170	£85,566	£80,990	£82,524
15%	71%	£36,983	£40,577	£39,284	£42,879	£36,015	£38,317
20%	71%	-£7,669	-£2,876	-£4,600	£192	-£8,960	-£5,891
25%	71%	-£52,321	-£46,331	-£48,485	-£42,495	-£53,934	-£50,098
30%	71%	-£96,973	-£89,784	-£92,370	-£85,181	-£98,909	-£94,305
35%	71%	-£141,625	-£133,238	-£136,254	-£127,868	-£143,883	-£138,512
40%	71%	-£186,660	-£176,919	-£180,422	-£170,681	-£189,283	-£183,045
45%	71%	-£232,042	-£221,084	-£225,024	-£214,066	-£234,994	-£227,975
50%	71%	-£277,425	-£265,248	-£269,627	-£257,450	-£280,704	-£272,906
100%	71%			-£716,274	-£691,894		-£722,839
10%	75%	£81,395	£83,491	£83,005	£85,103	£80,830	£82,442
15%	75%	£36,623	£39,768	£39,039	£42,185	£35,776	£38,193
20%	75%	-£8,149	-£3,956	-£4,927	-£734	-£9,278	-£6,055
25%	75%	-£52,921	-£47,680	-£48,893	-£43,651	-£54,332	-£50,304
30%	75%	-£97,692	-£91,403	-£92,859	-£86,570	-£99,387	-£94,553
35%	75%	-£142,465	-£135,127	-£136,825	-£129,488	-£144,441	-£138,801
40%	75%	-£187,636	-£179,113	-£181,086	-£172,563	-£189,932	-£183,382
45%	75%	-£233,140	-£223,552	-£225,772	-£216,182	-£235,723	-£228,353
50%	75%	-£278,645	-£267,990	-£270,456	-£259,803	-£281,514	-£273,326
10%	60%	£82,402	£85,758	£83,691	£87,047	£81,499	£82,788
15%	60%	£38,135	£43,167	£40,068	£45,100	£36,780	£38,713
20%	60%	-£6,133	£577	-£3,555	£3,155	-£7,939	-£5,361
25%	60%	-£50,401	-£42,014	-£47,178	-£38,792	-£52,659	-£49,436
30%	60%	-£94,668	-£84,604	-£90,801	-£80,738	-£97,378	-£93,512
35%	60%	-£138,936	-£127,195	-£134,425	-£122,684	-£142,098	-£137,587
40%	60%	-£183,537	-£169,900	-£178,297	-£164,659	-£187,210	-£181,970
45%	60%	-£228,529	-£213,187	-£222,635	-£207,292	-£232,661	-£226,765
50%	60%	-£273,522	-£256,475	-£266,971	-£249,924	-£278,112	-£271,562

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

% of AH as rented	,	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£267,453	£267,453	£267,453	£267,453	£267,453	£267,453
10%	71%	£184,508	£186,644	£186,314	£188,450	£183,565	£185,371
15%	71%	£143,035	£146,240	£145,744	£148,949	£141,621	£144,330
20%	71%	£101,562	£105,836	£105,174	£109,448	£99,677	£103,290
25%	71%	£60,090	£65,431	£64,605	£69,947	£57,734	£62,248
30%	71%	£18,617	£25,027	£24,035	£30,446	£15,789	£21,208
35%	71%	-£23,229	-£15,629	-£16,805	-£9,203	-£26,583	-£20,157
40%	71%	-£65,381	-£56,694	-£58,037	-£49,351	-£69,212	-£61,870
45%	71%	-£107,531	-£97,759	-£99,271	-£89,499	-£111,842	-£103,582
50%	71%	-£149,682	-£138,824	-£140,504	-£129,646	-£154,472	-£145,294
100%	71%	-£571,835	-£550,094	-£553,458	-£531,717	-£581,426	-£563,048
10%	75%	£184,255	£186,123	£186,150	£188,020	£183,430	£185,325
15%	75%	£142,655	£145,459	£145,499	£148,304	£141,417	£144,262
20%	75%	£101,055	£104,794	£104,848	£108,587	£99,405	£103,198
25%	75%	£59,456	£64,130	£64,197	£68,871	£57,393	£62,135
30%	75%	£17,856	£23,465	£23,545	£29,154	£15,382	£21,072
35%	75%	-£24,131	-£17,482	-£17,386	-£10,735	-£27,065	-£20,319
40%	75%	-£66,412	-£58,811	-£58,702	-£51,101	-£69,765	-£62,054
45%	75%	-£108,692	-£100,141	-£100,018	-£91,467	-£112,464	-£103,789
50%	75%	-£150,971	-£141,470	-£141,334	-£131,833	-£155,162	-£145,525
10%	60%	£185,319	£188,311	£186,836	£189,828	£184,000	£185,516
15%	60%	£144,252	£148,740	£146,528	£151,015	£142,273	£144,549
20%	60%	£103,185	£109,168	£106,220	£112,203	£100,546	£103,581
25%	60%	£62,119	£69,597	£65,912	£73,389	£58,819	£62,613
30%	60%	£21,052	£30,025	£25,603	£34,577	£17,093	£21,645
35%	60%	-£20,343	-£9,701	-£14,946	-£4,305	-£25,036	-£19,640
40%	60%	-£62,080	-£49,920	-£55,914	-£43,752	-£67,446	-£61,278
45%	60%	-£103,819	-£90,138	-£96,880	-£83,200	-£109,855	-£102,916
50%	60%	-£145.558	-£130.357	-£137 848	-£122 647	-£152 264	-£144 554

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,892,547	-£1,892,547	-£1,892,547	-£1,892,547	-£1,892,547	-£1,892,547
10%	71%	-£1,975,492	-£1,973,356	-£1,973,686	-£1,971,550	-£1,976,435	-£1,974,629
15%	71%	-£2,016,965					-£2,015,670
20%	71%	-£2,058,438	-£2,054,164	-£2,054,826	-£2,050,552	-£2,060,323	-£2,056,710
25%	71%	-£2,099,910					-£2,097,752
30%	71%	-£2,141,383	-£2,134,973	-£2,135,965	-£2,129,554	-£2,144,211	-£2,138,792
35%	71%	-£2,183,229					-£2,180,157
40%	71%	-£2,225,381	-£2,216,694				-£2,221,870
45%	71%	-£2,267,531					-£2,263,582
50%	71%	-£2,309,682				-£2,314,472	-£2,305,294
100%	71%	-£2,731,835					-£2,723,048
10%	75%	-£1,975,745	-£1,973,877	-£1,973,850	-£1,971,980	-£1,976,570	-£1,974,675
15%	75%	-£2,017,345			-£2,011,696		-£2,015,738
20%	75%	-£2,058,945	-£2,055,206		-£2,051,413	-£2,060,595	-£2,056,802
25%	75%	-£2,100,544		-£2,095,803	-£2,091,129		-£2,097,865
30%	75%	-£2,142,144		-£2,136,455		-£2,144,618	-£2,138,928
35%	75%	-£2,184,131	-£2,177,482			-£2,187,065	-£2,180,319
40%	75%	-£2,226,412					-£2,222,054
45%	75%	-£2,268,692					-£2,263,789
50%	75%	-£2,310,971					-£2,305,525
10%	60%	-£1,974,681		-£1,973,164	-£1,970,172	-£1,976,000	-£1,974,484
15%	60%	-£2,015,748					-£2,015,451
20%	60%	-£2,056,815				-£2,059,454	-£2,056,419
25%	60%	-£2,097,881					-£2,097,387
30%	60%	-£2,138,948					-£2,138,355
35%	60%	-£2,180,343				-£2,185,036	-£2,179,640
40%	60%	-£2,222,080		-£2,215,914		-£2,227,446	-£2,221,278
45%	60%	-£2,263,819					-£2,262,916
50%	60%	-£2 305 558		-£2 297 848	-£2 282 647	-£2 312 264	-F2 304 554

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,468,347	-£1,468,347	-£1,468,347	-£1,468,347	-£1,468,347	-£1,468,347
10%	71%	-£1,551,292	-£1,549,156	-£1,549,486	-£1,547,350	-£1,552,235	-£1,550,429
15%	71%	-£1,592,765					-£1,591,470
20%	71%	-£1,634,238					-£1,632,510
25%	71%	-£1,675,710					-£1,673,552
30%	71%	-£1,717,183					-£1,714,592
35%	71%	-£1,759,029					-£1,755,957
40%	71%	-£1,801,181	-£1,792,494	-£1,793,837	-£1,785,151	-£1,805,012	-£1,797,670
45%	71%	-£1,843,331					-£1,839,382
50%	71%	-£1,885,482	-£1,874,624	-£1,876,304	-£1,865,446	-£1,890,272	-£1,881,094
100%	71%	-£2,307,635					-£2,298,848
10%	75%	-£1,551,545	-£1,549,677	-£1,549,650	-£1,547,780		-£1,550,475
15%	75%	-£1,593,145					-£1,591,538
20%	75%	-£1,634,745	-£1,631,006				-£1,632,602
25%	75%	-£1,676,344					-£1,673,665
30%	75%	-£1,717,944	-£1,712,335		-£1,706,646	-£1,720,418	-£1,714,728
35%	75%	-£1,759,931					-£1,756,119
40%	75%	-£1,802,212	-£1,794,611	-£1,794,502	-£1,786,901	-£1,805,565	-£1,797,854
45%	75%	-£1,844,492		-£1,835,818		-£1,848,264	-£1,839,589
50%	75%	-£1,886,771	-£1,877,270	-£1,877,134	-£1,867,633	-£1,890,962	-£1,881,325
10%	60%	-£1,550,481		-£1,548,964			-£1,550,284
15%	60%	-£1,591,548		-£1,589,272	-£1,584,785	-£1,593,527	-£1,591,251
20%	60%	-£1,632,615					-£1,632,219
25%	60%	-£1,673,681			-£1,662,411		-£1,673,187
30%	60%	-£1,714,748	-£1,705,775	-£1,710,197	-£1,701,223	-£1,718,707	-£1,714,155
35%	60%	-£1,756,143					-£1,755,440
40%	60%	-£1,797,880		-£1,791,714			-£1,797,078
45%	60%	-£1,839,619					-£1,838,716
50%	60%	-£1.881.358	-£1.866.157	-£1.873.648	-£1.858.447	-£1.888.064	-£1.880.354

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£729,795	-£729,795	-£729,795	-£729,795	-£729,795	-£729,795
10%	71%	-£812,740	-£810,604				
15%	71%	-£854,213	-£851,008	-£851,504			-£852,918
20%	71%	-£895,686	-£891,412				
25%	71%	-£937,158	-£931,817	-£932,643	-£927,301	-£939,514	-£935,000
30%	71%	-£978,631	-£972,221				
35%	71%	-£1,020,477	-£1,012,877	-£1,014,053	-£1,006,451	-£1,023,831	-£1,017,405
40%	71%	-£1,062,629	-£1,053,942				
45%	71%	-£1,104,779	-£1,095,007	-£1,096,519	-£1,086,747	-£1,109,090	-£1,100,830
50%	71%	-£1,146,930	-£1,136,072				
100%	71%	-£1,569,083	-£1,547,342	-£1,550,706	-£1,528,965	-£1,578,674	-£1,560,296
10%	75%	-£812,993	-£811,125	-£811,098	-£809,228	-£813,818	-£811,923
15%	75%	-£854,593	-£851,789		-£848,944		
20%	75%	-£896,193	-£892,454				
25%	75%	-£937,792	-£933,118				
30%	75%	-£979,392	-£973,783			-£981,866	-£976,176
35%	75%	-£1,021,379	-£1,014,730	-£1,014,634			
40%	75%	-£1,063,660	-£1,056,059				
45%	75%	-£1,105,940	-£1,097,389				
50%	75%	-£1,148,219	-£1,138,718	-£1,138,582	-£1,129,081	-£1,152,410	-£1,142,773
10%	60%	-£811,929	-£808,937	-£810,412			
15%	60%	-£852,996	-£848,508				
20%	60%	-£894,063	-£888,080				
25%	60%	-£935,129	-£927,651	-£931,336	-£923,859	-£938,429	-£934,635
30%	60%	-£976,196	-£967,223				
35%	60%	-£1,017,591	-£1,006,949	-£1,012,194	-£1,001,553	-£1,022,284	-£1,016,888
40%	60%	-£1,059,328	-£1,047,168				
45%	60%	-£1,101,067	-£1,087,386	-£1,094,128	-£1,080,448	-£1,107,103	-£1,100,164
E00/	600/	04 440 000	C4 407 COE				

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£395,523	-£395,523	-£395,523	-£395,523	-£395,523	-£395,523
10%	71%	-£478,468	-£476,332	-£476,662	-£474,526	-£479,411	-£477,605
15%	71%	-£519,941	-£516,736				-£518,646
20%	71%	-£561,414	-£557,140				-£559,686
25%	71%	-£602,886	-£597,545				-£600,728
30%	71%	-£644,359	-£637,949				-£641,768
35%	71%	-£686,205	-£678,605		-£672,179		-£683,133
40%	71%	-£728,357	-£719,670				-£724,846
45%	71%	-£770.507	-£760.735				-£766.558
50%	71%	-£812,658	-£801,800	-£803,480	-£792,622	-£817,448	-£808,270
100%	71%	-£1,234,811	-£1,213,070	-£1,216,434			-£1,226,024
10%	75%	-£478,721	-£476,853	-£476,826	-£474,956	-£479,546	-£477,651
15%	75%	-£520,321	-£517,517		-£514,672		-£518,714
20%	75%	-£561,921	-£558,182		-£554,389		-£559,778
25%	75%	-£603,520	-£598,846				-£600,841
30%	75%	-£645,120	-£639,511	-£639,431		-£647,594	-£641,904
35%	75%	-£687,107	-£680,458				-£683,295
40%	75%	-£729,388	-£721,787	-£721,678	-£714,077	-£732,741	-£725,030
45%	75%	-£771,668	-£763,117	-£762,994			-£766,765
50%	75%	-£813,947	-£804,446				-£808,501
10%	60%	-£477,657	-£474,665	-£476,140			-£477,460
15%	60%	-£518,724	-£514,236		-£511,961		-£518,427
20%	60%	-£559,791	-£553,808	-£556,756			-£559,395
25%	60%	-£600,857	-£593,379	-£597,064			-£600,363
30%	60%	-£641,924	-£632,951		-£628,399	-£645,883	-£641,331
35%	60%	-£683,319	-£672,677				-£682,616
40%	60%	-£725,056	-£712,896				-£724,254
45%	60%	-£766,795	-£753,114	-£759,856	-£746,176	-£772,831	-£765,892
50%	60%	-F808 534	-F793 333	-£800 824			-£807.530

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

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£147,723	-£147,723	-£147,723	-£147,723	-£147,723	-£147,723
10%	71%	-£230,668	-£228,532	-£228,862	-£226,726	-£231,611	-£229,805
15%	71%	-£272,141	-£268,936	-£269,432	-£266,227	-£273,555	-£270,846
20%	71%	-£313,614	-£309,340	-£310,002	-£305,728	-£315,499	-£311,886
25%	71%	-£355,086	-£349,745	-£350,571	-£345,229	-£357,442	-£352,928
30%	71%	-£396,559	-£390,149	-£391,141	-£384,730		-£393,968
35%	71%	-£438,405					
40%	71%	-£480,557	-£471,870	-£473,213	-£464,527	-£484,388	-£477,046
45%	71%	-£522,707					
50%	71%	-£564,858	-£554,000	-£555,680	-£544,822	-£569,648	-£560,470
100%	71%	-£987,011					
10%	75%	-£230,921	-£229,053	-£229,026	-£227,156	-£231,746	-£229,851
15%	75%	-£272,521	-£269,717	-£269,677	-£266,872	-£273,759	-£270,914
20%	75%	-£314,121	-£310,382	-£310,328	-£306,589	-£315,771	-£311,978
25%	75%	-£355,720	-£351,046	-£350,979	-£346,305	-£357,783	-£353,041
30%	75%	-£397,320	-£391,711	-£391,631	-£386,022	-£399,794	-£394,104
35%	75%	-£439,307					
40%	75%	-£481,588	-£473,987	-£473,878	-£466,277	-£484,941	-£477,230
45%	75%	-£523,868		-£515,194			
50%	75%	-£566,147	-£556,646		-£547,009	-£570,338	
10%	60%	-£229,857	-£226,865	-£228,340	-£225,348	-£231,176	-£229,660
15%	60%	-£270,924	-£266,436	-£268,648	-£264,161	-£272,903	-£270,627
20%	60%	-£311,991	-£306,008	-£308,956	-£302,973	-£314,630	-£311,595
25%	60%	-£353,057	-£345,579	-£349,264	-£341,787	-£356,357	-£352,563
30%	60%	-£394,124			-£380,599	-£398,083	
35%	60%	-£435,519					
40%	60%	-£477,256					-£476,454
45%	60%	-£518,995	-£505,314				
50%	60%	-£560.734					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£104,637	£104,637	£104,637	£104,637	£104,637	£104,637
10%	71%	£21,692	£23,828	£23,498	£25,634	£20,749	£22,555
15%	71%	-£19,781	-£16,576	-£17,072	-£13,867	-£21,195	-£18,486
20%	71%	-£61,254	-£56,980	-£57,642	-£53,368	-£63,139	-£59,526
25%	71%	-£102,726	-£97,385	-£98,211	-£92,869	-£105,082	-£100,568
30%	71%	-£144,199	-£137,789	-£138,781	-£132,370	-£147,027	-£141,608
35%	71%	-£186,045	-£178,445	-£179,621	-£172,019	-£189,399	-£182,973
40%	71%	-£228,197	-£219,510	-£220,853	-£212,167	-£232,028	-£224,686
45%	71%	-£270,347	-£260,575	-£262,087	-£252,315	-£274,658	-£266,398
50%	71%	-£312,498	-£301,640	-£303,320	-£292,462	-£317,288	-£308,110
100%	71%	-£734,651		-£716,274			-£725,864
10%	75%	£21,439	£23,307	£23,334	£25,204	£20,614	£22,509
15%	75%	-£20,161	-£17,357	-£17,317	-£14,512	-£21,399	-£18,554
20%	75%	-£61,761	-£58,022	-£57,968	-£54,229	-£63,411	-£59,618
25%	75%	-£103,360	-£98,686	-£98,619	-£93,945	-£105,423	-£100,681
30%	75%	-£144,960	-£139,351	-£139,271	-£133,662	-£147,434	-£141,744
35%	75%	-£186,947	-£180,298	-£180,202	-£173,551	-£189,881	-£183,135
40%	75%	-£229,228	-£221,627	-£221,518	-£213,917	-£232,581	-£224,870
45%	75%	-£271.508	-£262.957	-£262.834	-£254.283	-£275.280	-£266.605
50%	75%	-£313,787	-£304,286	-£304,150	-£294,649	-£317,978	-£308,341
10%	60%	£22,503	£25,495	£24,020	£27,012	£21,184	£22,700
15%	60%	-£18,564	-£14,076	-£16,288	-£11,801	-£20,543	-£18,267
20%	60%	-£59,631	-£53,648	-£56,596	-£50,613	-£62,270	-£59,235
25%	60%	-£100,697	-£93,219	-£96,904	-£89,427	-£103,997	-£100,203
30%	60%	-£141,764	-£132,791	-£137,213	-£128,239	-£145,723	-£141,171
35%	60%	-£183,159	-£172,517	-£177,762	-£167,121	-£187,852	-£182,456
40%	60%	-£224,896	-£212,736	-£218,730	-£206,568	-£230,262	-£224,094
45%	60%	-£266,635	-£252,954	-£259,696	-£246,016	-£272,671	-£265,732
50%	60%	-£308,374	-£293,173	-£300,664	-£285,463	-£315,080	-£307,370

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

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

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£55,923	-£55,923	-£55,923	-£55,923	-£55,923	-£55,923
10%	71%	-£138,868	-£136,732	-£137,062	-£134,926	-£139,811	-£138,005
15%	71%	-£180,341	-£177,136	-£177,632	-£174,427	-£181,755	-£179,046
20%	71%	-£221,814	-£217,540	-£218,202	-£213,928	-£223,699	-£220,086
25%	71%	-£263,286	-£257,945	-£258,771	-£253,429	-£265,642	-£261,128
30%	71%	-£304,759	-£298,349	-£299,341	-£292,930	-£307,587	-£302,168
35%	71%	-£346,605	-£339,005	-£340,181	-£332,579	-£349,959	-£343,533
40%	71%	-£388,757	-£380,070				-£385,246
45%	71%	-£430,907	-£421,135	-£422,647	-£412,875	-£435,218	-£426,958
50%	71%	-£473,058	-£462,200				-£468,670
100%	71%	-£895,211	-£873,470	-£876,834		-£904,802	-£886,424
10%	75%	-£139,121	-£137,253	-£137,226	-£135,356	-£139,946	-£138,051
15%	75%	-£180,721	-£177,917	-£177,877	-£175,072	-£181,959	-£179,114
20%	75%	-£222,321	-£218,582	-£218,528	-£214,789	-£223,971	-£220,178
25%	75%	-£263,920	-£259,246	-£259,179	-£254,505	-£265,983	-£261,241
30%	75%	-£305,520	-£299,911	-£299,831	-£294,222	-£307,994	-£302,304
35%	75%	-£347,507	-£340,858	-£340,762	-£334,111	-£350,441	-£343,695
40%	75%	-£389,788	-£382,187			-£393,141	-£385,430
45%	75%	-£432,068	-£423,517	-£423,394			-£427,165
50%	75%	-£474.347	-£464.846				-£468.901
10%	60%	-£138,057	-£135,065	-£136,540	-£133,548	-£139,376	-£137,860
15%	60%	-£179,124	-£174,636	-£176,848	-£172,361	-£181,103	-£178,827
20%	60%	-£220,191	-£214,208	-£217,156	-£211,173	-£222,830	-£219,795
25%	60%	-£261,257	-£253,779	-£257,464	-£249,987	-£264,557	-£260,763
30%	60%	-£302,324	-£293,351	-£297,773	-£288,799	-£306,283	-£301,731
35%	60%	-£343,719	-£333,077	-£338,322	-£327,681	-£348,412	-£343,016
40%	60%	-£385,456	-£373,296	-£379,290	-£367,128	-£390,822	-£384,654
45%	60%	-£427,195	-£413,514				-£426,292
50%	60%	-F468 934	-£453.733	-£461.224			-£467 930

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

% of AH	% of AH as rented	council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£104,637	£104,637	£104,637	£104,637	£104,637	£104,637
10%	71%	£21,692	£23,828	£23,498	£25,634	£20,749	£22,555
15%	71%	-£19,781	-£16,576	-£17,072	-£13,867	-£21,195	-£18,486
20%	71%	-£61,254	-£56,980	-£57,642	-£53,368	-£63,139	-£59,526
25%	71%	-£102,726	-£97,385	-£98,211	-£92,869	-£105,082	-£100,568
30%	71%	-£144,199	-£137,789	-£138,781	-£132,370	-£147,027	-£141,608
35%	71%	-£186,045	-£178,445	-£179,621	-£172,019	-£189,399	-£182,973
40%	71%	-£228,197	-£219,510	-£220,853	-£212,167	-£232,028	-£224,686
45%	71%	-£270,347	-£260,575	-£262,087	-£252,315	-£274,658	-£266,398
50%	71%	-£312,498	-£301,640	-£303,320	-£292,462	-£317,288	-£308,110
100%	71%	-£734,651		-£716,274		-£744,242	-£725,864
10%	75%	£21,439	£23,307	£23,334	£25,204	£20,614	£22,509
15%	75%	-£20,161	-£17,357	-£17,317	-£14,512	-£21,399	-£18,554
20%	75%	-£61,761	-£58,022	-£57,968	-£54,229	-£63,411	-£59,618
25%	75%	-£103,360	-£98,686	-£98,619	-£93,945	-£105,423	-£100,681
30%	75%	-£144,960	-£139,351	-£139,271	-£133,662	-£147,434	-£141,744
35%	75%	-£186,947	-£180,298	-£180,202	-£173,551	-£189,881	-£183,135
40%	75%	-£229,228	-£221,627	-£221,518	-£213,917	-£232,581	-£224,870
45%	75%	-£271,508	-£262,957	-£262,834	-£254,283	-£275,280	-£266,605
50%	75%	-£313,787	-£304,286	-£304,150	-£294,649	-£317,978	-£308,341
10%	60%	£22,503	£25,495	£24,020	£27,012	£21,184	£22,700
15%	60%	-£18,564	-£14,076	-£16,288	-£11,801	-£20,543	-£18,267
20%	60%	-£59,631	-£53,648	-£56,596	-£50,613	-£62,270	-£59,235
25%	60%	-£100,697	-£93,219	-£96,904	-£89,427	-£103,997	-£100,203
30%	60%	-£141,764	-£132,791	-£137,213	-£128,239	-£145,723	-£141,171
35%	60%	-£183,159	-£172,517	-£177,762	-£167,121	-£187,852	-£182,456
40%	60%	-£224,896	-£212,736	-£218,730	-£206,568	-£230,262	-£224,094
45%	60%	-£266,635	-£252,954	-£259,696	-£246,016	-£272,671	-£265,732
50%	60%	-£308,374	-£293,173	-£300,664	-£285,463	-£315,080	-£307,370

	CIL Zone	3
	Value Area	Low
		90/
Sales value inflation Build cost inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£168,000	£168,000	£168,000	£168,000	£168,000	£168,000
10%	71%	£94,593	£96,341	£96,807	£98,554	£93,147	£95,361
15%	71%	£57,889	£60,510	£61,210	£63,831	£55,721	£59,041
20%	71%	£21,185	£24,680	£25,612	£29,107	£18,294	£22,721
25%	71%	-£15,772	-£11,332	-£10,148	-£5,708	-£19,446	-£13,822
30%	71%	-£53,076	-£47,748	-£46,327	-£40,999	-£57,485	-£50,735
35%	71%	-£90,381	-£84,164	-£82,506	-£76,290	-£95,523	-£87,649
40%	71%	-£127,685	-£120,580	-£118,685	-£111,581	-£133,562	-£124,563
45%	71%	-£164,988	-£156,996	-£154,864	-£146,872	-£171,601	-£161,476
50%	71%	-£202,292	-£193,412	-£191,043	-£182,163	-£209,640	-£198,391
100%	71%	-£575,982	-£558,201	-£553,458	-£535,677	-£590,693	-£568,170
10%	75%	£94,319	£95,848	£96,644	£98,172	£93,054	£95,378
15%	75%	£57,478	£59,772	£60,965	£63,259	£55,581	£59,067
20%	75%	£20,637	£23,695	£25,286	£28,344	£18,107	£22,756
25%	75%	-£16,468	-£12,583	-£10,562	-£6,678	-£19,683	-£13,777
30%	75%	-£53,912	-£49,250	-£46,825	-£42,163	-£57,769	-£50,682
35%	75%	-£91,355	-£85,915	-£83,087	-£77,648	-£95,855	-£87,588
40%	75%	-£128,799	-£122,582	-£119,349	-£113,133	-£133,941	-£124,492
45%	75%	-£166,242	-£159,248	-£155,611	-£148,618	-£172,028	-£161,397
50%	75%	-£203,685	-£195,915	-£191,874	-£184,103	-£210,114	-£198,303
10%	60%	£95,469	£97,916	£97,330	£99,776	£93,446	£95,305
15%	60%	£59,204	£62,875	£61,994	£65,663	£56,168	£58,957
20%	60%	£22,939	£27,832	£26,658	£31,551	£18,891	£22,609
25%	60%	-£13,545	-£7,328	-£8,820	-£2,603	-£18,688	-£13,963
30%	60%	-£50,403	-£42,944	-£44,733	-£37,273	-£56,574	-£50,905
35%	60%	-£87,261	-£78,558	-£80,647	-£71,944	-£94,462	-£87,848
40%	60%	-£124,120	-£114,174	-£116,561	-£106,614	-£132,349	-£124,789
45%	60%	-£160,979	-£149,789	-£152,474	-£141,285	-£170,236	-£161,732
50%	60%	-£197 837	-£185 405	-£188 388	-£175 955	-£208 123	-£198 673

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,992,000	-£1,992,000	-£1,992,000	-£1,992,000	-£1,992,000	-£1,992,000
10%	71%	-£2,065,407	-£2,063,659		-£2,061,446	-£2,066,853	
15%	71%	-£2,102,111	-£2,099,490				
20%	71%	-£2,138,815	-£2,135,320	-£2,134,388		-£2,141,706	-£2,137,279
25%	71%	-£2,175,772	-£2,171,332				
30%	71%	-£2,213,076	-£2,207,748				
35%	71%	-£2,250,381	-£2,244,164				
40%	71%	-£2,287,685	-£2,280,580	-£2,278,685	-£2,271,581	-£2,293,562	-£2,284,563
45%	71%	-£2,324,988	-£2,316,996				
50%	71%	-£2,362,292	-£2,353,412				
100%	71%	-£2,735,982	-£2,718,201				
10%	75%	-£2,065,681	-£2,064,152	-£2,063,356	-£2,061,828	-£2,066,946	-£2,064,622
15%	75%	-£2,102,522	-£2,100,228				
20%	75%	-£2,139,363	-£2,136,305	-£2,134,714	-£2,131,656	-£2,141,893	-£2,137,244
25%	75%	-£2,176,468	-£2,172,583		-£2,166,678		
30%	75%	-£2,213,912	-£2,209,250				
35%	75%	-£2,251,355	-£2,245,915				
40%	75%	-£2,288,799	-£2,282,582				
45%	75%	-£2,326,242	-£2,319,248		-£2,308,618	-£2,332,028	
50%	75%	-£2,363,685	-£2,355,915	-£2,351,874		-£2,370,114	
10%	60%	-£2,064,531	-£2,062,084	-£2,062,670	-£2,060,224	-£2,066,554	-£2,064,695
15%	60%	-£2,100,796	-£2,097,125				
20%	60%	-£2,137,061	-£2,132,168		-£2,128,449	-£2,141,109	
25%	60%	-£2,173,545	-£2,167,328				
30%	60%	-£2,210,403	-£2,202,944			-£2,216,574	
35%	60%	-£2,247,261	-£2,238,558				
40%	60%	-£2,284,120	-£2,274,174	-£2,276,561	-£2,266,614	-£2,292,349	-£2,284,789
45%	60%	-£2,320,979	-£2,309,789				
50%	60%	-£2,357,837	-£2.345.405	-£2.348.388		-£2.368.123	

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

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£829,248	-£829,248				
10%	71%	-£902,655	-£900,907				
15%	71%	-£939,359	-£936,738			-£941,527	
20%	71%	-£976,063	-£972,568	-£971,636	-£968,141	-£978,954	
25%	71%	-£1,013,020	-£1,008,580	-£1,007,396		-£1,016,694	-£1,011,070
30%	71%	-£1,050,324	-£1,044,996				
35%	71%	-£1,087,629	-£1,081,412	-£1,079,754	-£1,073,538	-£1,092,771	-£1,084,897
40%	71%	-£1,124,933	-£1,117,828				
45%	71%	-£1,162,236	-£1,154,244	-£1,152,112	-£1,144,120	-£1,168,849	-£1,158,724
50%	71%	-£1,199,540	-£1,190,660				
100%	71%	-£1,573,230	-£1,555,449	-£1,550,706	-£1,532,925	-£1,587,941	-£1,565,418
10%	75%	-£902,929	-£901,400	-£900,604		-£904,194	
15%	75%	-£939,770	-£937,476				
20%	75%	-£976,611	-£973,553	-£971,962		-£979,141	-£974,492
25%	75%	-£1,013,716	-£1,009,831				
30%	75%	-£1,051,160	-£1,046,498				
35%	75%	-£1,088,603	-£1,083,163		-£1,074,896		-£1,084,836
40%	75%	-£1,126,047	-£1,119,830				-£1,121,740
45%	75%	-£1,163,490	-£1,156,496				
50%	75%	-£1,200,933	-£1,193,163				
10%	60%	-£901,779	-£899,332				
15%	60%	-£938,044	-£934,373	-£935,254			
20%	60%	-£974.309	-£969.416				
25%	60%	-£1,010,793	-£1,004,576			-£1,015,936	
30%	60%	-£1,047,651	-£1,040,192				
35%	60%	-£1,084,509	-£1,075,806	-£1,077,895	-£1,069,192		-£1,085,096
40%	60%	-£1,121,368	-£1,111,422				
45%	60%	-£1,158,227	-£1,147,037				

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLI
0%	71%	-£494.976	-£494.976	-£494.976	-£494.976	-£494.976	-£494.976
10%	71%	-£568.383	-£566.635				-£567.615
15%	71%	-£605.087	-£602.466		-£599.145		-£603.935
20%	71%	-£641,791	-£638,296				-£640,255
25%	71%	-£678,748	-£674,308	-£673,124	-£668,684		-£676,798
30%	71%	-£716,052	-£710,724				-£713,711
35%	71%	-£753,357	-£747,140				-£750,625
40%	71%	-£790,661	-£783,556				-£787,539
45%	71%	-£827,964	-£819.972				-£824,452
50%	71%	-£865.268	-£856.388				-£861.367
100%	71%	-£1,238,958	-£1,221,177				-£1,231,146
10%	75%	-£568.657	-£567.128				-£567,598
15%	75%	-£605.498	-£603.204				-£603,909
20%	75%	-£642.339	-£639.281				-£640.220
25%	75%	-£679.444	-£675.559		-£669.654		-£676,753
30%	75%	-£716.888	-£712.226				-£713.658
35%	75%	-£754.331	-£748.891				-£750.564
40%	75%	-£791,775	-£785,558			-£796,917	-£787,468
45%	75%	-£829.218	-£822.224			-£835.004	-£824.373
50%	75%	-£866,661	-£858,891				-£861,279
10%	60%	-£567,507	-£565,060				-£567,671
15%	60%	-£603,772	-£600,101		-£597,313	-£606,808	-£604,019
20%	60%	-£640,037	-£635,144				-£640,367
25%	60%	-£676,521	-£670,304	-£671,796	-£665,579		-£676,939
30%	60%	-£713,379	-£705,920				-£713,881
35%	60%	-£750,237	-£741,534				-£750,824
40%	60%	-£787,096	-£777,150				-£787,765
45%	60%	-£823,955	-£812,765	-£815,450	-£804,261		-£824,708
50%	60%	-£860.813	-£848.381	-£851.364			-£861 649

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£247,176	-£247,176	-£247,176	-£247,176	-£247,176	-£247,176
10%	71%	-£320,583	-£318,835	-£318,369	-£316,622	-£322,029	-£319,815
15%	71%	-£357,287	-£354,666	-£353,966	-£351,345	-£359,455	-£356,135
20%	71%	-£393,991	-£390,496		-£386,069	-£396,882	-£392,455
25%	71%	-£430,948					
30%	71%	-£468,252		-£461,503	-£456,175	-£472,661	-£465,911
35%	71%	-£505,557					
40%	71%	-£542,861					
45%	71%	-£580,164					
50%	71%	-£617,468	-£608,588	-£606,219		-£624,816	
100%	71%	-£991,158		-£968,634		-£1,005,869	-£983,346
10%	75%	-£320,857	-£319,328	-£318,532	-£317,004	-£322,122	-£319,798
15%	75%	-£357,698	-£355,404	-£354,211	-£351,917	-£359,595	-£356,109
20%	75%	-£394,539	-£391,481	-£389,890		-£397,069	-£392,420
25%	75%	-£431,644					
30%	75%	-£469,088	-£464,426	-£462,001		-£472,945	-£465,858
35%	75%	-£506,531					
40%	75%	-£543,975					-£539,668
45%	75%	-£581,418					
50%	75%	-£618,861			-£599,279	-£625,290	-£613,479
10%	60%	-£319,707	-£317,260	-£317,846	-£315,400	-£321,730	-£319,871
15%	60%	-£355,972	-£352,301	-£353,182	-£349,513	-£359,008	-£356,219
20%	60%	-£392,237	-£387,344	-£388,518		-£396,285	
25%	60%	-£428,721					
30%	60%	-£465,579					
35%	60%	-£502,437					
40%	60%	-£539,296			-£521,790		-£539,965
45%	60%	-£576,155					
50%	60%	-£613,013	-£600,581	-£603,564	-£591,131	-£623,299	-£613,849

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184
10%	71%	-£68,223	-£66,475	-£66,009	-£64,262	-£69,669	-£67,455
15%	71%	-£104,927	-£102,306	-£101,606	-£98,985	-£107,095	-£103,775
20%	71%	-£141,631	-£138,136	-£137,204	-£133,709	-£144,522	-£140,095
25%	71%	-£178,588	-£174,148	-£172,964	-£168,524	-£182,262	-£176,638
30%	71%	-£215,892	-£210,564	-£209,143	-£203,815	-£220,301	-£213,551
35%	71%	-£253,197	-£246,980	-£245,322	-£239,106	-£258,339	-£250,465
40%	71%	-£290,501	-£283,396	-£281,501	-£274,397	-£296,378	-£287,379
45%	71%	-£327,804	-£319,812	-£317,680	-£309,688	-£334,417	-£324,292
50%	71%	-£365,108	-£356,228	-£353,859	-£344,979	-£372,456	-£361,207
100%	71%	-£738,798	-£721,017				
10%	75%	-£68,497	-£66,968	-£66,172	-£64,644	-£69,762	-£67,438
15%	75%	-£105,338	-£103,044	-£101,851	-£99,557	-£107,235	-£103,749
20%	75%	-£142,179	-£139,121	-£137,530	-£134,472	-£144,709	-£140,060
25%	75%	-£179,284	-£175,399	-£173,378	-£169,494	-£182,499	-£176,593
30%	75%	-£216,728	-£212,066	-£209,641	-£204,979	-£220,585	-£213,498
35%	75%	-£254,171	-£248,731	-£245,903	-£240,464	-£258,671	-£250,404
40%	75%	-£291,615	-£285,398	-£282,165	-£275,949	-£296,757	-£287,308
45%	75%	-£329,058	-£322,064	-£318,427	-£311,434	-£334,844	-£324,213
50%	75%	-£366,501	-£358,731	-£354,690	-£346,919		-£361,119
10%	60%	-£67,347	-£64,900	-£65,486	-£63,040	-£69,370	-£67,511
15%	60%	-£103,612	-£99,941	-£100,822	-£97,153	-£106,648	-£103,859
20%	60%	-£139,877	-£134,984	-£136,158	-£131,265	-£143,925	-£140,207
25%	60%	-£176,361	-£170,144	-£171,636	-£165,419	-£181,504	-£176,779
30%	60%	-£213,219	-£205,760	-£207,549	-£200,089	-£219,390	-£213,721
35%	60%	-£250,077	-£241,374	-£243,463	-£234,760	-£257,278	-£250,664
40%	60%	-£286,936	-£276,990	-£279,377	-£269,430	-£295,165	-£287,605
45%	60%	-£323,795	-£312,605	-£315,290	-£304,101	-£333,052	-£324,548

£17,299,000

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

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£502,632	-£502,632				
10%	71%	-£576,039	-£574,291		-£572,078	-£577,485	
15%	71%	-£612,743	-£610,122				
20%	71%	-£649,447	-£645,952	-£645,020	-£641,525	-£652,338	-£647,911
25%	71%	-£686,404	-£681,964				
30%	71%	-£723,708	-£718,380	-£716,959	-£711,631	-£728,117	-£721,367
35%	71%	-£761,013	-£754,796				
40%	71%	-£798,317	-£791,212	-£789,317	-£782,213	-£804,194	-£795,195
45%	71%	-£835,620	-£827,628				
50%	71%	-£872,924	-£864,044	-£861,675	-£852,795	-£880,272	-£869,023
100%	71%	-£1,246,614	-£1,228,833				
10%	75%	-£576,313	-£574,784	-£573,988	-£572,460	-£577,578	-£575,254
15%	75%	-£613,154	-£610,860				
20%	75%	-£649,995	-£646,937	-£645,346	-£642,288	-£652,525	-£647,876
25%	75%	-£687,100	-£683,215	-£681,194			
30%	75%	-£724,544	-£719,882	-£717,457	-£712,795	-£728,401	-£721,314
35%	75%	-£761,987	-£756,547				
40%	75%	-£799,431	-£793,214	-£789,981		-£804,573	-£795,124
45%	75%	-£836,874	-£829,880				
50%	75%	-£874,317	-£866,547	-£862,506	-£854,735	-£880,746	
10%	60%	-£575,163	-£572,716				
15%	60%	-£611,428	-£607,757			-£614,464	
20%	60%	-£647,693	-£642,800	-£643,974		-£651,741	
25%	60%	-£684,177	-£677,960				
30%	60%	-£721,035	-£713,576			-£727,206	
35%	60%	-£757,893	-£749,190			-£765,094	
40%	60%	-£794,752	-£784,806		-£777,246	-£802,981	-£795,421
45%	60%	-£831,611	-£820,421	-£823,106			-£832,364
50%	60%	-£868.469	-£856.037				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£155.376	-£155.376	-£155.376	-£155.376	-£155.376	-£155.376
10%	71%	-£228,783	-£227,035	-£226,569	-£224,822	-£230,229	-£228,015
15%	71%	-£265,487	-£262,866	-£262,166	-£259,545	-£267,655	-£264,335
20%	71%	-£302,191	-£298,696	-£297,764	-£294,269	-£305,082	-£300,655
25%	71%	-£339,148	-£334,708	-£333,524	-£329,084	-£342,822	-£337,198
30%	71%	-£376,452	-£371,124	-£369,703	-£364,375	-£380,861	-£374,111
35%	71%	-£413,757	-£407,540				-£411,025
40%	71%	-£451,061	-£443,956	-£442,061			-£447,939
45%	71%	-£488,364	-£480,372	-£478,240	-£470,248	-£494,977	-£484,852
50%	71%	-£525,668	-£516,788	-£514,419			-£521,767
100%	71%	-£899,358	-£881,577	-£876,834		-£914,069	-£891,546
10%	75%	-£229,057	-£227,528	-£226,732	-£225,204	-£230,322	-£227,998
15%	75%	-£265,898	-£263,604	-£262,411	-£260,117	-£267,795	-£264,309
20%	75%	-£302,739	-£299,681	-£298,090	-£295,032	-£305,269	-£300,620
25%	75%	-£339,844	-£335,959	-£333,938	-£330,054	-£343,059	-£337,153
30%	75%	-£377,288	-£372,626				-£374,058
35%	75%	-£414,731	-£409,291	-£406,463	-£401,024	-£419,231	-£410,964
40%	75%	-£452,175	-£445,958				-£447,868
45%	75%	-£489,618	-£482,624	-£478,987	-£471,994	-£495,404	-£484,773
50%	75%	-£527,061	-£519,291				-£521,679
10%	60%	-£227,907	-£225,460	-£226,046	-£223,600	-£229,930	-£228,071
15%	60%	-£264,172	-£260,501	-£261,382	-£257,713	-£267,208	-£264,419
20%	60%	-£300,437	-£295,544	-£296,718	-£291,825	-£304,485	-£300,767
25%	60%	-£336,921	-£330,704	-£332,196	-£325,979	-£342,064	-£337,339
30%	60%	-£373,779	-£366,320	-£368,109	-£360,649		-£374,281
35%	60%	-£410,637	-£401,934	-£404,023		-£417,838	-£411,224
40%	60%	-£447,496	-£437,550				-£448,165
45%	60%	-£484,355	-£473,165	-£475,850	-£464,661	-£493,612	-£485,108
E09/	60%	CE24 242	CE09 701				CE22 040

45% 60% -4484,355
50% 60% -£521,213

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184
10%	71%	-£68,223	-£66,475	-£66,009	-£64,262	-£69,669	-£67,455
15%	71%	-£104,927	-£102,306	-£101,606	-£98,985	-£107,095	-£103,775
20%	71%	-£141,631	-£138,136	-£137,204	-£133,709	-£144,522	-£140,095
25%	71%	-£178,588	-£174,148	-£172,964	-£168,524	-£182,262	-£176,638
30%	71%	-£215,892	-£210,564	-£209,143	-£203,815	-£220,301	-£213,551
35%	71%	-£253,197	-£246,980	-£245,322	-£239,106	-£258,339	-£250,465
40%	71%	-£290,501	-£283,396	-£281,501	-£274,397	-£296,378	-£287,379
45%	71%	-£327,804	-£319,812	-£317,680	-£309,688	-£334,417	-£324,292
50%	71%	-£365,108	-£356,228	-£353,859	-£344,979	-£372,456	-£361,207
100%	71%	-£738,798	-£721,017	-£716,274			
10%	75%	-£68,497	-£66,968	-£66,172	-£64,644	-£69,762	-£67,438
15%	75%	-£105,338	-£103,044	-£101,851	-£99,557	-£107,235	-£103,749
20%	75%	-£142,179	-£139,121	-£137,530	-£134,472	-£144,709	-£140,060
25%	75%	-£179,284	-£175,399	-£173,378	-£169,494	-£182,499	-£176,593
30%	75%	-£216,728	-£212,066	-£209,641	-£204,979	-£220,585	-£213,498
35%	75%	-£254,171	-£248,731	-£245,903	-£240,464	-£258,671	-£250,404
40%	75%	-£291,615	-£285,398	-£282,165	-£275,949	-£296,757	-£287,308
45%	75%	-£329,058	-£322,064	-£318,427	-£311,434	-£334,844	-£324,213
50%	75%	-£366,501	-£358,731	-£354,690	-£346,919		
10%	60%	-£67.347	-£64,900	-£65.486	-£63.040	-£69.370	-£67.511
15%	60%	-£103,612	-£99,941	-£100,822	-£97,153	-£106,648	-£103,859
20%	60%	-£139,877	-£134,984	-£136,158	-£131,265	-£143,925	-£140,207
25%	60%	-£176,361	-£170,144	-£171,636	-£165,419	-£181,504	-£176,779
30%	60%	-£213,219	-£205,760	-£207,549	-£200,089	-£219,390	-£213,721
35%	60%	-£250,077	-£241,374	-£243,463	-£234,760	-£257,278	-£250,664
40%	60%	-£286,936	-£276,990	-£279,377	-£269,430	-£295,165	-£287,605
45%	60%	-£323,795	-£312,605	-£315,290	-£304,101	-£333,052	-£324,548
E09/	60%	C260 662	£240 224	.C2E4 204	£220 774		

£13,474,000

	CIL Zone	1
	Value Area	High
		0°
Sales value inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,230,585	£3,230,585	£3,230,585	£3,230,585	£3,230,585	£3,230,585
10%	71%	£2,841,763	£2,846,728	£2,842,073	£2,847,038	£2,842,497	£2,842,808
15%	71%	£2,647,352	£2,654,799	£2,647,818	£2,655,265	£2,648,454	£2,648,919
20%	71%	£2,452,940	£2,462,871	£2,453,562	£2,463,491	£2,454,410	£2,455,032
25%	71%	£2,258,530	£2,270,942	£2,259,306	£2,271,718	£2,260,367	£2,261,143
30%	71%	£2,064,118	£2,079,013	£2,065,050	£2,079,944	£2,066,322	£2,067,254
35%	71%	£1,869,708	£1,887,085	£1,870,794	£1,888,171	£1,872,279	£1,873,366
40%	71%	£1,675,296	£1,695,156	£1,676,538	£1,696,398	£1,678,235	£1,679,477
45%	71%	£1,480,885	£1,503,227	£1,482,283	£1,504,625	£1,484,191	£1,485,589
50%	71%	£1,286,474	£1,311,299	£1,288,027	£1,312,852	£1,290,148	£1,291,701
100%	71%	-£669,145	-£618,628	-£665,986	-£615,468	-£661,670	-£658,509
10%	75%	£2,841,507	£2,845,851	£2,841,833	£2,846,177	£2,842,150	£2,842,475
15%	75%	£2,646,968	£2,653,484	£2,647,457	£2,653,972	£2,647,931	£2,648,421
20%	75%	£2,452,428	£2.461.117	£2,453,080	£2,461,769	£2,453,714	£2,454,366
25%	75%	£2,257,889	£2,268,750	£2,258,704	£2,269,565	£2,259,496	£2,260,312
30%	75%	£2.063.350	£2.076.382	£2.064.328	£2.077.361	£2.065.278	£2.066.257
35%	75%	£1,868,811	£1,884,016	£1,869,952	£1,885,157	£1,871,061	£1,872,203
40%	75%	£1.674.271	£1.691.648	£1.675.576	£1.692.953	£1.676.843	£1,678,147
45%	75%	£1,479,732	£1,499,281	£1,481,200	£1,500,749	£1,482,626	£1,484,093
50%	75%	£1,285,193	£1,306,915	£1,286,824	£1,308,545	£1,288,407	£1,290,038
10%	60%	£2,842,582	£2,849,533	£2,842,843	£2,849,794	£2,843,611	£2,843,872
15%	60%	£2,648,582	£2,659,008	£2,648,972	£2,659,399	£2,650,124	£2,650,516
20%	60%	£2,454,580	£2,468,482	£2,455,102	£2,469,004	£2,456,637	£2,457,159
25%	60%	£2,260,579	£2,277,956	£2,261,231	£2,278,609	£2,263,150	£2,263,803
30%	60%	£2,066,578	£2,087,430	£2,067,361	£2,088,213	£2,069,663	£2,070,446
35%	60%	£1,872,577	£1,896,905	£1,873,490	£1,897,818	£1,876,177	£1,877,090
40%	60%	£1,678,576	£1,706,379	£1,679,619	£1,707,422	£1,682,691	£1,683,733
45%	60%	£1,484,574	£1,515,853	£1,485,749	£1,517,028	£1,489,204	£1,490,377
50%	60%	£1,290,573	£1.325.327	£1,291,878	£1.326.632	£1,295,717	£1,297,021

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,591,585	£2,591,585	£2,591,585	£2,591,585	£2,591,585	£2,591,585
10%	71%	£2,202,763	£2,207,728	£2,203,073	£2,208,038	£2,203,497	£2,203,808
15%	71%	£2,008,352	£2,015,799	£2,008,818	£2,016,265	£2,009,454	£2,009,919
20%	71%	£1,813,940	£1,823,871	£1,814,562	£1,824,491	£1,815,410	£1,816,032
25%	71%	£1,619,530	£1,631,942	£1,620,306	£1,632,718	£1,621,367	£1,622,143
30%	71%	£1,425,118	£1,440,013	£1,426,050	£1,440,944	£1,427,322	£1,428,254
35%	71%	£1,230,708	£1,248,085	£1,231,794	£1,249,171	£1,233,279	£1,234,366
40%	71%	£1,036,296	£1,056,156	£1,037,538	£1,057,398	£1,039,235	£1,040,477
45%	71%	£841,885	£864,227	£843,283	£865,625	£845,191	£846,589
50%	71%	£647,474	£672,299	£649,027	£673,852	£651,148	£652,701
100%	71%	-£1,308,145					
10%	75%	£2,202,507	£2,206,851	£2,202,833	£2,207,177	£2,203,150	£2,203,475
15%	75%	£2,007,968	£2,014,484	£2,008,457	£2,014,972	£2,008,931	£2,009,421
20%	75%	£1,813,428	£1,822,117	£1,814,080	£1,822,769	£1,814,714	£1,815,366
25%	75%	£1,618,889	£1,629,750	£1,619,704	£1,630,565	£1,620,496	£1,621,312
30%	75%	£1,424,350	£1,437,382	£1,425,328	£1,438,361	£1,426,278	£1,427,257
35%	75%	£1,229,811	£1,245,016	£1,230,952	£1,246,157	£1,232,061	£1,233,203
40%	75%	£1,035,271	£1,052,648	£1,036,576	£1,053,953	£1,037,843	£1,039,147
45%	75%	£840,732	£860,281	£842,200	£861,749	£843,626	£845,093
50%	75%	£646,193	£667,915	£647,824	£669,545	£649,407	£651,038
10%	60%	£2,203,582	£2,210,533	£2,203,843	£2,210,794	£2,204,611	£2,204,872
15%	60%	£2,009,582	£2,020,008	£2,009,972	£2,020,399	£2,011,124	£2,011,516
20%	60%	£1,815,580	£1,829,482	£1,816,102	£1,830,004	£1,817,637	£1,818,159
25%	60%	£1,621,579	£1,638,956	£1,622,231	£1,639,609	£1,624,150	£1,624,803
30%	60%	£1,427,578	£1,448,430	£1,428,361	£1,449,213	£1,430,663	£1,431,446
35%	60%	£1,233,577	£1,257,905	£1,234,490	£1,258,818	£1,237,177	£1,238,090
40%	60%	£1,039,576	£1,067,379	£1,040,619	£1,068,422	£1,043,691	£1,044,733
45%	60%	£845,574	£876,853	£846,749	£878,028	£850,204	£851,377
50%	60%	£651.573	£686.327	£652.878	£687.632	£656.717	£658.021

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£2,717,077	£2,717,077	£2,717,077	£2,717,077	£2,717,077	£2,717,077
10%	71%	£2,328,255	£2,333,220	£2,328,565	£2,333,531	£2,328,990	£2,329,301
15%	71%	£2,133,845	£2,141,291	£2,134,310	£2,141,757	£2,134,946	£2,135,412
20%	71%	£1,939,433	£1,949,363	£1,940,054	£1,949,984	£1,940,903	£1,941,524
25%	71%	£1,745,022	£1,757,434	£1,745,798	£1,758,210	£1,746,859	£1,747,635
30%	71%	£1,550,611	£1,565,505	£1,551,543	£1,566,437	£1,552,815	£1,553,747
35%	71%	£1,356,200	£1,373,577	£1,357,287	£1,374,664	£1,358,771	£1,359,859
40%	71%	£1,161,789	£1,181,648	£1,163,031	£1,182,890	£1,164,728	£1,165,970
45%	71%	£967,378	£989,719	£968,776	£991,118	£970,684	£972,081
50%	71%	£772.966	£797.791	£774.520	£799.344	£776.640	£778,193
100%	71%		-£1,132,135				
10%	75%	£2.327.999	£2.332.344	£2.328.325	£2.332.669	£2.328.642	£2.328.968
15%	75%	£2.133.460	£2,139,976	£2.133.949	£2.140.465	£2,134,424	£2,134,914
20%	75%	£1.938.920	£1.947.610	£1.939.573	£1.948.261	£1.940.207	£1,940,859
25%	75%	£1.744.381	£1.755.242	£1.745.197	£1.756.057	£1.745.989	£1,746,804
30%	75%	£1.549.842	£1.562.875	£1.550.821	£1.563.854	£1.551.770	£1,552,749
35%	75%	£1 355 303	£1 370 508	£1 356 445	£1 371 649	£1,357,553	£1 358 695
40%	75%	£1.160.764	£1.178.141	£1.162.069	£1.179.446	£1.163.335	£1,164,640
45%	75%	£966,225	£985.774	£967.693	£987.241	£969.118	£970.586
50%	75%	£771.686	£793.407	£773.316	£795.038	£774.900	£776.530
10%	60%	£2.329.075	£2.336.026	£2.329.336	£2.336,287	£2,330,104	£2.330.364
15%	60%	£2,135,074	£2,145,500	£2,135,465	£2,145,892	£2,136,617	£2,137,009
20%	60%	£1.941.072	£1.954.974	£1.941.594	£1.955.496	£1.943.130	£1,943,652
25%	60%	£1,747,072	£1,764,449	£1,747,723	£1,765,101	£1,749,643	£1,750,296
30%	60%	£1.553.071	£1.573.923	£1,553,854	£1.574.706	£1,556,156	£1,556,939
35%	60%	£1,359,069	£1,383,397	£1,359,983	£1,384,311	£1,362,670	£1,363,583
40%	60%	£1.165.068	£1.192.871	£1.166.112	£1.193.915	£1,169,183	£1,170,226
45%	60%	£971,066	£1,002,345	£972,241	£1,003,520	£975,696	£976,870
50%	60%	£777.066	£811.820	£778.370	£813.124	£782.209	£783,514

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,935,566	£2,935,566	£2,935,566	£2,935,566	£2,935,566	£2,935,566
10%	71%	£2,546,743	£2,551,709	£2,547,054	£2,552,019	£2,547,478	£2,547,789
15%	71%	£2,352,333	£2,359,780	£2,352,799	£2,360,245	£2,353,434	£2,353,900
20%	71%	£2,157,921	£2,167,852	£2,158,543	£2,168,472	£2,159,391	£2,160,012
25%	71%	£1,963,511	£1,975,923	£1,964,287	£1,976,699	£1,965,348	£1,966,124
30%	71%	£1,769,099	£1,783,993	£1,770,031	£1,784,925	£1,771,303	£1,772,235
35%	71%	£1,574,688	£1,592,065	£1,575,775	£1,593,152	£1,577,260	£1,578,347
40%	71%	£1.380.277	£1,400,136	£1.381.519	£1.401.378	£1.383.216	£1.384.458
45%	71%	£1,185,866	£1,208,207	£1,187,264	£1,209,606	£1,189,172	£1,190,569
50%	71%	£991.455	£1.016.279	£993.008	£1.017.833	£995,128	£996.682
100%	71%		-£913,647	-£961,005			
10%	75%	£2.546.488	£2.550.832	£2.546.813	£2.551.158	£2.547.130	£2.547.456
15%	75%	£2,351,949	£2,358,464	£2,352,437	£2,358,953	£2,352,912	£2,353,402
20%	75%	£2.157.408	£2.166.098	£2.158.061	£2.166,750	£2.158.695	£2,159,347
25%	75%	£1.962.869	£1.973.731	£1.963.685	£1.974.545	£1,964,477	£1,965,293
30%	75%	£1.768.330	£1.781.363	£1,769,309	£1.782.342	£1,770,259	£1,771,238
35%	75%	£1.573.791	£1.588.997	£1.574.933	£1.590.137	£1.576.042	£1.577.183
40%	75%	£1,379,252	£1,396,629	£1.380.557	£1,397,934	£1.381.823	£1,383,128
45%	75%	£1,184,713	£1,204,262	£1.186.181	£1,205,729	£1.187.606	£1.189.074
50%	75%	£990.174	£1.011.895	£991.805	£1.013.526	£993.388	£995.019
10%	60%	£2.547.563	£2,554,514	£2.547.824	£2.554.775	£2.548.592	£2.548.853
15%	60%	£2,353,562	£2,363,988	£2,353,953	£2.364.380	£2,355,105	£2,355,497
20%	60%	£2,159,561	£2,173,463	£2.160.082	£2.173.984	£2.161.618	£2,162,140
25%	60%	£1.965.560	£1.982.937	£1.966,212	£1.983.590	£1.968.131	£1,968,784
30%	60%	£1.771.559	£1.792.411	£1.772.342	£1,793,194	£1.774.644	£1,775,427
35%	60%	£1.577.557	£1.601.885	£1.578.471	£1,602,799	£1.581.158	£1,582,071
40%	60%	£1 383 557	£1.411.360	£1,384,600	£1.412.403	£1 387 671	£1 388 714
45%	60%	£1.189.555	£1,220,834	£1.190.729	£1,222,008	£1.194.184	£1,195,358
E00/	600/	0005.554	04,020,200	2000 050	C4 004 640	04,000,007	04.000.000

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LL
0%	71%	£3,034,454	£3,034,454	£3,034,454	£3,034,454	£3,034,454	£3,034,454
10%	71%	£2,645,632	£2,650,597	£2,645,943	£2,650,908	£2,646,367	£2,646,678
15%	71%	£2,451,222	£2,458,668	£2,451,688	£2,459,134	£2,452,323	£2,452,789
20%	71%	£2,256,810	£2,266,740	£2,257,432	£2,267,361	£2,258,280	£2,258,901
25%	71%	£2,062,399	£2,074,811	£2,063,176	£2,075,587	£2,064,236	£2,065,012
30%	71%	£1,867,988	£1,882,882	£1,868,920	£1,883,814	£1,870,192	£1,871,124
35%	71%	£1,673,577	£1,690,954	£1,674,664	£1,692,041	£1,676,148	£1,677,236
40%	71%	£1,479,166	£1,499,025	£1,480,408	£1,500,267	£1,482,105	£1,483,347
45%	71%	£1,284,755	£1,307,096	£1,286,153	£1,308,495	£1,288,061	£1,289,458
50%	71%	£1,090,343	£1,115,168	£1,091,897	£1,116,721	£1,094,017	£1,095,570
100%	71%		-£814,758				
10%	75%	£2,645,376	£2,649,721	£2,645,702	£2,650,047	£2,646,019	£2,646,345
15%	75%	£2,450,837	£2,457,353	£2,451,326	£2,457,842	£2,451,801	£2,452,291
20%	75%	£2,256,297	£2,264,987	£2,256,950	£2,265,639	£2,257,584	£2,258,236
25%	75%	£2,061,758	£2,072,619	£2,062,574	£2,073,434	£2,063,366	£2,064,182
30%	75%	£1,867,219	£1,880,252	£1,868,198	£1,881,231	£1,869,148	£1,870,126
35%	75%	£1,672,680	£1,687,885	£1,673,822	£1,689,026	£1,674,930	£1,676,072
40%	75%	£1,478,141	£1,495,518	£1,479,446	£1,496,823	£1,480,712	£1,482,017
45%	75%	£1,283,602	£1,303,151	£1,285,070	£1,304,618	£1,286,495	£1,287,963
50%	75%	£1,089,063	£1,110,784	£1,090,694	£1,112,415	£1,092,277	£1,093,908
10%	60%	£2,646,452	£2,653,403	£2,646,713	£2,653,664	£2,647,481	£2,647,742
15%	60%	£2,452,451	£2,462,877	£2,452,842	£2,463,269	£2,453,994	£2,454,386
20%	60%	£2,258,449	£2,272,351	£2,258,971	£2,272,873	£2,260,507	£2,261,029
25%	60%	£2,064,449	£2,081,826	£2,065,100	£2,082,478	£2,067,020	£2,067,673
30%	60%	£1,870,448	£1,891,300	£1,871,231	£1,892,083	£1,873,533	£1,874,316
35%	60%	£1,676,446	£1,700,774	£1,677,360	£1,701,688	£1,680,047	£1,680,960
40%	60%	£1,482,445	£1,510,248	£1,483,489	£1,511,292	£1,486,560	£1,487,603
45%	60%	£1,288,444	£1,319,723	£1,289,618	£1,320,897	£1,293,073	£1,294,247
50%	60%	£1.094.443	£1.129.197	£1.095,747	£1.130.501	£1.099.586	£1,100,891

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,107,762	£3,107,762	£3,107,762	£3,107,762	£3,107,762	£3,107,762
10%	71%	£2,718,940	£2,723,905	£2,719,250	£2,724,215	£2,719,674	£2,719,985
15%	71%	£2,524,529	£2,531,976	£2,524,995	£2,532,442	£2,525,631	£2,526,097
20%	71%	£2,330,118	£2,340,048	£2,330,739	£2,340,668	£2,331,587	£2,332,209
25%	71%	£2,135,707	£2,148,119	£2,136,483	£2,148,895	£2,137,544	£2,138,320
30%	71%	£1,941,295	£1,956,190	£1,942,227	£1,957,122	£1,943,499	£1,944,431
35%	71%	£1,746,885	£1,764,262	£1,747,971	£1,765,348	£1,749,456	£1,750,543
40%	71%	£1,552,473	£1,572,333	£1,553,715	£1,573,575	£1,555,413	£1,556,655
45%	71%	£1,358,063	£1,380,404	£1,359,460	£1,381,802	£1,361,368	£1,362,766
50%	71%	£1,163,651	£1,188,476	£1,165,204	£1,190,029	£1,167,325	£1,168,878
100%	71%	-£791,968	-£741,451				-£781,332
10%	75%	£2,718,684	£2,723,028	£2,719,010	£2,723,354	£2,719,327	£2,719,653
15%	75%	£2,524,145	£2,530,661	£2,524,634	£2,531,150	£2,525,109	£2,525,598
20%	75%	£2,329,605	£2,338,294	£2,330,258	£2,338,946	£2,330,891	£2,331,543
25%	75%	£2,135,066	£2,145,927	£2,135,881	£2,146,742	£2,136,673	£2,137,489
30%	75%	£1,940,527	£1,953,559	£1,941,505	£1,954,538	£1,942,455	£1,943,434
35%	75%	£1,745,988	£1,761,193	£1,747,129	£1,762,334	£1,748,238	£1,749,380
40%	75%	£1,551,449	£1,568,826	£1,552,753	£1,570,130	£1,554,020	£1,555,324
45%	75%	£1,356,910	£1,376,458	£1,358,377	£1,377,926	£1,359,803	£1,361,270
50%	75%	£1,162,370	£1,184,092	£1,164,001	£1,185,722	£1,165,585	£1,167,215
10%	60%	£2,719,759	£2,726,710	£2,720,020	£2,726,971	£2,720,788	£2,721,049
15%	60%	£2,525,759	£2,536,185	£2,526,150	£2,536,577	£2,527,301	£2,527,693
20%	60%	£2,331,757	£2,345,659	£2,332,279	£2,346,181	£2,333,814	£2,334,336
25%	60%	£2,137,756	£2,155,133	£2,138,408	£2,155,786	£2,140,327	£2,140,980
30%	60%	£1,943,755	£1,964,607	£1,944,538	£1,965,390	£1,946,840	£1,947,623
35%	60%	£1,749,754	£1,774,082	£1,750,667	£1,774,995	£1,753,355	£1,754,267
40%	60%	£1,555,753	£1,583,556	£1,556,797	£1,584,600	£1,559,868	£1,560,910
45%	60%	£1,361,751	£1,393,030	£1,362,926	£1,394,205	£1,366,381	£1,367,554
50%	60%	£1 167 750	£1 202 504	£1 169 055	£1 203 809	£1 172 894	£1 174 198

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,182,418	£3,182,418	£3,182,418	£3,182,418	£3,182,418	£3,182,418
10%	71%	£2,793,596	£2,798,561	£2,793,907	£2,798,872	£2,794,331	£2,794,642
15%	71%	£2,599,186	£2,606,632	£2,599,652	£2,607,098	£2,600,287	£2,600,753
20%	71%	£2,404,774	£2,414,704	£2,405,396	£2,415,325	£2,406,244	£2,406,865
25%	71%	£2,210,363	£2,222,775	£2,211,140	£2,223,551	£2,212,200	£2,212,976
30%	71%	£2,015,952	£2,030,846	£2,016,884	£2,031,778	£2,018,156	£2,019,088
35%	71%	£1,821,541	£1,838,918	£1,822,628	£1,840,005	£1,824,112	£1,825,200
40%	71%	£1,627,130	£1,646,989	£1,628,372	£1,648,231	£1,630,069	£1,631,311
45%	71%	£1,432,719	£1,455,060	£1,434,117	£1,456,459	£1,436,025	£1,437,422
50%	71%	£1,238,307	£1,263,132	£1,239,861	£1,264,685	£1,241,981	£1,243,534
100%	71%	-£717,312	-£666,794	-£714,152	-£663,634		
10%	75%	£2,793,340	£2,797,685	£2,793,666	£2,798,011	£2,793,983	£2,794,309
15%	75%	£2,598,801	£2,605,317	£2,599,290	£2,605,806	£2,599,765	£2,600,255
20%	75%	£2,404,261	£2,412,951	£2,404,914	£2,413,603	£2,405,548	£2,406,200
25%	75%	£2,209,722	£2,220,583	£2,210,538	£2,221,398	£2,211,330	£2,212,146
30%	75%	£2,015,183	£2,028,216	£2,016,162	£2,029,195	£2,017,112	£2,018,090
35%	75%	£1,820,644	£1,835,849	£1,821,786	£1,836,990	£1,822,894	£1,824,036
40%	75%	£1,626,105	£1,643,482	£1,627,410	£1,644,787	£1,628,676	£1,629,981
45%	75%	£1,431,566	£1,451,115	£1,433,034	£1,452,582	£1,434,459	£1,435,927
50%	75%	£1,237,027	£1,258,748	£1,238,658	£1,260,379	£1,240,241	£1,241,872
10%	60%	£2,794,416	£2,801,367	£2,794,677	£2,801,628	£2,795,445	£2,795,706
15%	60%	£2,600,415	£2,610,841	£2,600,806	£2,611,233	£2,601,958	£2,602,350
20%	60%	£2,406,413	£2,420,315	£2,406,935	£2,420,837	£2,408,471	£2,408,993
25%	60%	£2,212,413	£2,229,790	£2,213,064	£2,230,442	£2,214,984	£2,215,637
30%	60%	£2,018,412	£2,039,264	£2,019,195	£2,040,047	£2,021,497	£2,022,280
35%	60%	£1,824,410	£1,848,738	£1,825,324	£1,849,652	£1,828,011	£1,828,924
40%	60%	£1,630,409	£1,658,212	£1,631,453	£1,659,256	£1,634,524	£1,635,567
45%	60%	£1,436,408	£1,467,687	£1,437,582	£1,468,861	£1,441,037	£1,442,211
50%	60%	£1.242.407	£1,277,161	£1,243,711	£1,278,465	£1.247.550	£1,248,855

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,032,190	£3,032,190	£3,032,190	£3,032,190	£3,032,190	£3,032,190
10%	71%	£2,643,367	£2,648,332	£2,643,678	£2,648,643	£2,644,102	£2,644,413
15%	71%	£2,448,957	£2,456,403	£2,449,423	£2,456,869	£2,450,058	£2,450,524
20%	71%	£2,254,545	£2,264,475	£2,255,167	£2,265,096	£2,256,015	£2,256,636
25%	71%	£2,060,135	£2,072,546	£2,060,911	£2,073,323	£2,061,971	£2,062,748
30%	71%	£1,865,723	£1,880,617	£1,866,655	£1,881,549	£1,867,927	£1,868,859
35%	71%	£1,671,312	£1,688,689	£1,672,399	£1,689,776	£1,673,884	£1,674,971
40%	71%	£1,476,901	£1,496,760	£1,478,143	£1,498,002	£1,479,840	£1,481,082
45%	71%	£1,282,490	£1,304,831	£1,283,888	£1,306,230	£1,285,796	£1,287,193
50%	71%	£1,088,079	£1,112,903	£1,089,632	£1,114,457	£1,091,752	£1,093,306
100%	71%						-£856,904
10%	75%	£2,643,111	£2,647,456	£2,643,437	£2,647,782	£2,643,754	£2,644,080
15%	75%	£2,448,572	£2,455,088	£2,449,061	£2,455,577	£2,449,536	£2,450,026
20%	75%	£2,254,032	£2,262,722	£2,254,685	£2,263,374	£2,255,319	£2,255,971
25%	75%	£2,059,493	£2,070,354	£2,060,309	£2,071,169	£2,061,101	£2,061,917
30%	75%	£1,864,954	£1,877,987	£1,865,933	£1,878,966	£1,866,883	£1,867,861
35%	75%	£1,670,415	£1,685,621	£1,671,557	£1,686,761	£1,672,666	£1,673,807
40%	75%	£1,475,876	£1,493,253	£1,477,181	£1,494,558	£1,478,447	£1,479,752
45%	75%	£1,281,337	£1,300,886	£1,282,805	£1,302,353	£1,284,230	£1,285,698
50%	75%	£1,086,798	£1,108,519	£1,088,429	£1,110,150	£1,090,012	£1,091,643
10%	60%	£2,644,187	£2,651,138	£2,644,448	£2,651,399	£2,645,216	£2,645,477
15%	60%	£2,450,186	£2,460,612	£2,450,577	£2,461,004	£2,451,729	£2,452,121
20%	60%	£2,256,184	£2,270,086	£2,256,706	£2,270,608	£2,258,242	£2,258,764
25%	60%	£2,062,184	£2,079,561	£2,062,836	£2,080,214	£2,064,755	£2,065,408
30%	60%	£1,868,183	£1,889,035	£1,868,966	£1,889,818	£1,871,268	£1,872,051
35%	60%	£1,674,181	£1,698,509	£1,675,095	£1,699,423	£1,677,782	£1,678,695
40%	60%	£1,480,180	£1,507,983	£1,481,224	£1,509,027	£1,484,295	£1,485,338
45%	60%	£1,286,179	£1,317,458	£1,287,353	£1,318,632	£1,290,808	£1,291,982
50%	60%	£1,092,178	£1,126,932	£1,093,483	£1,128,237	£1,097,321	£1,098,626

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3.134.919	£3.134.919	£3.134.919	£3.134.919	£3.134.919	£3,134,919
10%	71%	£2,746,097	£2,751,062	£2,746,408	£2,751,373	£2,746,832	£2,747,143
15%	71%	£2,551,687	£2,559,133	£2,552,153	£2,559,599	£2,552,788	£2,553,254
20%	71%	£2,357,275	£2,367,205	£2,357,897	£2,367,826	£2,358,745	£2,359,366
25%	71%	£2,162,864	£2,175,276	£2,163,641	£2,176,052	£2,164,701	£2,165,477
30%	71%	£1,968,453	£1,983,347	£1,969,385	£1,984,279	£1,970,657	£1,971,589
35%	71%	£1,774,042	£1,791,419	£1,775,129	£1,792,506	£1,776,613	£1,777,701
40%	71%	£1,579,631	£1,599,490	£1,580,873	£1,600,732	£1,582,570	£1,583,812
45%	71%	£1,385,220	£1,407,561	£1,386,618	£1,408,960	£1,388,526	£1,389,923
50%	71%	£1,190,808	£1,215,633	£1,192,362	£1,217,186	£1,194,482	£1,196,035
100%	71%						
10%	75%	£2,745,841	£2,750,186	£2,746,167	£2,750,512	£2,746,484	£2,746,810
15%	75%	£2,551,302	£2,557,818	£2,551,791	£2,558,307	£2,552,266	£2,552,756
20%	75%	£2,356,762	£2,365,452	£2,357,415	£2,366,104	£2,358,049	£2,358,701
25%	75%	£2,162,223	£2,173,084	£2,163,039	£2,173,899	£2,163,831	£2,164,647
30%	75%	£1.967.684	£1.980.717	£1.968.663	£1.981.696	£1,969,613	£1.970.591
35%	75%	£1,773,145	£1,788,350	£1,774,287	£1,789,491	£1,775,395	£1,776,537
40%	75%	£1.578.606	£1,595,983	£1.579.911	£1,597,288	£1.581.177	£1.582.482
45%	75%	£1,384,067	£1,403,616	£1,385,535	£1,405,083	£1,386,960	£1,388,428
50%	75%	£1.189.528	£1,211,249	£1.191.159	£1,212,880	£1.192.742	£1,194,373
10%	60%	£2,746,917	£2,753,868	£2,747,178	£2,754,129	£2,747,946	£2,748,207
15%	60%	£2,552,916	£2,563,342	£2,553,307	£2,563,734	£2,554,459	£2,554,851
20%	60%	£2,358,914	£2,372,816	£2,359,436	£2,373,338	£2,360,972	£2,361,494
25%	60%	£2,164,914	£2,182,291	£2,165,565	£2,182,943	£2,167,485	£2,168,138
30%	60%	£1,970,913	£1,991,765	£1,971,696	£1,992,548	£1,973,998	£1,974,781
35%	60%	£1,776,911	£1,801,239	£1,777,825	£1,802,153	£1,780,512	£1,781,425
40%	60%	£1,582,910	£1,610,713	£1,583,954	£1,611,757	£1,587,025	£1,588,068
45%	60%	£1,388,909	£1,420,188	£1,390,083	£1,421,362	£1,393,538	£1,394,712
E08/	000/	C4 404 000	04 000 000	C4 400 040	04.000.000	04.000.054	04 204 256

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,182,418	£3,182,418	£3,182,418	£3,182,418	£3,182,418	£3,182,418
10%	71%	£2,793,596	£2,798,561	£2,793,907	£2,798,872	£2,794,331	£2,794,642
15%	71%	£2,599,186	£2,606,632	£2,599,652	£2,607,098	£2,600,287	£2,600,753
20%	71%	£2,404,774	£2,414,704	£2,405,396	£2,415,325	£2,406,244	£2,406,865
25%	71%	£2,210,363	£2,222,775	£2,211,140	£2,223,551	£2,212,200	£2,212,976
30%	71%	£2,015,952	£2,030,846	£2,016,884	£2,031,778	£2,018,156	£2,019,088
35%	71%	£1,821,541	£1,838,918	£1,822,628	£1,840,005	£1,824,112	£1,825,200
40%	71%	£1,627,130	£1,646,989	£1,628,372	£1,648,231	£1,630,069	£1,631,311
45%	71%	£1,432,719	£1,455,060	£1,434,117	£1,456,459	£1,436,025	£1,437,422
50%	71%	£1,238,307	£1,263,132	£1,239,861	£1,264,685	£1,241,981	£1,243,534
100%	71%	-£717,312	-£666,794	-£714,152	-£663,634	-£709,836	-£706,676
10%	75%	£2,793,340	£2,797,685	£2,793,666	£2,798,011	£2,793,983	£2,794,309
15%	75%	£2,598,801	£2,605,317	£2,599,290	£2,605,806	£2,599,765	£2,600,255
20%	75%	£2,404,261	£2,412,951	£2,404,914	£2,413,603	£2,405,548	£2,406,200
25%	75%	£2,209,722	£2,220,583	£2,210,538	£2,221,398	£2,211,330	£2,212,146
30%	75%	£2,015,183	£2,028,216	£2,016,162	£2,029,195	£2,017,112	£2,018,090
35%	75%	£1,820,644	£1,835,849	£1,821,786	£1,836,990	£1,822,894	£1,824,036
40%	75%	£1,626,105	£1,643,482	£1,627,410	£1,644,787	£1,628,676	£1,629,981
45%	75%	£1,431,566	£1,451,115	£1,433,034	£1,452,582	£1,434,459	£1,435,927
50%	75%	£1,237,027	£1,258,748	£1,238,658	£1,260,379	£1,240,241	£1,241,872
10%	60%	£2,794,416	£2.801.367	£2.794.677	£2.801.628	£2.795.445	£2,795,706
15%	60%	£2,600,415	£2,610,841	£2,600,806	£2,611,233	£2,601,958	£2,602,350
20%	60%	£2,406,413	£2,420,315	£2,406,935	£2.420.837	£2,408,471	£2,408,993
25%	60%	£2,212,413	£2,229,790	£2,213,064	£2,230,442	£2,214,984	£2,215,637
30%	60%	£2.018.412	£2.039.264	£2.019.195	£2.040.047	£2.021.497	£2,022,280
35%	60%	£1.824.410	£1.848.738	£1.825.324	£1.849.652	£1.828.011	£1.828.924
40%	60%	£1,630,409	£1.658.212	£1.631.453	£1.659.256	£1,634,524	£1,635,567
45%	60%	£1,436,408	£1.467.687	£1,437,582	£1,468,861	£1.441.037	£1,442,211
E09/	60%	£4.242.407	£1 277 161	£4 242 714	£4 279 A£E	£1 247 EE0	24 240 055

£13,474,000

	CIL Zone	1
	Value Area	Med
n		0%
		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,755,200	£1,755,200	£1,755,200	£1,755,200	£1,755,200	£1,755,200
10%	71%	£1,513,709	£1,518,673	£1,514,227	£1,519,192	£1,514,413	£1,514,931
15%	71%	£1,392,963	£1,400,411	£1,393,740	£1,401,187	£1,394,019	£1,394,796
20%	71%	£1,272,218	£1,282,148	£1,273,254	£1,283,183	£1,273,626	£1,274,662
25%	71%	£1,151,473	£1,163,884	£1,152,768	£1,165,179	£1,153,233	£1,154,527
30%	71%	£1,030,727	£1,045,622	£1,032,280	£1,047,176	£1,032,839	£1,034,392
35%	71%	£909,981	£927,359	£911,794	£929,171	£912,446	£914,258
40%	71%	£789,236	£809,096	£791,307	£811,167	£792,052	£794,124
45%	71%	£668,491	£690,833	£670,821	£693,163	£671,659	£673,989
50%	71%	£547,745	£572,570	£550,335	£575,159	£551,265	£553,854
100%	71%	-£671,254	-£620,736	-£665,986	-£615,468	-£664,091	-£658,822
10%	75%	£1,513,442	£1,517,786	£1,513,986	£1,518,331	£1,514,058	£1,514,603
15%	75%	£1,392,564	£1,399,080	£1,393,379	£1,399,896	£1,393,487	£1,394,303
20%	75%	£1,271,685	£1,280,373	£1,272,773	£1,281,461	£1,272,917	£1,274,004
25%	75%	£1,150,807	£1,161,667	£1,152,165	£1,163,026	£1,152,346	£1,153,705
30%	75%	£1,029,927	£1,042,960	£1,031,558	£1,044,591	£1,031,775	£1,033,406
35%	75%	£909,049	£924,253	£910,952	£926,156	£911,204	£913,107
40%	75%	£788,170	£805,547	£790,344	£807,721	£790,634	£792,809
45%	75%	£667,292	£686,840	£669,738	£689,288	£670,063	£672,510
50%	75%	£546,412	£568,134	£549,131	£570,853	£549,492	£552,211
10%	60%	£1,514,561	£1,521,512	£1,514,997	£1,521,948	£1,515,548	£1,515,983
15%	60%	£1,394,243	£1,404,669	£1,394,896	£1,405,322	£1,395,721	£1,396,374
20%	60%	£1,273,924	£1,287,825	£1,274,794	£1,288,696	£1,275,895	£1,276,765
25%	60%	£1,153,605	£1,170,983	£1,154,692	£1,172,069	£1,156,069	£1,157,156
30%	60%	£1,033,286	£1,054,139	£1,034,591	£1,055,443	£1,036,243	£1,037,548
35%	60%	£912,968	£937,296	£914,490	£938,818	£916,417	£917,939
40%	60%	£792,648	£820,452	£794,388	£822,192	£796,591	£798,331
45%	60%	£672,329	£703,608	£674,287	£705,566	£676,764	£678,722
50%	60%	£552.011	£586.765	£554.185	£588.939	£556.938	£559.113

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,116,200	£1,116,200	£1,116,200	£1,116,200	£1,116,200	£1,116,200
10%	71%	£874,709	£879,673	£875,227	£880,192	£875,413	£875,931
15%	71%	£753,963	£761,411	£754,740	£762,187	£755,019	£755,796
20%	71%	£633,218	£643,148	£634,254	£644,183	£634,626	£635,662
25%	71%	£512,473	£524,884	£513,768	£526,179	£514,233	£515,527
30%	71%	£391,727	£406,622	£393,280	£408,176	£393,839	£395,392
35%	71%	£270,981	£288,359	£272,794	£290,171	£273,446	£275,258
40%	71%	£150,236	£170,096	£152,307	£172,167	£153,052	£155,124
45%	71%	£29,491	£51,833	£31,821	£54,163	£32,659	£34,989
50%	71%	-£91,255	-£66,430	-£88,665	-£63,841	-£87,735	-£85,146
100%	71%		-£1,259,736				
10%	75%	£874,442	£878,786	£874,986	£879,331	£875,058	£875,603
15%	75%	£753,564	£760,080	£754,379	£760,896	£754,487	£755,303
20%	75%	£632,685	£641,373	£633,773	£642,461	£633,917	£635,004
25%	75%	£511,807	£522,667	£513,165	£524,026	£513,346	£514,705
30%	75%	£390,927	£403,960	£392,558	£405,591	£392,775	£394,406
35%	75%	£270,049	£285,253	£271,952	£287,156	£272,204	£274,107
40%	75%	£149,170	£166,547	£151,344	£168,721	£151,634	£153,809
45%	75%	£28,292	£47,840	£30,738	£50,288	£31,063	£33,510
50%	75%	-£92,588	-£70,866	-£89,869	-£68,147	-£89,508	-£86,789
10%	60%	£875,561	£882,512	£875,997	£882,948	£876,548	£876,983
15%	60%	£755,243	£765,669	£755,896	£766,322	£756,721	£757,374
20%	60%	£634,924	£648,825	£635,794	£649,696	£636,895	£637,765
25%	60%	£514,605	£531,983	£515,692	£533,069	£517,069	£518,156
30%	60%	£394,286	£415,139	£395,591	£416,443	£397,243	£398,548
35%	60%	£273.968	£298,296	£275,490	£299.818	£277.417	£278.939
40%	60%	£153,648	£181,452	£155,388	£183,192	£157,591	£159,331
45%	60%	£33.329	£64,608	£35,287	£66,566	£37.764	£39.722
50%	60%	-£86.989	-£52.235	-£84.815	-£50.061	-£82.062	-£79.887

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,241,692	£1,241,692	£1,241,692	£1,241,692	£1,241,692	£1,241,692
10%	71%	£1,000,202	£1,005,166	£1,000,719	£1,005,684	£1,000,905	£1,001,424
15%	71%	£879,456	£886,903		£887,680	£880,512	£881,289
20%	71%	£758,710	£768,641	£759,747	£769,676	£760,118	£761,154
25%	71%	£637,965	£650,377	£639,260	£651,672	£639,725	£641,020
30%	71%	£517,220	£532,114	£518,773	£533,668	£519,332	£520,885
35%	71%	£396,474	£413,852	£398,286	£415,663	£398,938	£400,750
40%	71%	£275,728	£295,588	£277,800	£297,659	£278,545	£280,616
45%	71%	£154,983	£177,325	£157,313	£179,656	£158,151	£160,482
50%	71%	£34,238	£59,063	£36,827	£61,652	£37,758	£40,347
100%	71%	-£1,184,761	-£1,134,244	-£1,179,493			-£1,172,329
10%	75%	£999,935	£1,004,279	£1,000,478	£1,004,823	£1,000,551	£1,001,095
15%	75%	£879,057	£885,572	£879,872	£886,388	£879,980	£880,796
20%	75%	£758,177	£766,866	£759,265	£767,954	£759,409	£760,497
25%	75%	£637,299	£648.159	£638,658	£649.519	£638.838	£640.198
30%	75%	£516,420	£529,453	£518,051	£531,084	£518,268	£519,899
35%	75%	£395.542	£410.746	£397,444	£412.649	£397.697	£399.600
40%	75%	£274,662	£292,039	£276,837	£294,214	£277,126	£279,302
45%	75%	£153,784	£173,333	£156,230	£175,780	£156,555	£159,003
50%	75%	£32,905	£54,626	£35,624	£57,345	£35,985	£38,704
10%	60%	£1.001.054	£1.008.005	£1.001.490	£1.008.441	£1.002.040	£1.002.475
15%	60%	£880,735	£891,161	£881,388	£891,814	£882,214	£882,867
20%	60%	£760,417	£774,318	£761,286	£775,188	£762,388	£763,257
25%	60%	£640,097	£657,475	£641,185	£658,562	£642,562	£643,649
30%	60%	£519,779	£540,632	£521,084	£541,936	£522,735	£524,040
35%	60%	£399,460	£423,788	£400,983	£425,311	£402,909	£404,432
40%	60%	6270 140	£30£ 044	6290,990	103 0003	£202 002	£204 022

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,460,180	£1,460,180	£1,460,180	£1,460,180	£1,460,180	£1,460,180
10%	71%	£1,218,690	£1,223,654	£1,219,208	£1,224,173	£1,219,393	£1,219,912
15%	71%	£1,097,944	£1,105,392	£1,098,721	£1,106,168	£1,099,000	£1,099,777
20%	71%	£977,199	£987,129	£978,235	£988,164	£978,606	£979,643
25%	71%	£856,453	£868,865	£857,748	£870,160	£858,214	£859,508
30%	71%	£735,708	£750,603	£737,261	£752,156	£737,820	£739,373
35%	71%	£614,962	£632,340	£616,775	£634,152	£617,427	£619,238
40%	71%	£494,217	£514,076	£496,288	£516,148	£497,033	£499,105
45%	71%	£373,472	£395,814	£375,802	£398,144	£376,640	£378,970
50%	71%	£252,726	£277,551	£255,315	£280,140	£256,246	£258,835
100%	71%	-£966,273	-£915,755	-£961,005	-£910,487		-£953,841
10%	75%	£1,218,423	£1,222,767	£1,218,966	£1,223,312	£1,219,039	£1,219,583
15%	75%	£1,097,545	£1,104,061	£1,098,360	£1,104,877	£1,098,468	£1,099,284
20%	75%	£976,666	£985,354	£977,753	£986,442	£977,897	£978,985
25%	75%	£855,787	£866,647	£857,146	£868,007	£857,327	£858,686
30%	75%	£734,908	£747,941	£736,539	£749,572	£736,756	£738,387
35%	75%	£614,030	£629,234	£615,933	£631,137	£616,185	£618,088
40%	75%	£493,151	£510,528	£495,325	£512,702	£495,614	£497,790
45%	75%	£372,272	£391,821	£374,719	£394,268	£375,044	£377,491
50%	75%	£251,393	£273,114	£254,112	£275,833	£254,473	£257,192
10%	60%	£1,219,542	£1,226,493	£1,219,978	£1,226,929	£1,220,529	£1,220,964
15%	60%	£1,099,224	£1,109,650	£1,099,877	£1,110,303	£1,100,702	£1,101,355
20%	60%	£978,905	£992,806	£979,775	£993,677	£980,876	£981,746
25%	60%	£858,586	£875,964	£859,673	£877,050	£861,050	£862,137
30%	60%	£738,267	£759,120	£739,572	£760,424	£741,223	£742,529
35%	60%	£617,948	£642,276	£619,471	£643,799	£621,398	£622,920
40%	60%	£497,629	£525,433	£499,369	£527,173	£501,572	£503,312
45%	60%	£377,310	£408,589	£379,267	£410,546	£381,745	£383,703
60%	60%	£356 003	£204.74£	£250 166	£202 020	£264.040	6364,004

£90,000,000

£72,325,000

£41,552,000

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

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,632,377	£1,632,377	£1,632,377	£1,632,377	£1,632,377	£1,632,377
10%	71%	£1,390,886	£1,395,850	£1,391,404	£1,396,369	£1,391,590	£1,392,108
15%	71%	£1,270,140	£1,277,588	£1,270,918	£1,278,364	£1,271,196	£1,271,974
20%	71%	£1,149,395	£1,159,325	£1,150,431	£1,160,360	£1,150,803	£1,151,839
25%	71%	£1,028,650	£1,041,062	£1,029,945	£1,042,357	£1,030,410	£1,031,704
30%	71%	£907,904	£922,799	£909,457	£924,353	£910,017	£911,569
35%	71%	£787,158	£804,536	£788,971	£806,348	£789,623	£791,435
40%	71%	£666,413	£686,273	£668,484	£688,344	£669,229	£671,301
45%	71%	£545,668	£568,010	£547,998	£570,340	£548,836	£551,166
50%	71%	£424,923	£449,747	£427,512	£452,336	£428,442	£431,031
100%	71%		-£743,559			-£786,914	
10%	75%	£1,390,619	£1,394,964	£1,391,163	£1,395,508	£1,391,235	£1,391,780
15%	75%	£1,269,741	£1,276,257	£1,270,556	£1,277,073	£1,270,665	£1,271,481
20%	75%	£1,148,862	£1,157,550	£1,149,950	£1,158,638	£1,150,094	£1,151,182
25%	75%	£1,027,984	£1,038,844	£1,029,342	£1,040,203	£1,029,523	£1,030,882
30%	75%	£907,104	£920,137	£908,736	£921,768	£908,952	£910,583
35%	75%	£786,226	£801,431	£788,129	£803,333	£788,381	£790,284
40%	75%	£665,347	£682,724	£667,522	£684,899	£667,811	£669,986
45%	75%	£544,469	£564,017	£546,915	£566,465	£547,240	£549,687
50%	75%	£423,590	£445,311	£426,308	£448,030	£426,669	£429,388
10%	60%	£1,391,739	£1,398,690	£1,392,174	£1,399,125	£1,392,725	£1,393,160
15%	60%	£1,271,420	£1,281,846	£1,272,073	£1,282,499	£1,272,898	£1,273,551
20%	60%	£1,151,101	£1,165,002	£1,151,971	£1,165,873	£1,153,072	£1,153,942
25%	60%	£1,030,782	£1,048,160	£1,031,870	£1,049,247	£1,033,247	£1,034,333
30%	60%	£910,463	£931,316	£911,768	£932,620	£913,420	£914,725
35%	60%	£790,145	£814,473	£791,667	£815,995	£793,594	£795,116
40%	60%	£669,825	£697,629	£671,565	£699,369	£673,768	£675,508
45%	60%	£549,506	£580,785	£551,464	£582,743	£553,941	£555,899
50%	60%	£429,188	£463,942	£431,362	£466,116	£434,115	£436,290

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,707,033	£1,707,033	£1,707,033	£1,707,033	£1,707,033	£1,707,033
10%	71%	£1,465,543	£1,470,507	£1,466,060	£1,471,026	£1,466,246	£1,466,765
15%	71%	£1,344,797	£1,352,244	£1,345,574	£1,353,021	£1,345,853	£1,346,630
20%	71%	£1,224,051	£1,233,982	£1,225,088	£1,235,017	£1,225,459	£1,226,495
25%	71%	£1,103,306	£1,115,718	£1,104,601	£1,117,013	£1,105,067	£1,106,361
30%	71%	£982,561	£997,455	£984,114	£999,009	£984,673	£986,226
35%	71%	£861,815	£879,193	£863,627	£881,004	£864,280	£866,091
40%	71%	£741,070	£760,929	£743,141	£763,001	£743,886	£745,957
45%	71%	£620,324	£642,666	£622,655	£644,997	£623,492	£625,823
50%	71%	£499,579	£524,404	£502,168	£526,993	£503,099	£505,688
100%	71%		-£668,903	-£714,152	-£663,634		-£706,988
10%	75%	£1,465,276	£1,469,620	£1,465,819	£1,470,164	£1,465,892	£1,466,436
15%	75%	£1,344,398	£1,350,913	£1,345,213	£1,351,730	£1,345,321	£1,346,137
20%	75%	£1,223,518	£1,232,207	£1,224,606	£1,233,295	£1,224,750	£1,225,838
25%	75%	£1,102,640	£1,113,500	£1,103,999	£1,114,860	£1,104,179	£1,105,539
30%	75%	£981,761	£994,794	£983,392	£996,425	£983,609	£985,240
35%	75%	£860,883	£876,087	£862,786	£877,990	£863,038	£864,941
40%	75%	£740,003	£757,380	£742,178	£759,555	£742,467	£744,643
45%	75%	£619,125	£638,674	£621,571	£641,121	£621,896	£624,344
50%	75%	£498,246	£519,967	£500,965	£522,686	£501,326	£504,045
10%	60%	£1,466,395	£1,473,346	£1,466,831	£1,473,782	£1,467,382	£1,467,816
15%	60%	£1,346,077	£1,356,503	£1,346,730	£1,357,156	£1,347,555	£1,348,208
20%	60%	£1,225,758	£1,239,659	£1,226,627	£1,240,529	£1,227,729	£1,228,598
25%	60%	£1,105,438	£1,122,816	£1,106,526	£1,123,903	£1,107,903	£1,108,990
30%	60%	£985,120	£1,005,973	£986,425	£1,007,277	£988,076	£989,381
35%	60%	£864,801	£889,129	£866,324	£890,652	£868,250	£869,773
40%	60%	£744,482	£772,286	£746,221	£774,025	£748,425	£750,164
45%	60%	£624,163	£655,442	£626,120	£657,399	£628,598	£630,556

£27,624,000

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,556,804	£1,556,804	£1,556,804	£1,556,804	£1,556,804	£1,556,804
10%	71%	£1,315,314	£1,320,278	£1,315,832	£1,320,797	£1,316,017	£1,316,536
15%	71%	£1,194,568	£1,202,015	£1,195,345	£1,202,792	£1,195,624	£1,196,401
20%	71%	£1,073,823	£1,083,753	£1,074,859	£1,084,788	£1,075,230	£1,076,266
25%	71%	£953,077	£965,489	£954,372	£966,784	£954,838	£956,132
30%	71%	£832,332	£847,227	£833,885	£848,780	£834,444	£835,997
35%	71%	£711,586	£728,964	£713,398	£730,775	£714,051	£715,862
40%	71%	£590,841	£610,700	£592,912	£612,772	£593,657	£595,728
45%	71%	£470,095	£492,438	£472,426	£494,768	£473,264	£475,594
50%	71%	£349,350	£374,175	£351,939	£376,764	£352,870	£355,459
100%	71%		-£819,132		-£813,863		-£857,217
10%	75%	£1,315,047	£1,319,391	£1,315,590	£1,319,936	£1,315,663	£1,316,207
15%	75%	£1,194,169	£1,200,685	£1,194,984	£1,201,501	£1,195,092	£1,195,908
20%	75%	£1,073,289	£1,081,978	£1,074,377	£1,083,066	£1,074,521	£1,075,609
25%	75%	£952,411	£963,271	£953,770	£964,631	£953,951	£955,310
30%	75%	£831,532	£844,565	£833,163	£846,196	£833,380	£835,011
35%	75%	£710,654	£725,858	£712,557	£727,761	£712,809	£714,712
40%	75%	£589,775	£607,152	£591,949	£609,326	£592,238	£594,414
45%	75%	£468,896	£488,445	£471,343	£490,892	£471,668	£474,115
50%	75%	£348,017	£369,738	£350,736	£372,457	£351,097	£353,816
10%	60%	£1,316,166	£1,323,117	£1,316,602	£1,323,553	£1,317,153	£1,317,587
15%	60%	£1,195,848	£1,206,274	£1,196,501	£1,206,927	£1,197,326	£1,197,979
20%	60%	£1,075,529	£1,089,430	£1,076,398	£1,090,300	£1,077,500	£1,078,369
25%	60%	£955,209	£972,587	£956,297	£973,674	£957,674	£958,761
30%	60%	£834,891	£855,744	£836,196	£857,048	£837,847	£839,152
35%	60%	£714,572	£738,900	£716,095	£740,423	£718,021	£719,544
40%	60%	£594,253	£622,057	£595,992	£623,796	£598,196	£599,935
45%	60%	£473,934	£505,213	£475,891	£507,170	£478,369	£480,327
50%	60%	£353.615	£388.369	£355.790	£390.544	£358,543	£360,717

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,659,534	£1,659,534	£1,659,534	£1,659,534	£1,659,534	£1,659,534
10%	71%	£1,418,044	£1,423,008	£1,418,561	£1,423,527	£1,418,747	£1,419,266
15%	71%	£1,297,298	£1,304,745	£1,298,075	£1,305,522	£1,298,354	£1,299,131
20%	71%	£1,176,552	£1,186,483	£1,177,589	£1,187,518	£1,177,960	£1,178,996
25%	71%	£1,055,807	£1,068,219	£1,057,102	£1,069,514	£1,057,568	£1,058,862
30%	71%	£935,062	£949,956	£936,615	£951,510	£937,174	£938,727
35%	71%	£814,316	£831,694	£816,128	£833,505	£816,781	£818,592
40%	71%	£693,571	£713,430	£695,642	£715,502	£696,387	£698,458
45%	71%	£572,825	£595,167	£575,156	£597,498	£575,993	£578,324
50%	71%	£452,080	£476,905	£454,669	£479,494	£455,600	£458,189
100%	71%	-£766,919	-£716,402			-£759,757	-£754,487
10%	75%	£1,417,777	£1,422,121	£1,418,320	£1,422,665	£1,418,393	£1,418,937
15%	75%	£1,296,899	£1,303,414	£1,297,714	£1,304,231	£1,297,822	£1,298,638
20%	75%	£1,176,019	£1,184,708	£1,177,107	£1,185,796	£1,177,251	£1,178,339
25%	75%	£1,055,141	£1,066,001	£1,056,500	£1,067,361	£1,056,680	£1,058,040
30%	75%	£934,262	£947,295	£935,893	£948,926	£936,110	£937,741
35%	75%	£813,384	£828,588	£815,287	£830,491	£815,539	£817,442
40%	75%	£692,504	£709,881	£694,679	£712,056	£694,968	£697,144
45%	75%	£571,626	£591,175	£574,072	£593,622	£574,397	£576,845
50%	75%	£450,747	£472,468	£453,466	£475,187	£453,827	£456,546
10%	60%	£1,418,896	£1,425,847	£1,419,332	£1,426,283	£1,419,883	£1,420,317
15%	60%	£1,298,578	£1,309,004	£1,299,231	£1,309,657	£1,300,056	£1,300,709
20%	60%	£1,178,259	£1,192,160	£1,179,128	£1,193,030	£1,180,230	£1,181,099
25%	60%	£1,057,939	£1,075,317	£1,059,027	£1,076,404	£1,060,404	£1,061,491
30%	60%	£937,621	£958,474	£938,926	£959,778	£940,577	£941,882
35%	60%	£817,302	£841,630	£818,825	£843,153	£820,751	£822,274
40%	60%	£696,983	£724,787	£698,722	£726,526	£700,926	£702,665
45%	60%	£576,664	£607,943	£578,621	£609,900	£581,099	£583,057
50%	60%	£456.345	£491.099	£458.520	£493.274	£461.273	£463.447

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,707,033	£1,707,033	£1,707,033	£1,707,033	£1,707,033	£1,707,033
10%	71%	£1,465,543	£1,470,507	£1,466,060	£1,471,026	£1,466,246	£1,466,765
15%	71%	£1,344,797	£1,352,244	£1,345,574	£1,353,021	£1,345,853	£1,346,630
20%	71%	£1,224,051	£1,233,982	£1,225,088	£1,235,017	£1,225,459	£1,226,495
25%	71%	£1,103,306	£1,115,718	£1,104,601	£1,117,013	£1,105,067	£1,106,361
30%	71%	£982,561	£997,455	£984,114	£999,009	£984,673	£986,226
35%	71%	£861,815	£879,193	£863,627	£881,004	£864,280	£866,091
40%	71%	£741,070	£760,929	£743,141	£763,001	£743,886	£745,957
45%	71%	£620,324	£642,666	£622,655	£644,997	£623,492	£625,823
50%	71%	£499,579	£524,404	£502,168	£526,993	£503,099	£505,688
100%	71%		-£668,903	-£714,152	-£663,634		-£706,988
10%	75%	£1,465,276	£1,469,620	£1,465,819	£1,470,164	£1,465,892	£1,466,436
15%	75%	£1,344,398	£1,350,913	£1,345,213	£1,351,730	£1,345,321	£1,346,137
20%	75%	£1,223,518	£1,232,207	£1,224,606	£1,233,295	£1,224,750	£1,225,838
25%	75%	£1,102,640	£1,113,500	£1,103,999	£1,114,860	£1,104,179	£1,105,539
30%	75%	£981,761	£994,794	£983,392	£996,425	£983,609	£985,240
35%	75%	£860,883	£876,087	£862,786	£877,990	£863,038	£864,941
40%	75%	£740.003	£757.380	£742.178	£759.555	£742.467	£744.643
45%	75%	£619,125	£638,674	£621,571	£641,121	£621,896	£624,344
50%	75%	£498,246	£519,967	£500,965	£522,686	£501,326	£504,045
10%	60%	£1,466,395	£1,473,346	£1,466,831	£1,473,782	£1,467,382	£1,467,816
15%	60%	£1,346,077	£1,356,503	£1,346,730	£1,357,156	£1,347,555	£1,348,208
20%	60%	£1,225,758	£1,239,659	£1,226,627	£1,240,529	£1,227,729	£1,228,598
25%	60%	£1,105,438	£1,122,816	£1,106,526	£1,123,903	£1,107,903	£1,108,990
30%	60%	£985,120	£1,005,973	£986,425	£1,007,277	£988,076	£989,381
35%	60%	£864,801	£889,129	£866,324	£890,652	£868,250	£869,773
40%	60%	£744,482	£772,286	£746,221	£774,025	£748,425	£750,164
45%	60%	£624,163	£655,442	£626,120	£657,399	£628,598	£630,556
50%	60%	£503.844	£538,598	£506.019	£540.773	£508.772	£510.946

£13,474,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,266,662	£1,266,662	£1,266,662	£1,266,662	£1,266,662	£1,266,662
10%	71%	£1,073,685	£1,078,649	£1,074,543	£1,079,508	£1,074,388	£1,075,247
15%	71%	£977,195	£984,643	£978,483	£985,930	£978,251	£979,539
20%	71%	£880,706	£890,637	£882,423	£892,353	£882,115	£883,831
25%	71%	£784,218	£796,630	£786,364	£798,776	£785,978	£788,123
30%	71%	£687,729	£702,624	£690,303	£705,199	£689,841	£692,416
35%	71%	£591,240	£608,617	£594,244	£611,621	£593,705	£596,708
40%	71%	£494.751	£514.611	£498.185	£518.044	£497.568	£501.000
45%	71%	£398,263	£420,605	£402,125	£424,467	£401,431	£405,293
50%	71%	£301.774	£326.599	£306.065	£330.890	£305.294	£309.585
100%	71%	-£674,719	-£624,200	-£665,986	-£615,468	-£667,555	-£658,822
10%	75%	£1.073.400	£1.077.745	£1.074.301	£1.078.646	£1.074.016	£1.074.918
15%	75%	£976,771	£983,286	£978,122	£984,638	£977,694	£979,045
20%	75%	£880.140	£888.828	£881.942	£890.630	£881.372	£883.173
25%	75%	£783,509	£794,370	£785,762	£796,622	£785,049	£787,301
30%	75%	£686.878	£699.912	£689.582	£702.614	£688.727	£691.430
35%	75%	£590.248	£605.452	£593,402	£608.607	£592.403	£595.558
40%	75%	£493.617	£510.994	£497.222	£514.599	£496.081	£499.686
45%	75%	£396,986	£416,536	£401,042	£420,591	£399,759	£403,814
50%	75%	£300.356	£322.078	£304.862	£326.583	£303.436	£307.942
10%	60%	£1,074,591	£1,081,542	£1,075,313	£1,082,264	£1,075,577	£1,076,298
15%	60%	£978.557	£988.983	£979.638	£990.065	£980.035	£981.116
20%	60%	£882,522	£896,424	£883,964	£897,866	£884,493	£885,935
25%	60%	£786,487	£803,864	£788,289	£805,666	£788,950	£790,753
30%	60%	£690,452	£711,304	£692,614	£713,466	£693,408	£695,571
35%	60%	£594,417	£618,745	£596,939	£621,267	£597,866	£600,390
40%	60%	£498,381	£526,185	£501,265	£529,068	£502,324	£505,207
45%	60%	£402,346	£433,625	£405,591	£436,869	£406,782	£410,026
50%	60%	£306.311	£341.065	£309.916	£344.670	£311.240	£314.845

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£627,662	£627,662	£627,662	£627,662	£627,662	£627,662
10%	71%	£434,685	£439,649	£435,543	£440,508	£435,388	£436,247
15%	71%	£338,195	£345,643	£339,483	£346,930	£339,251	£340,539
20%	71%	£241,706	£251,637	£243,423	£253,353	£243,115	£244,831
25%	71%	£145,218	£157,630	£147,364	£159,776	£146,978	£149,123
30%	71%	£48,729	£63,624	£51,303	£66,199	£50,841	£53,416
35%	71%	-£47,760	-£30,383	-£44,756	-£27,379	-£45,295	-£42,292
40%	71%	-£144,249	-£124,389	-£140,815	-£120,956	-£141,432	-£138,000
45%	71%	-£240,737	-£218,395		-£214,533		-£233,707
50%	71%	-£337,226	-£312,401		-£308,110	-£333,706	-£329,415
100%	71%	-£1,313,719	-£1,263,200		-£1,254,468		-£1,297,822
10%	75%	£434,400	£438,745	£435,301	£439,646	£435,016	£435,918
15%	75%	£337,771	£344,286	£339,122	£345,638	£338,694	£340,045
20%	75%	£241,140	£249,828	£242,942	£251,630	£242,372	£244,173
25%	75%	£144,509	£155,370	£146,762	£157,622	£146,049	£148,301
30%	75%	£47,878	£60,912	£50,582	£63,614	£49,727	£52,430
35%	75%	-£48,752	-£33,548	-£45,598	-£30,393	-£46,597	-£43,442
40%	75%	-£145,383	-£128,006	-£141,778	-£124,401	-£142,919	-£139,314
45%	75%	-£242,014	-£222,464		-£218,409		-£235,186
50%	75%	-£338,644	-£316,922		-£312,417	-£335,564	-£331,058
10%	60%	£435,591	£442,542	£436,313	£443,264	£436,577	£437,298
15%	60%	£339,557	£349,983	£340,638	£351,065	£341,035	£342,116
20%	60%	£243,522	£257,424	£244,964	£258,866	£245,493	£246,935
25%	60%	£147,487	£164,864	£149,289	£166,666	£149,950	£151,753
30%	60%	£51,452	£72,304	£53,614	£74,466	£54,408	£56,571
35%	60%	-£44.583	-£20,255	-£42.061	-£17.733	-£41.134	-£38.610
40%	60%	-£140,619	-£112,815		-£109,932		-£133,793
45%	60%	-£236,654	-£205,375		-£202,131		-£228,974
50%	60%	-£332 689	-£297 935		-£294.330		-£324 155

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LL
0%	71%	£753,155	£753,155	£753,155	£753,155	£753,155	£753,155
10%	71%	£560,177	£565,141	£561,035	£566,000	£560,881	£561,739
15%	71%	£463,687	£471,135	£464,976	£472,423	£464,744	£466,032
20%	71%	£367,199	£377,129	£368,916	£378,846	£368,607	£370,323
25%	71%	£270,710	£283,123	£272,856	£285,268	£272,470	£274,616
30%	71%	£174,221	£189,117	£176,796	£191,691	£176,333	£178,908
35%	71%	£77,733	£95,110	£80,737	£98,114	£80,197	£83,200
40%	71%	-£18,756	£1,103	-£15,323	£4,537	-£15,940	-£12,507
45%	71%	-£115,245	-£92,903		-£89,041		
50%	71%	-£211,734	-£186,909	-£207,442	-£182,618	-£208,214	-£203,922
100%	71%	-£1,188,226	-£1,137,708			-£1,181,062	
10%	75%	£559,893	£564,237	£560,794	£565,138	£560,509	£561,411
15%	75%	£463,263	£469,779	£464,614	£471,130	£464,186	£465,538
20%	75%	£366,632	£375,321	£368,434	£377,123	£367,864	£369,666
25%	75%	£270,001	£280,862	£272,255	£283,115	£271,542	£273,794
30%	75%	£173,370	£186,404	£176,074	£189,107	£175,219	£177,922
35%	75%	£76,741	£91,945	£79,895	£95,099	£78,896	£82,050
40%	75%	-£19,890	-£2,513	-£16,286	£1,091	-£17,427	-£13,822
45%	75%	-£116,521	-£96,972		-£92,916		-£109,694
50%	75%	-£213,151	-£191,430	-£208,645	-£186,924		-£205,566
10%	60%	£561,084	£568,035	£561,805	£568,756	£562,069	£562,791
15%	60%	£465,049	£475,475	£466,130	£476,557	£466,527	£467,609
200/	60%	£260.044	£202.04£	C270 4EG	C204 2E0	£270.09E	£272 A27

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£971,643	£971,643	£971,643	£971,643	£971,643	£971,643
10%	71%	£778,666	£783,630	£779,523	£784,489	£779,369	£780,228
15%	71%	£682,176	£689,623	£683,464	£690,911	£683,232	£684,520
20%	71%	£585,687	£595,617	£587,404	£597,334	£587,096	£588,812
25%	71%	£489,198	£501,611	£491,345	£503,756	£490,959	£493,104
30%	71%	£392,710	£407,605	£395,284	£410,180	£394,822	£397,396
35%	71%	£296,221	£313,598	£299,225	£316,602	£298,686	£301,689
40%	71%	£199,732	£219,592	£203,166	£223,025	£202,549	£205,981
45%	71%	£103,243	£125,586	£107,105	£129,448	£106,411	£110,273
50%	71%	£6,755	£31,579	£11,046	£35,871	£10,274	£14,566
100%	71%	-£969,738	-£919,219	-£961,005	-£910,487	-£962,574	-£953,841
10%	75%	£778,381	£782,725	£779,282	£783,626	£778,997	£779,899
15%	75%	£681,751	£688,267	£683,103	£689,619	£682,675	£684,026
20%	75%	£585,120	£593,809	£586,922	£595,611	£586,352	£588,154
25%	75%	£488,490	£499,351	£490,743	£501,603	£490,030	£492,282
30%	75%	£391.859	£404.892	£394.563	£407.595	£393.708	£396,410
35%	75%	£295,229	£310,433	£298,383	£313,588	£297,384	£300,538
40%	75%	£198,598	£215.975	£202.203	£219.580	£201.062	£204.666
45%	75%	£101,967	£121,517	£106,022	£125,572	£104,739	£108,795
50%	75%	£5,337	£27,058	£9,843	£31,564	£8,417	£12,923
10%	60%	£779,572	£786,523	£780,294	£787,245	£780,558	£781,279
15%	60%	£683,537	£693,963	£684,619	£695,046	£685,016	£686,097
20%	60%	£587,502	£601,404	£588,945	£602,847	£589,473	£590,916
25%	60%	£491,468	£508,845	£493,269	£510,646	£493,931	£495,734
30%	60%	£395,433	£416,285	£397,595	£418,447	£398,389	£400,552
35%	60%	£299,398	£323,726	£301,920	£326,248	£302,847	£305,370
40%	60%	£203,362	£231.166	£206.246	£234.049	£207.305	£210.188
45%	60%	£107,327	£138,606	£110,572	£141,850	£111,763	£115,007

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,070,532	£1,070,532	£1,070,532	£1,070,532	£1,070,532	£1,070,532
10%	71%	£877,554	£882,518	£878,412	£883,377	£878,258	£879,117
15%	71%	£781,065	£788,512	£782,353	£789,800	£782,121	£783,409
20%	71%	£684,576	£694,506	£686,293	£696,223	£685,985	£687,700
25%	71%	£588,087	£600,500	£590,233	£602,645	£589,847	£591,993
30%	71%	£491,598	£506,494	£494,173	£509,068	£493,710	£496,285
35%	71%	£395,110	£412,487	£398,114	£415,491	£397,574	£400,577
40%	71%	£298,621	£318,480	£302,054	£321,914	£301,437	£304,870
45%	71%	£202,132	£224,474	£205,994	£228,336	£205,300	£209,162
50%	71%	£105,643	£130,468	£109,935	£134,760	£109,163	£113,455
100%	71%	-£870,849	-£820,330		-£811,598		
10%	75%	£877,270	£881,614	£878,171	£882,515	£877,886	£878,788
15%	75%	£780,640	£787,156	£781,992	£788,507	£781,564	£782,915
20%	75%	£684,009	£692,698	£685,811	£694,500	£685,241	£687,043
25%	75%	£587,378	£598,240	£589,632	£600,492	£588,919	£591,171
30%	75%	£490,748	£503,781	£493,451	£506,484	£492,596	£495,299
35%	75%	£394,118	£409,322	£397,272	£412,476	£396,273	£399,427
40%	75%	£297,487	£314,864	£301,092	£318,469	£299,951	£303,555
45%	75%	£200,856	£220,406	£204,911	£224,461	£203,628	£207,683
50%	75%	£104,226	£125,947	£108,732	£130,453	£107,306	£111,811
10%	60%	£878,461	£885,412	£879,183	£886,134	£879,447	£880,168
15%	60%	£782,426	£792,852	£783,507	£793,934	£783,904	£784,986
20%	60%	£686,391	£700,293	£687,833	£701,735	£688,362	£689,804
25%	60%	£590,356	£607,733	£592,158	£609,535	£592,820	£594,623
30%	60%	£494,321	£515,173	£496,484	£517,336	£497,278	£499,441
35%	60%	£398,287	£422,615	£400,809	£425,137	£401,736	£404,259
40%	60%	£302,251	£330,055	£305,135	£332,938	£306,194	£309,077
45%	60%	£206,216	£237,495	£209,461	£240,739	£210,652	£213,896
50%	60%	£110.181	£144,935	£113.786	£148.540	£115.109	£118,714

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,143,839	£1,143,839	£1,143,839	£1,143,839	£1,143,839	£1,143,839
10%	71%	£950,862	£955,826	£951,720	£956,685	£951,565	£952,424
15%	71%	£854,372	£861,820	£855,660	£863,107	£855,428	£856,716
20%	71%	£757,883	£767,814	£759,600	£769,530	£759,292	£761,008
25%	71%	£661,395	£673,807	£663,541	£675,953	£663,155	£665,300
30%	71%	£564,906	£579,801	£567,481	£582,376	£567,018	£569,593
35%	71%	£468,417	£485,794	£471,421	£488,798	£470,882	£473,885
40%	71%	£371,928	£391,788	£375,362	£395,222	£374,745	£378,177
45%	71%	£275,440	£297,782	£279,302	£301,644	£278,608	£282,470
50%	71%	£178,951	£203,776	£183,242	£208,067	£182,471	£186,762
100%	71%	-£797,542					
10%	75%	£950,578	£954,922	£951,478	£955,823	£951,193	£952,095
15%	75%	£853,948	£860,464	£855,299	£861,815	£854,871	£856,222
20%	75%	£757,317	£766,005	£759,119	£767,807	£758,549	£760,351
25%	75%	£660,686	£671,547	£662,939	£673,799	£662,226	£664,479
30%	75%	£564,055	£577,089	£566,759	£579,792	£565,904	£568,607
35%	75%	£467,425	£482,630	£470,579	£485,784	£469,580	£472,735
40%	75%	£370,794	£388,171	£374,399	£391,776	£373,258	£376,863
45%	75%	£274,163	£293,713	£278,219	£297,768	£276,936	£280,991
50%	75%	£177,534	£199,255	£182,039	£203,760	£180,613	£185,119
10%	60%	£951,769	£958,720	£952,490	£959,441	£952,754	£953,476
15%	60%	£855,734	£866,160	£856,815	£867,242	£857,212	£858,293
20%	60%	£759,699	£773,601	£761,141	£775,043	£761,670	£763,112
25%	60%	£663,664	£681,041	£665,466	£682,843	£666,128	£667,930
30%	60%	£567,629	£588,481	£569,792	£590,644	£570,585	£572,748
35%	60%	£471,594	£495,922	£474,116	£498,444	£475,043	£477,567
40%	60%	£375,558	£403,362	£378,442	£406,245	£379,501	£382,384
45%	60%	£279,523	£310,802	£282,768	£314,046	£283,959	£287,203
50%	60%	£183.488	£218,242	£187.093	£221.847	£188,417	£192.022

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,218,496	£1,218,496	£1,218,496	£1,218,496	£1,218,496	£1,218,496
10%	71%	£1,025,518	£1,030,482	£1,026,376	£1,031,341	£1,026,222	£1,027,081
15%	71%	£929,029	£936,476	£930,317	£937,764	£930,085	£931,373
20%	71%	£832,540	£842,470	£834,257	£844,187	£833,949	£835,664
25%	71%	£736,051	£748,464	£738,197	£750,609	£737,811	£739,957
30%	71%	£639,562	£654,458	£642,137	£657,032	£641,674	£644,249
35%	71%	£543,074	£560,451	£546,078	£563,455	£545,538	£548,541
40%	71%	£446,585	£466,444	£450,018	£469,878	£449,401	£452,834
45%	71%	£350,096	£372,438	£353,958	£376,300	£353,264	£357,126
50%	71%	£253,607	£278,432	£257,899	£282,724	£257,127	£261,419
100%	71%	-£722,885	-£672,366				-£706,988
10%	75%	£1,025,234	£1,029,578	£1,026,135	£1,030,479	£1,025,850	£1,026,752
15%	75%	£928,604	£935,120	£929,956	£936,471	£929,528	£930,879
20%	75%	£831,973	£840,662	£833,775	£842,464	£833,205	£835,007
25%	75%	£735,342	£746,204	£737,596	£748,456	£736,883	£739,135
30%	75%	£638,712	£651,745	£641,415	£654,448	£640,560	£643,263
35%	75%	£542,082	£557,286	£545,236	£560,440	£544,237	£547,391
40%	75%	£445,451	£462,828	£449,056	£466,433	£447,915	£451,519
45%	75%	£348,820	£368,370	£352,875	£372,425	£351,592	£355,647
50%	75%	£252,190	£273,911	£256,696	£278,417	£255,270	£259,775
10%	60%	£1,026,425	£1,033,376	£1,027,147	£1,034,098	£1,027,411	£1,028,132
15%	60%	£930,390	£940,816	£931,471	£941,898	£931,868	£932,950
20%	60%	£834,355	£848,257	£835,797	£849,699	£836,326	£837,768
25%	60%	£738,320	£755,697	£740,122	£757,499	£740,784	£742,587
30%	60%	£642,285	£663,137	£644,448	£665,300	£645,242	£647,405
35%	60%	£546,251	£570,579	£548,773	£573,101	£549,700	£552,223
40%	60%	£450,215	£478,019	£453,099	£480,902	£454,158	£457,041
45%	60%	£354,180	£385,459	£357,425	£388,703	£358,616	£361,860
50%	60%	£258 145	£202.800	£261.750	£206 504	£263.073	£266 678

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,068,267	£1,068,267	£1,068,267	£1,068,267	£1,068,267	£1,068,267
10%	71%	£875,289	£880,254	£876,147	£881,112	£875,993	£876,852
15%	71%	£778,800	£786,247	£780,088	£787,535	£779,856	£781,144
20%	71%	£682,311	£692,241	£684,028	£693,958	£683,720	£685,435
25%	71%	£585,822	£598,235	£587,968	£600,380	£587,583	£589,728
30%	71%	£489,333	£504,229	£491,908	£506,804	£491,446	£494,020
35%	71%	£392,845	£410,222	£395,849	£413,226	£395,309	£398,313
40%	71%	£296,356	£316,216	£299,790	£319,649	£299,172	£302,605
45%	71%	£199,867	£222,209	£203,729	£226,071	£203,035	£206,897
50%	71%	£103,379	£128,203	£107,670	£132,495	£106,898	£111,190
100%	71%	-£873,114	-£822,595				
10%	75%	£875,005	£879,349	£875,906	£880,250	£875,621	£876,523
15%	75%	£778,375	£784,891	£779,727	£786,243	£779,299	£780,650
20%	75%	£681,744	£690,433	£683,546	£692,235	£682,976	£684,778
25%	75%	£585,114	£595,975	£587,367	£598,227	£586,654	£588,906
30%	75%	£488,483	£501,516	£491,186	£504,219	£490,331	£493,034
35%	75%	£391,853	£407,057	£395,007	£410,211	£394,008	£397,162
40%	75%	£295,222	£312,599	£298,827	£316,204	£297,686	£301,290
45%	75%	£198.591	£218.141	£202.646	£222.196	£201.363	£205,418
50%	75%	£101,961	£123,682	£106,467	£128,188	£105,041	£109,546
10%	60%	£876.196	£883.147	£876.918	£883.869	£877.182	£877.903
15%	60%	£780,161	£790,587	£781,243	£791,670	£781,639	£782,721
20%	60%	£684,126	£698,028	£685,568	£699,470	£686,097	£687,539
25%	60%	£588,091	£605,468	£589,893	£607,270	£590,555	£592,358
30%	60%	£492,057	£512,909	£494,219	£515,071	£495,013	£497,176
35%	60%	£396,022	£420,350	£398,544	£422,872	£399,471	£401,994
40%	60%	£299.986	£327.790	£302.870	£330.673	£303,929	£306.812
45%	60%	£203,951	£235,230	£207,196	£238,474	£208,387	£211,631
50%	60%	£107.916	£142.670	£111.521	£146.275	£112.845	£116,449

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,170,997	£1,170,997	£1,170,997	£1,170,997	£1,170,997	£1,170,997
10%	71%	£978,019	£982,983	£978,877	£983,842	£978,723	£979,582
15%	71%	£881,530	£888,977	£882,818	£890,265	£882,586	£883,874
20%	71%	£785,041	£794,971	£786,758	£796,688	£786,450	£788,165
25%	71%	£688,552	£700,965	£690,698	£703,110	£690,312	£692,458
30%	71%	£592,063	£606,959	£594,638	£609,533	£594,175	£596,750
35%	71%	£495,575	£512,952	£498,579	£515,956	£498,039	£501,042
40%	71%	£399,086	£418,945	£402,519	£422,379	£401,902	£405,335
45%	71%	£302,597	£324,939	£306,459	£328,801	£305,765	£309,627
50%	71%	£206,108	£230,933	£210,400	£235,225	£209,628	£213,920
100%	71%	-£770,384	-£719,865	-£761,651	-£711,133		-£754,487
10%	75%	£977,735	£982,079	£978,636	£982,980	£978,351	£979,253
15%	75%	£881,105	£887,621	£882,457	£888,972	£882,029	£883,380
20%	75%	£784,474	£793,163	£786,276	£794,965	£785,706	£787,508
25%	75%	£687,843	£698,705	£690,097	£700,957	£689,384	£691,636
30%	75%	£591,213	£604,246	£593,916	£606,949	£593,061	£595,764
35%	75%	£494,583	£509,787	£497,737	£512,941	£496,738	£499,892
40%	75%	£397,952	£415,329	£401,557	£418,934	£400,416	£404,020
45%	75%	£301,321	£320,871	£305,376	£324,926	£304,093	£308,148
50%	75%	£204,691	£226,412	£209,197	£230,918	£207,771	£212,276
10%	60%	£978,926	£985,877	£979,648	£986,599	£979,912	£980,633
15%	60%	£882,891	£893,317	£883,972	£894,399	£884,369	£885,451
20%	60%	£786,856	£800,758	£788,298	£802,200	£788,827	£790,269
25%	60%	£690,821	£708,198	£692,623	£710,000	£693,285	£695,088
30%	60%	£594,786	£615,638	£596,949	£617,801	£597,743	£599,906
35%	60%	£498,752	£523,080	£501,274	£525,602	£502,201	£504,724
40%	60%	£402,716	£430,520	£405,600	£433,403	£406,659	£409,542
45%	60%	£306,681	£337,960	£309,926	£341,204	£311,117	£314,361
50%	60%	£210.646	£245,400	£214.251	£249.005	£215.574	£219.179

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,218,496	£1,218,496	£1,218,496	£1,218,496	£1,218,496	£1,218,496
10%	71%	£1,025,518	£1,030,482	£1,026,376	£1,031,341	£1,026,222	£1,027,081
15%	71%	£929,029	£936,476	£930,317	£937,764	£930,085	£931,373
20%	71%	£832,540	£842,470	£834,257	£844,187	£833,949	£835,664
25%	71%	£736,051	£748,464	£738,197	£750,609	£737,811	£739,957
30%	71%	£639,562	£654,458	£642,137	£657,032	£641,674	£644,249
35%	71%	£543,074	£560,451	£546,078	£563,455	£545,538	£548,541
40%	71%	£446,585	£466,444	£450,018	£469,878	£449,401	£452,834
45%	71%	£350,096	£372,438	£353,958	£376,300	£353,264	£357,126
50%	71%	£253,607	£278,432	£257,899	£282,724	£257,127	£261,419
100%	71%	-£722,885	-£672,366	-£714,152	-£663,634		-£706,988
10%	75%	£1,025,234	£1,029,578	£1,026,135	£1,030,479	£1,025,850	£1,026,752
15%	75%	£928,604	£935,120	£929,956	£936,471	£929,528	£930,879
20%	75%	£831,973	£840,662	£833,775	£842,464	£833,205	£835,007
25%	75%	£735,342	£746,204	£737,596	£748,456	£736,883	£739,135
30%	75%	£638,712	£651,745	£641,415	£654,448	£640,560	£643,263
35%	75%	£542,082	£557,286	£545,236	£560,440	£544,237	£547,391
40%	75%	£445,451	£462,828	£449,056	£466,433	£447,915	£451,519
45%	75%	£348,820	£368,370	£352,875	£372,425	£351,592	£355,647
50%	75%	£252,190	£273,911	£256,696	£278,417	£255,270	£259,775
10%	60%	£1.026.425	£1.033.376	£1.027.147	£1.034.098	£1.027.411	£1.028.132
15%	60%	£930,390	£940,816	£931,471	£941,898	£931,868	£932,950
20%	60%	£834,355	£848.257	£835.797	£849.699	£836.326	£837,768
25%	60%	£738,320	£755,697	£740,122	£757,499	£740,784	£742,587
30%	60%	£642,285	£663,137	£644,448	£665,300	£645,242	£647,405
35%	60%	£546,251	£570,579	£548,773	£573,101	£549,700	£552,223
40%	60%	£450,215	£478,019	£453,099	£480,902	£454,158	£457,041
45%	60%	£354,180	£385,459	£357,425	£388,703	£358,616	£361,860
50%	60%	£258 145	£202.800	£261.750	£296 504	£263.073	£266 678

£27,943,000

£13,474,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,374,316	£1,374,316	£1,374,316	£1,374,316	£1,374,316	£1,374,316
10%	71%	£1,170,608	£1,175,668	£1,171,432	£1,176,493	£1,169,889	£1,170,713
15%	71%	£1,068,753	£1,076,343	£1,069,989	£1,077,580	£1,067,675	£1,068,912
20%	71%	£966,899	£977,019	£968,546	£978,668	£965,462	£967,110
25%	71%	£865,044	£877,695	£867,105	£879,756	£863,248	£865,309
30%	71%	£763,190	£778,371	£765,662	£780,844	£761,034	£763,506
35%	71%	£661,335	£679,047	£664,220	£681,931	£658,821	£661,705
40%	71%	£559,481	£579,723	£562,777	£583,019	£556,607	£559,904
45%	71%	£457,626	£480,398	£461,335	£484,107	£454,393	£458,102
50%	71%	£355,771	£381.074	£359.893	£385.195	£352.180	£356.301
100%	71%	-£674,372	-£622,882	-£665,986	-£614,495	-£681,682	-£673,295
10%	75%	£1,170,325	£1,174,753	£1,171,191	£1,175,619	£1,169,697	£1,170,562
15%	75%	£1,068,330	£1,074,972	£1,069,628	£1,076,270	£1,067,387	£1,068,685
20%	75%	£966.335	£975.191	£968.066	£976.921	£965.078	£966.808
25%	75%	£864,340	£875,409	£866,503	£877,573	£862,767	£864,931
30%	75%	£762.343	£775.627	£764.940	£778.224	£760.458	£763.055
35%	75%	£660,348	£675,846	£663,377	£678,875	£658,149	£661,178
40%	75%	£558.353	£576.065	£561.814	£579.526	£555.838	£559.301
45%	75%	£456,358	£476,283	£460,252	£480,178	£453,529	£457,423
50%	75%	£354,362	£376,502	£358,690	£380,829	£351,219	£355,546
10%	60%	£1,171,509	£1,178,594	£1,172,202	£1,179,287	£1,170,503	£1,171,196
15%	60%	£1.070.106	£1.080.733	£1.071.145	£1.081.771	£1.068.598	£1.069.636
20%	60%	£968,702	£982,872	£970,087	£984,256	£966,691	£968,076
25%	60%	£867,299	£885,010	£869,030	£886,742	£864,784	£866,516
30%	60%	£765,895	£787,149	£767,973	£789,227	£762,878	£764,955
35%	60%	£664.492	£689.289	£666.915	£691.712	£660.972	£663,395
40%	60%	£563,088	£591,428	£565,858	£594,197	£559,066	£561,835
45%	60%	£461.685	£493.567	£464.800	£496.681	£457.159	£460.275
50%	60%	£360.281	£395 705	£363 744	£399 167	£355 252	£358 715

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£735,316	£735,316	£735,316	£735,316	£735,316	£735,316
10%	71%	£531,608	£536,668	£532,432	£537,493	£530,889	£531,713
15%	71%	£429,753	£437,343	£430,989	£438,580	£428,675	£429,912
20%	71%	£327,899	£338,019	£329,546	£339,668	£326,462	£328,110
25%	71%	£226,044	£238,695	£228,105	£240,756	£224,248	£226,309
30%	71%	£124,190	£139,371	£126,662	£141,844	£122,034	£124,506
35%	71%	£22,335	£40,047	£25,220	£42,931	£19,821	£22,705
40%	71%	-£79,519	-£59,277	-£76,223	-£55,981	-£82,393	-£79,096
45%	71%	-£181,374					
50%	71%	-£283,229					
100%	71%	-£1,313,372					
10%	75%	£531,325	£535,753	£532,191	£536,619	£530,697	£531,562
15%	75%	£429,330	£435,972	£430,628	£437,270	£428,387	£429,685
20%	75%	£327,335	£336,191	£329,066	£337,921	£326,078	£327,808
25%	75%	£225,340	£236,409	£227,503	£238,573	£223,767	£225,931
30%	75%	£123,343	£136,627	£125,940	£139,224	£121,458	£124,055
35%	75%	£21,348	£36,846	£24,377	£39,875	£19,149	£22,178
40%	75%	-£80,647	-£62,935	-£77,186	-£59,474		-£79,699
45%	75%	-£182,642	-£162,717	-£178,748	-£158,822	-£185,471	-£181,577
50%	75%	-£284,638					
10%	60%	£532,509	£539,594	£533,202	£540,287	£531,503	£532,196
15%	60%	£431,106	£441,733	£432,145	£442,771	£429,598	£430,636
20%	60%	£329,702	£343,872	£331,087	£345,256	£327,691	£329,076
25%	60%	£228,299	£246,010	£230,030	£247,742	£225,784	£227,516
30%	60%	£126,895	£148,149	£128,973	£150,227	£123,878	£125,955
35%	60%	£25,492	£50,289	£27,915	£52,712	£21,972	£24,395
40%	60%	-£75,912	-£47,572	-£73,142	-£44,803	-£79,934	-£77,165
45%	60%	-£177,315					
50%	60%	-£278.719					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£860,809	£860,809	£860,809	£860,809	£860,809	£860,809
10%	71%	£657,100	£662,161	£657,924	£662,985	£656,381	£657,206
15%	71%	£555,245	£562,836	£556,482	£564,072	£554,168	£555,404
20%	71%	£453,391	£463,512	£455,039	£465,160	£451,955	£453,602
25%	71%	£351,536	£364,188	£353,597	£366,248	£349,740	£351,801
30%	71%	£249,682	£264,863	£252,154	£267,337	£247,527	£249,999
35%	71%	£147,827	£165,539	£150,713	£168,424	£145,313	£148,198
40%	71%	£45,973	£66,215	£49,270	£69,512	£43,099	£46,397
45%	71%	-£55,881	-£33,110	-£52,173	-£29,400	-£59,114	-£55,406
50%	71%	-£157,736	-£132,434		-£128,312		-£157,207
100%	71%	-£1,187,880	-£1,136,389		-£1,128,003	-£1,195,190	-£1,186,802
10%	75%	£656,818	£661,246	£657,683	£662,111	£656,189	£657,055
15%	75%	£554.822	£561,465	£556.120	£562.763	£553,880	£555.178
20%	75%	£452,827	£461,683	£454,558	£463,413	£451,570	£453,301
25%	75%	£350,832	£361,902	£352,996	£364,065	£349,260	£351,423
30%	75%	£248,836	£262,120	£251,433	£264,717	£246,951	£249,547
35%	75%	£146.841	£162.338	£149.870	£165.367	£144,641	£147.670
40%	75%	£44,846	£62,558	£48,307	£66,019	£42,331	£45,793
45%	75%	-£57.149	-£37,224	-£53.256	-£33.329	-£59.979	-£56.084
50%	75%	-£159,146	-£137,006	-£154,818	-£132,679		-£157,961
10%	60%	£658.002	£665.087	£658.695	£665,779	£656,996	£657.689
15%	60%	£556,599	£567,225	£557,637	£568,264	£555,090	£556,128
20%	60%	£455,195	£469,364	£456,580	£470,749	£453,184	£454,568
25%	60%	£353,792	£371,503	£355,522	£373,234	£351,277	£353,008
30%	60%	£252,388	£273,642	£254,465	£275,719	£249,370	£251,448
35%	60%	£150,985	£175,781	£153,408	£178,204	£147,465	£149,888
40%	60%	£49,581	£77,920	£52,350	£80,690	£45,558	£48,328
45%	60%	-£51,822	-£19,941	-£48,707	-£16,826	-£56,348	-£53,233
50%	60%	-£153 226	-£117 802	-£149.764	-£114.341	-£158 255	-£154 793

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

Delicilliark 21 - L							
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,079,297	£1,079,297	£1,079,297	£1,079,297	£1,079,297	£1,079,297
10%	71%	£875,588	£880,649	£876,413	£881,473	£874,870	£875,694
15%	71%	£773,733	£781,324	£774,970	£782,561	£772,656	£773,893
20%	71%	£671,880	£682,000	£673,527	£683,649	£670,443	£672,091
25%	71%	£570,025	£582,676	£572,085	£584,737	£568,228	£570,289
30%	71%	£468,171	£483,352	£470,643	£485,825	£466,015	£468,487
35%	71%	£366,316	£384,028	£369,201	£386,912	£363,802	£366,686
40%	71%	£264,462	£284,704	£267,758	£288,000	£261,587	£264,885
45%	71%	£162,607	£185,379	£166,315	£189,088	£159,374	£163,083
50%	71%	£60,752	£86,054	£64,874	£90,176	£57,161	£61,282
100%	71%	-£969,391	-£917,901	-£961,005			-£968,314
10%	75%	£875,306	£879,734	£876,172	£880,600	£874,677	£875,543
15%	75%	£773,311	£779,953	£774,609	£781,251	£772,368	£773,666
20%	75%	£671,316	£680,172	£673,047	£681,902	£670,059	£671,789
25%	75%	£569,320	£580,390	£571,484	£582,553	£567,748	£569,912
30%	75%	£467,324	£480,608	£469,921	£483,205	£465,439	£468,036
35%	75%	£365,329	£380,827	£368,358	£383,856	£363,129	£366,158
40%	75%	£263,334	£281,046	£266,795	£284,507	£260,819	£264,281
45%	75%	£161,339	£181,264	£165,232	£185,159	£158,510	£162,404
50%	75%	£59,343	£81,483	£63,671	£85,809	£56,200	£60,527
10%	60%	£876,490	£883,575	£877,183	£884,268	£875,484	£876,177
15%	60%	£775,087	£785,714	£776,126	£786,752	£773,578	£774,617
20%	60%	£673,683	£687,852	£675,068	£689,237	£671,672	£673,057
25%	60%	£572,280	£589,991	£574,010	£591,722	£569,765	£571,496
30%	60%	£470,876	£492,130	£472,954	£494,208	£467,859	£469,936
35%	60%	£369,473	£394,270	£371,896	£396,693	£365,953	£368,376
40%	60%	£268,069	£296,409	£270,839	£299,178	£264,046	£266,816
45%	60%	£166,666	£198,547	£169,781	£201,662	£162,140	£165,256
50%	60%	£65,262	£100,686	£68,724	£104,147	£60,233	£63,696

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,178,186	£1.178.186	£1,178,186	£1.178.186	£1.178.186	£1,178,186
10%	71%	£974,477	£979.538	£975.302	£980.362	£973.758	£974.583
15%	71%	£872.622	£880.213	£873.859	£881.449	£871.545	£872.782
20%	71%	£770.768	£780.889	£772.416	£782.537	£769.332	£770.979
25%	71%	£668.913	£681.565	£670.974	£683.626	£667.117	£669,178
30%	71%	£567.059	£582.241	£569.532	£584.714	£564.904	£567.376
35%	71%	£465,205	£482,916	£468,090	£485,801	£462,691	£465,575
40%	71%	£363.351	£383,592	£366.647	£386.889	£360,476	£363,774
45%	71%	£261.496	£284.267	£265,204	£287.977	£258.263	£261,971
50%	71%	£159.641	£184.943	£163,763	£189.065	£156.049	£160.170
100%	71%	-£870.502	-£819.012				
10%	75%	£974,195	£978,623	£975,060	£979,488	£973,566	£974,432
15%	75%	£872.200	£878.842	£873.497	£880.140	£871.257	£872.555
20%	75%	£770,204	£779,060	£771,936	£780,791	£768,947	£770,678
25%	75%	£668.209	£679.279	£670.373	£681.442	£666.637	£668,800
30%	75%	£566,213	£579,497	£568,810	£582,094	£564,328	£566,924
35%	75%	£464.218	£479.715	£467.247	£482.744	£462.018	£465.047
40%	75%	£362,223	£379,935	£365,684	£383,396	£359,708	£363,170
45%	75%	£260,228	£280,153	£264,121	£284,048	£257,398	£261,293
50%	75%	£158,231	£180,371	£162,559	£184,698	£155,089	£159,416
10%	60%	£975,379	£982,464	£976,072	£983,156	£974,373	£975,066
15%	60%	£873,976	£884,602	£875,014	£885,641	£872,467	£873,506
20%	60%	£772,572	£786,741	£773,957	£788,126	£770,561	£771,945
25%	60%	£671,169	£688,880	£672,899	£690,611	£668,654	£670,385
30%	60%	£569,765	£591,019	£571,843	£593,096	£566,747	£568,825
35%	60%	£468,362	£493,159	£470,785	£495,582	£464,842	£467,265
40%	60%	£366,958	£395,297	£369,727	£398,067	£362,935	£365,705
45%	60%	£265,555	£297,436	£268,670	£300,551	£261,029	£264,145
50%	60%	£164.151	£199.575	£167.613	£203.036	£159.122	£162,584

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,251,494	£1,251,494	£1,251,494	£1,251,494	£1,251,494	£1,251,494
10%	71%	£1,047,785	£1,052,845	£1,048,609	£1,053,670	£1,047,066	£1,047,890
15%	71%	£945,930	£953,520	£947,166	£954,757	£944,852	£946,089
20%	71%	£844,076	£854,196	£845,724	£855,845	£842,639	£844,287
25%	71%	£742,221	£754,872	£744,282	£756,933	£740,425	£742,486
30%	71%	£640,367	£655,548	£642,839	£658,021	£638,211	£640,684
35%	71%	£538,512	£556,224	£541,397	£559,108	£535,998	£538,882
40%	71%	£436,658	£456,900	£439,955	£460,196	£433,784	£437,081
45%	71%	£334,803	£357,575	£338,512	£361,284	£331,570	£335,279
50%	71%	£232,948	£258,251	£237,070	£262,373	£229,357	£233,478
100%	71%	-£797,195	-£745,705	-£788,809		-£804,505	-£796,118
10%	75%	£1,047,502	£1,051,930	£1,048,368	£1,052,796	£1,046,874	£1,047,739
15%	75%	£945,507	£952,150	£946,805	£953,447	£944,564	£945,862
20%	75%	£843,512	£852,368	£845,243	£854,098	£842,255	£843,985
25%	75%	£741,517	£752,586	£743,680	£754,750	£739,945	£742,108
30%	75%	£639,521	£652,805	£642,117	£655,401	£637,635	£640,232
35%	75%	£537,525	£553,023	£540,554	£556,052	£535,326	£538,355
40%	75%	£435,530	£453,242	£438,992	£456,704	£433,015	£436,478
45%	75%	£333,535	£353,461	£337,429	£357,355	£330,706	£334,601
50%	75%	£231,539	£253,679	£235,867	£258,006	£228,397	£232,723
10%	60%	£1,048,687	£1,055,771	£1,049,379	£1,056,464	£1,047,680	£1,048,373
15%	60%	£947,284	£957,910	£948,322	£958,948	£945,775	£946,813
20%	60%	£845,880	£860,049	£847,264	£861,433	£843,868	£845,253
25%	60%	£744,477	£762,187	£746,207	£763,919	£741,962	£743,693
30%	60%	£643,073	£664,326	£645,150	£666,404	£640,055	£642,133
35%	60%	£541,669	£566,466	£544,093	£568,889	£538,149	£540,572
40%	60%	£440,265	£468,605	£443,035	£471,374	£436,243	£439,012
45%	60%	£338,862	£370,744	£341,977	£373,858	£334,336	£337,452
50%	60%	£237,458	£272,882	£240,921	£276,344	£232,430	£235,892

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,326,150	£1,326,150	£1,326,150	£1,326,150	£1,326,150	£1,326,150
10%	71%	£1,122,441	£1,127,502	£1,123,266	£1,128,326	£1,121,722	£1,122,547
15%	71%	£1,020,586	£1,028,177	£1,021,823	£1,029,413	£1,019,509	£1,020,746
20%	71%	£918,732	£928,853	£920,380	£930,501	£917,296	£918,943
25%	71%	£816,877	£829,529	£818,938	£831,590	£815,081	£817,142
30%	71%	£715,023	£730,205	£717,496	£732,678	£712,868	£715,340
35%	71%	£613,169	£630,880	£616,054	£633,765	£610,655	£613,539
40%	71%	£511,315	£531,556	£514,611	£534,853	£508,440	£511,738
45%	71%	£409,460	£432,231	£413,168	£435,941	£406,227	£409,935
50%	71%	£307,605	£332,907	£311,727	£337,029	£304,013	£308,134
100%	71%	-£722,538					-£721,461
10%	75%	£1,122,159	£1,126,587	£1,123,024	£1,127,452	£1,121,530	£1,122,396
15%	75%	£1,020,164	£1,026,806	£1,021,461	£1,028,104	£1,019,221	£1,020,519
20%	75%	£918,168	£927,024	£919,900	£928,755	£916,911	£918,642
25%	75%	£816,173	£827,243	£818,337	£829,406	£814,601	£816,764
30%	75%	£714,177	£727,461	£716,774	£730,058	£712,292	£714,888
35%	75%	£612,182	£627,679	£615,211	£630,708	£609,982	£613,011
40%	75%	£510,187	£527,899	£513,648	£531,360	£507,672	£511,134
45%	75%	£408,192	£428,117	£412,085	£432,012	£405,362	£409,257
50%	75%	£306,195	£328,335	£310,523	£332,662	£303,053	£307,380
10%	60%	£1,123,343	£1,130,428	£1,124,036	£1,131,120	£1,122,337	£1,123,030
15%	60%	£1,021,940	£1,032,566	£1,022,978	£1,033,605	£1,020,431	£1,021,470
20%	60%	£920,536	£934,705	£921,921	£936,090	£918,525	£919,909
25%	60%	£819,133	£836,844	£820,863	£838,575	£816,618	£818,349
30%	60%	£717,729	£738,983	£719,807	£741,060	£714,711	£716,789
35%	60%	£616,326	£641,123	£618,749	£643,546	£612,806	£615,229
40%	60%	£514,922	£543,261	£517,691	£546,031	£510,899	£513,669
45%	60%	£413,519	£445,400	£416,634	£448,515	£408,993	£412,109

£17,299,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,175,921	£1,175,921	£1,175,921	£1,175,921	£1,175,921	£1,175,921
10%	71%	£972,212	£977,273	£973,037	£978,097	£971,493	£972,318
15%	71%	£870,357	£877,948	£871,594	£879,184	£869,280	£870,517
20%	71%	£768,503	£778,624	£770,151	£780,273	£767,067	£768,714
25%	71%	£666,648	£679,300	£668,709	£681,361	£664,852	£666,913
30%	71%	£564,795	£579,976	£567,267	£582,449	£562,639	£565,111
35%	71%	£462,940	£480,652	£465,825	£483,536	£460,426	£463,310
40%	71%	£361,086	£381,327	£364,382	£384,624	£358,211	£361,509
45%	71%	£259,231	£282,002	£262,939	£285,712	£255,998	£259,707
50%	71%	£157,376	£182,678	£161,498	£186,800	£153,785	£157,905
100%	71%		-£821,277		-£812,891		
10%	75%	£971,930	£976,358	£972,795	£977,223	£971,301	£972,167
15%	75%	£869,935	£876,577	£871,233	£877,875	£868,992	£870,290
20%	75%	£767,940	£776,795	£769,671	£778,526	£766,683	£768,413
25%	75%	£665,944	£677,014	£668,108	£679,177	£664,372	£666,536
30%	75%	£563,948	£577,232	£566,545	£579,829	£562,063	£564,659
35%	75%	£461,953	£477,450	£464,982	£480,480	£459,753	£462,782
40%	75%	£359,958	£377,670	£363,419	£381,131	£357,443	£360,905
45%	75%	£257,963	£277,888	£261,856	£281,783	£255,134	£259,028
50%	75%	£155,967	£178,106	£160,294	£182,433	£152,824	£157,151
10%	60%	£973,114	£980,199	£973,807	£980,892	£972,108	£972,801
15%	60%	£871,711	£882,338	£872,749	£883,376	£870,202	£871,241
20%	60%	£770,307	£784,476	£771,692	£785,861	£768,296	£769,680
25%	60%	£668,904	£686,615	£670,634	£688,346	£666,389	£668,120
30%	60%	£567,500	£588,754	£569,578	£590,831	£564,483	£566,560
35%	60%	£466,097	£490,894	£468,520	£493,317	£462,577	£465,000
40%	60%	£364,693	£393,032	£367,463	£395,802	£360,670	£363,440
45%	60%	£263,290	£295,171	£266,405	£298,286	£258,764	£261,880
50%	60%	£161.886	£197.310	£165.348	£200.771	£156.857	£160.319

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,278,651	£1,278,651	£1,278,651	£1,278,651	£1,278,651	£1,278,651
10%	71%	£1,074,942	£1,080,003	£1,075,767	£1,080,827	£1,074,223	£1,075,048
15%	71%	£973,087	£980,678	£974,324	£981,914	£972,010	£973,247
20%	71%	£871,233	£881,354	£872,881	£883,002	£869,797	£871,444
25%	71%	£769,378	£782,030	£771,439	£784,091	£767,582	£769,643
30%	71%	£667,524	£682,706	£669,997	£685,179	£665,369	£667,841
35%	71%	£565,670	£583,381	£568,555	£586,266	£563,156	£566,040
40%	71%	£463,816	£484,057	£467,112	£487,354	£460,941	£464,239
45%	71%	£361,961	£384,732	£365,669	£388,442	£358,728	£362,436
50%	71%	£260,106	£285,408	£264,228	£289,530	£256,514	£260,635
100%	71%	-£770,037	-£718,547	-£761,651	-£710,161	-£777,348	-£768,960
10%	75%	£1,074,660	£1,079,088	£1,075,525	£1,079,953	£1,074,031	£1,074,897
15%	75%	£972,665	£979,307	£973,962	£980,605	£971,722	£973,020
20%	75%	£870,669	£879,525	£872,401	£881,256	£869,412	£871,143
25%	75%	£768,674	£779,744	£770,838	£781,907	£767,102	£769,265
30%	75%	£666,678	£679,962	£669,275	£682,559	£664,793	£667,389
35%	75%	£564,683	£580,180	£567,712	£583,209	£562,483	£565,512
40%	75%	£462,688	£480,400	£466,149	£483,861	£460,173	£463,635
45%	75%	£360,693	£380,618	£364,586	£384,513	£357,863	£361,758
50%	75%	£258,696	£280,836	£263,024	£285,163	£255,554	£259,881
10%	60%	£1,075,844	£1,082,929	£1,076,537	£1,083,621	£1,074,838	£1,075,531
15%	60%	£974,441	£985,067	£975,479	£986,106	£972,932	£973,971
20%	60%	£873,037	£887,206	£874,422	£888,591	£871,026	£872,410
25%	60%	£771,634	£789,345	£773,364	£791,076	£769,119	£770,850
30%	60%	£670,230	£691,484	£672,308	£693,561	£667,212	£669,290
35%	60%	£568,827	£593,624	£571,250	£596,047	£565,307	£567,730
40%	60%	£467,423	£495,762	£470,192	£498,532	£463,400	£466,170
45%	60%	£366,020	£397,901	£369,135	£401,016	£361,494	£364,610
E00/	600/	COC4 C4C	0000.040	0000.070	C202 E04	COEO 507	0000 040

45% 60% £366.020 50% 60% £264.616 Residual Land values compared to benchmark land values Benchmark 23 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,326,150	£1,326,150	£1,326,150	£1,326,150	£1,326,150	£1,326,150
10%	71%	£1,122,441	£1,127,502	£1,123,266	£1,128,326	£1,121,722	£1,122,547
15%	71%	£1,020,586	£1,028,177	£1,021,823	£1,029,413	£1,019,509	£1,020,746
20%	71%	£918,732	£928,853	£920,380	£930,501	£917,296	£918,943
25%	71%	£816,877	£829,529	£818,938	£831,590	£815,081	£817,142
30%	71%	£715,023	£730,205	£717,496	£732,678	£712,868	£715,340
35%	71%	£613,169	£630,880	£616,054	£633,765	£610,655	£613,539
40%	71%	£511,315	£531,556	£514,611	£534,853	£508,440	£511,738
45%	71%	£409,460	£432,231	£413,168	£435,941	£406,227	£409,935
50%	71%	£307,605	£332,907	£311,727	£337,029	£304,013	£308,134
100%	71%	-£722,538		-£714,152			-£721,461
10%	75%	£1,122,159	£1,126,587	£1,123,024	£1,127,452	£1,121,530	£1,122,396
15%	75%	£1,020,164	£1,026,806	£1,021,461	£1,028,104	£1,019,221	£1,020,519
20%	75%	£918,168	£927,024	£919,900	£928,755	£916,911	£918,642
25%	75%	£816,173	£827,243	£818,337	£829,406	£814,601	£816,764
30%	75%	£714,177	£727,461	£716,774	£730,058	£712,292	£714,888
35%	75%	£612,182	£627,679	£615,211	£630,708	£609,982	£613,011
40%	75%	£510,187	£527,899	£513,648	£531,360	£507,672	£511,134
45%	75%	£408,192	£428,117	£412,085	£432,012	£405,362	£409,257
50%	75%	£306,195	£328,335	£310,523	£332,662	£303,053	£307,380
10%	60%	£1,123,343	£1,130,428	£1,124,036	£1,131,120	£1,122,337	£1,123,030
15%	60%	£1,021,940	£1,032,566	£1,022,978	£1,033,605	£1,020,431	£1,021,470
20%	60%	£920,536	£934,705	£921,921	£936,090	£918,525	£919,909
25%	60%	£819,133	£836,844	£820,863	£838,575	£816,618	£818,349
30%	60%	£717,729	£738,983	£719,807	£741,060	£714,711	£716,789
35%	60%	£616,326	£641,123	£618,749	£643,546	£612,806	£615,229
40%	60%	£514,922	£543,261	£517,691	£546,031	£510,899	£513,669
45%	60%	£413,519	£445,400	£416,634	£448,515	£408,993	£412,109
50%	60%	£312.115	£347.539	£315.577	£351,000	£307.086	£310.548

£27,943,000

£13,474,000

	CIL Zone	2
	Value Area	Med
s value inflation		0%
cost inflation		N°0

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£739,217	£739,217	£739,217	£739,217	£739,217	£739,217
10%	71%	£598,026	£601,844	£599,842	£603,660	£596,887	£598,703
15%	71%	£527,431	£533,157	£530,155	£535,881	£525,722	£528,446
20%	71%	£456,835	£464,471	£460,468	£468,103	£454,557	£458,189
25%	71%	£386,239	£395,784	£390,780	£400,325	£383,392	£387,932
30%	71%	£315,644	£327,098	£321,093	£332,546	£312,227	£317,675
35%	71%	£245,049	£258,411	£251,405	£264,767	£241,062	£247,418
40%	71%	£174,454	£189,724	£181,718	£196,989	£169,897	£177,161
45%	71%	£103,857	£121,038	£112,030	£129,211	£98,731	£106,904
50%	71%	£33,262	£52,351	£42,343	£61,432	£27,567	£36,647
100%	71%	-£684,465	-£645,618	-£665,986	-£627,139	-£696,055	-£677,576
10%	75%	£597,694	£601,035	£599,601	£602,943	£596,698	£598,605
15%	75%	£526,933	£531,945	£529,794	£534,805	£525,438	£528,299
20%	75%	£456,172	£462,854	£459,986	£466,667	£454,179	£457,992
25%	75%	£385,411	£393,763	£390,178	£398,530	£382,919	£387,687
30%	75%	£314,650	£324,672	£320,370	£330,392	£311,660	£317,380
35%	75%	£243,889	£255,580	£250,563	£262,255	£240,400	£247,074
40%	75%	£173,127	£186,489	£180,755	£194,118	£169,140	£176,768
45%	75%	£102,366	£117,398	£110,947	£125,980	£97,880	£106,462
50%	75%	£31,605	£48,308	£41,139	£57,843	£26,621	£36,156
10%	60%	£599,087	£604,432	£600,613	£605,958	£597,492	£599,018
15%	60%	£529,022	£537,039	£531,310	£539,328	£526,629	£528,917
20%	60%	£458,957	£469,647	£462,007	£472,697	£455,767	£458,818
25%	60%	£388,891	£402,254	£392,706	£406,068	£384,905	£388,719
30%	60%	£318,826	£334,861	£323,403	£339,438	£314,042	£318,618
35%	60%	£248,761	£267,469	£254,100	£272,809	£243,179	£248,519
40%	60%	£178,696	£200,076	£184,798	£206,178	£172,317	£178,419
45%	60%	£108,631	£132,683	£115,496	£139,548	£101,455	£108,320
50%	60%	£38.566	£65.291	£46.194	£72.919	£30.592	£38.219

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£100,217	£100,217	£100,217	£100,217	£100,217	£100,217
10%	71%	-£40,974	-£37,156	-£39,158	-£35,340	-£42,113	-£40,297
15%	71%	-£111,569	-£105,843		-£103,119	-£113,278	-£110,554
20%	71%	-£182,165	-£174,529	-£178,532	-£170,897	-£184,443	-£180,811
25%	71%	-£252,761	-£243,216				-£251,068
30%	71%	-£323,356	-£311,902	-£317,907	-£306,454		-£321,325
35%	71%	-£393,951	-£380,589				-£391,582
40%	71%	-£464,546	-£449,276	-£457,282	-£442,011	-£469,103	-£461,839
45%	71%	-£535,143	-£517,962				-£532,096
50%	71%	-£605,738	-£586,649	-£596,657	-£577,568	-£611,433	-£602,353
100%	71%	-£1,323,465	-£1,284,618				-£1,316,576
10%	75%	-£41,306	-£37,965	-£39,399	-£36,057	-£42,302	-£40,395
15%	75%	-£112,067	-£107,055	-£109,206	-£104,195		-£110,701
20%	75%	-£182,828	-£176,146	-£179,014	-£172,333	-£184,821	-£181,008
25%	75%	-£253,589	-£245,237				-£251,313
30%	75%	-£324,350	-£314,328				-£321,620
35%	75%	-£395,111	-£383,420				-£391,926
40%	75%	-£465,873	-£452,511				-£462,232
45%	75%	-£536,634	-£521,602				-£532,538
50%	75%	-£607,395	-£590,692				-£602,844
10%	60%	-£39,913	-£34,568	-£38,387	-£33,042	-£41,508	-£39,982
15%	60%	-£109,978	-£101,961	-£107,690	-£99,672	-£112,371	-£110,083
20%	60%	-£180,043	-£169,353	-£176,993	-£166,303	-£183,233	-£180,182
25%	60%	-£250,109	-£236,746				-£250,281
30%	60%	-£320,174	-£304,139				-£320,382
35%	60%	-£390,239	-£371,531				-£390.481
40%	60%	-£460,304	-£438,924				-£460,581
45%	60%	-£530,369	-£506,317	-£523,504	-£499,452		-£530,680
50%	60%	-F600 434	-£573 709				-£600.781

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£225,710	£225,710	£225,710	£225,710	£225,710	£225,710
10%	71%	£84,518	£88,337	£86,335	£90,152	£83,379	£85,196
15%	71%	£13,923	£19,650	£16,647	£22,374	£12,215	£14,939
20%	71%	-£56,672	-£49,036	-£53,040	-£45,404	-£58,951	-£55,318
25%	71%	-£127,268	-£117,723	-£122,728	-£113,183	-£130,116	-£125,575
30%	71%	-£197,864	-£186,409		-£180,961		
35%	71%	-£268,459	-£255,096		-£248,740	-£272,446	
40%	71%	-£339,054	-£323,783	-£331,789	-£316,519	-£343,611	-£336,346
45%	71%	-£409,650	-£392,469	-£401,477	-£384,296	-£414,776	
50%	71%	-£480,245	-£461,156	-£471,164	-£452,075	-£485,941	-£476,860
100%	71%	-£1,197,973	-£1,159,126				
10%	75%	£84,187	£87,528	£86,094	£89,435	£83,190	£85,097
15%	75%	£13,426	£18,437	£16,287	£21,297	£11,930	£14,791
20%	75%	-£57,335	-£50,654	-£53,521	-£46,841	-£59,328	-£55,515
25%	75%	-£128,097	-£119,745				
30%	75%	-£198,858	-£188,835	-£193,137	-£183,115	-£201,848	-£196,128
35%	75%	-£269,619	-£257,927				
40%	75%	-£340,381	-£327,018		-£319,390	-£344,368	-£336,739
45%	75%	-£411,142	-£396,109				
50%	75%	-£481,903	-£465,200				
10%	60%	£85,579	£90,924	£87,105	£92,450	£83,984	£85,510
15%	60%	£15,514	£23,532	£17,803	£25,820	£13,122	£15,410
20%	60%	-£54,551	-£43,861	-£51,500	-£40,810	-£57,740	-£54,689
25%	60%	-£124,616	-£111,254	-£120,802	-£107,439	-£128,603	-£124,789
30%	60%	-£194,681	-£178,646	-£190,105	-£174,070	-£199,466	-£194,889
35%	60%	-£264,746	-£246,039				
40%	60%	-£334,811	-£313,432			-£341,190	
45%	60%	-£404,877	-£380,824				
50%	60%	-£474 942	-£448.217			-£482 915	-£475 288

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£444,198	£444,198	£444,198	£444,198	£444,198	£444,198
10%	71%	£303,007	£306,825	£304,823	£308,641	£301,867	£303,684
15%	71%	£232,411	£238,138	£235,135	£240,862	£230,703	£233,427
20%	71%	£161,816	£169,452	£165,448	£173,084	£159,538	£163,170
25%	71%	£91,220	£100,765	£95,761	£105,306	£88,372	£92,913
30%	71%	£20,625	£32,079	£26,074	£37,527	£17,208	£22,656
35%	71%	-£49,970	-£36,608	-£43,614	-£30,252	-£53,957	-£47,601
40%	71%	-£120,566	-£105,295		-£98,030		
45%	71%	-£191,162	-£173,981	-£182,989	-£165,808	-£196,288	-£188,115
50%	71%	-£261,757	-£242,668		-£233,587		
100%	71%	-£979,484	-£940,637	-£961,005	-£922,158		
10%	75%	£302,675	£306,016	£304,582	£307,923	£301,678	£303,586
15%	75%	£231,914	£236,925	£234,775	£239,786	£230,419	£233,280
20%	75%	£161,153	£167,835	£164,967	£171,648	£159,160	£162,973
25%	75%	£90,392	£98,744	£95,159	£103,511	£87,900	£92,667
30%	75%	£19,631	£29,653	£25,351	£35,373	£16,640	£22,361
35%	75%	-£51,130	-£39,439	-£44,456	-£32,764	-£54,619	-£47,945
40%	75%	-£121,892	-£108,530	-£114,264	-£100,902		
45%	75%	-£192,653	-£177,621		-£169,039		
50%	75%	-£263,414	-£246,712		-£237,176		
10%	60%	£304,068	£309,413	£305,594	£310,939	£302,473	£303,998
15%	60%	£234,003	£242,020	£236,291	£244,308	£231,610	£233,898
20%	60%	£163.937	£174.627	£166.988	£177.678	£160,748	£163,799
25%	60%	£93,872	£107,235	£97,686	£111,049	£89,885	£93,700
30%	60%	£23,807	£39,842	£28,384	£44,419	£19,023	£23,599
35%	60%	-£46,258	-£27,551	-£40,919	-£22,211	-£51,840	-£46,500
40%	60%	-£116.323	-£94.943		-£88.841		
45%	60%	-£186,388	-£162,336		-£155,471		
50%	609/	C2EC 4E2	-£229 729		-£222 100		-£256.800

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£543,087	£543,087	£543,087	£543,087	£543,087	£543,087
10%	71%	£401,895	£405,714	£403,712	£407,529	£400,756	£402,573
15%	71%	£331,300	£337,027	£334,024	£339,751	£329,592	£332,316
20%	71%	£260,705	£268,341	£264,337	£271,973	£258,426	£262,059
25%	71%	£190,109	£199,654	£194,649	£204,194	£187,261	£191,802
30%	71%	£119,514	£130,968	£124,962	£136,416	£116,097	£121,545
35%	71%	£48,918	£62,281	£55,275	£68,637	£44,931	£51,288
40%	71%	-£21,677	-£6,406	-£14,412	£858	-£26,234	-£18,969
45%	71%	-£92,273	-£75,092	-£84,100	-£66,919	-£97,399	-£89,226
50%	71%	-£162,868	-£143,779	-£153,787	-£134,698	-£168,564	-£159,483
100%	71%	-£880,595	-£841,748				-£873,706
10%	75%	£401,564	£404,905	£403,471	£406,812	£400,567	£402,474
15%	75%	£330,803	£335,814	£333,664	£338,674	£329,307	£332,169
20%	75%	£260,042	£266,723	£263,856	£270,536	£258,049	£261,862
25%	75%	£189,281	£197,632	£194,048	£202,400	£186,789	£191,556
30%	75%	£118,520	£128,542	£124,240	£134,262	£115,529	£121,249
35%	75%	£47,758	£59,450	£54,433	£66,125	£44,269	£50,944
40%	75%	-£23,004	-£9,641	-£15,375	-£2,013	-£26,990	-£19,362
45%	75%	-£93,765	-£78,732	-£85,183	-£70,151	-£98,250	-£89,669
50%	75%	-£164,526	-£147,823				-£159,975
10%	60%	£402,957	£408,302	£404,482	£409,827	£401,361	£402,887
15%	60%	£332,891	£340,909	£335,180	£343,197	£330,499	£332,787
20%	60%	£262,826	£273,516	£265,877	£276,567	£259,637	£262,688
25%	60%	£192,761	£206,124	£196,575	£209,938	£188,774	£192,588
30%	60%	£122,696	£138,731	£127,273	£143,307	£117,912	£122,488
35%	60%	£52,631	£71,338	£57,970	£76,678	£47,049	£52,389
40%	60%	-£17,434	£3,946	-£11,332	£10,048	-£23,813	-£17,711
45%	60%	-£87,499	-£63,447	-£80,635	-£56,582	-£94,676	-£87,811

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£616,394	£616,394	£616,394	£616,394	£616,394	£616,394
10%	71%	£475,203	£479,021	£477,020	£480,837	£474,064	£475,880
15%	71%	£404,608	£410,334	£407,332	£413,058	£402,899	£405,623
20%	71%	£334,012	£341,648	£337,645	£345,281	£331,734	£335,366
25%	71%	£263,416	£272,961	£267,957	£277,502	£260,569	£265,109
30%	71%	£192,821	£204,275	£198,270	£209,723	£189,404	£194,852
35%	71%	£122,226	£135,588	£128,582	£141,945	£118,239	£124,595
40%	71%	£51,631	£66,901	£58,895	£74,166	£47,074	£54,338
45%	71%	-£18,966	-£1,785	-£10,793	£6,388	-£24,092	-£15,919
50%	71%	-£89,561	-£70,472	-£80,480	-£61,391	-£95,256	-£86,176
100%	71%	-£807,288			-£749,962	-£818,878	
10%	75%	£474,871	£478,213	£476,778	£480,120	£473,875	£475,782
15%	75%	£404,110	£409,122	£406,971	£411,982	£402,615	£405,476
20%	75%	£333,349	£340,031	£337,163	£343,844	£331,356	£335,169
25%	75%	£262,588	£270,940	£267,355	£275,707	£260,096	£264,864
30%	75%	£191,827	£201,849	£197,547	£207,569	£188,837	£194,557
35%	75%	£121,066	£132,757	£127,740	£139,433	£117,577	£124,251
40%	75%	£50,304	£63,666	£57,932	£71,295	£46,317	£53,945
45%	75%	-£20,457	-£5,424	-£11,876	£3,157	-£24,943	-£16,361
50%	75%	-£91,218	-£74,515	-£81,684	-£64,980	-£96,201	-£86,667
10%	60%	£476,264	£481,609	£477,790	£483,135	£474,669	£476,195
15%	60%	£406,199	£414,216	£408,487	£416,505	£403,806	£406,094
20%	60%	£336,134	£346,824	£339,184	£349,874	£332,944	£335,995
25%	60%	£266,069	£279,431	£269,883	£283,245	£262,082	£265,896
30%	60%	£196,003	£212,038	£200,580	£216,615	£191,219	£195,796
35%	60%	£125,938	£144,646	£131,277	£149,986	£120,356	£125,696
40%	60%	£55,873	£77,253	£61,976	£83,356	£49,495	£55,596
45%	60%	-£14,192	£9,860	-£7,327	£16,725	-£21,368	-£14,503
50%	60%	-£84,257	-£57,532	-£76,629	-£49,904	-£92,231	-£84.604

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£691,051	£691,051	£691,051	£691,051	£691,051	£691,051
10%	71%	£549,859	£553,678	£551,676	£555,493	£548,720	£550,537
15%	71%	£479,264	£484,991	£481,988	£487,715	£477,556	£480,280
20%	71%	£408,669	£416,305	£412,301	£419,937	£406,390	£410,023
25%	71%	£338,073	£347,618	£342,613	£352,158	£335,225	£339,766
30%	71%	£267,478	£278,932	£272,926	£284,380	£264,061	£269,509
35%	71%	£196,882	£210,245	£203,239	£216,601	£192,895	£199,252
40%	71%	£126,287	£141,558	£133,552	£148,822	£121,730	£128,995
45%	71%	£55,691	£72,872	£63,864	£81,045	£50,565	£58,738
50%	71%	-£14,904	£4,185	-£5,823	£13,266	-£20,600	-£11,519
100%	71%	-£732,631					-£725,742
10%	75%	£549,528	£552,869	£551,435	£554,776	£548,531	£550,438
15%	75%	£478,767	£483,778	£481,628	£486,638	£477,271	£480,133
20%	75%	£408,006	£414,687	£411,820	£418,500	£406,013	£409,826
25%	75%	£337,245	£345,596	£342,012	£350,364	£334,753	£339,520
30%	75%	£266,484	£276,506	£272,204	£282,226	£263,493	£269,213
35%	75%	£195,722	£207,414	£202,397	£214,089	£192,233	£198,908
40%	75%	£124,960	£138,323	£132,589	£145,951	£120,974	£128,602
45%	75%	£54,199	£69,232	£62,781	£77,813	£49,714	£58,295
50%	75%	-£16,562	£141	-£7,027	£9,677	-£21,545	-£12,011
10%	60%	£550,921	£556,266	£552,446	£557,791	£549,325	£550,851
15%	60%	£480,855	£488,873	£483,144	£491,161	£478,463	£480,751
20%	60%	£410,790	£421,480	£413,841	£424,531	£407,601	£410,652
25%	60%	£340,725	£354,088	£344,539	£357,902	£336,738	£340,552
30%	60%	£270,660	£286,695	£275,237	£291,271	£265,876	£270,452
35%	60%	£200,595	£219,302	£205,934	£224,642	£195,013	£200,353
40%	60%	£130,530	£151,910	£136,632	£158,012	£124,151	£130,253
45%	60%	£60,465	£84,517	£67,329	£91,382	£53,288	£60,153
60%	609/	-E0 601	£17.124	£4.072	£24.7£2	-£47.67A	-60 047

£27,624,000

£17,299,000

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

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£540.822	£540.822	£540.822	£540.822	£540.822	£540.822
10%	71%	£399,630	£403,449	£401.447	£405.265	£398,491	£400.308
15%	71%	£329,035	£334,762	£331,759	£337,486	£327,327	£330,051
20%	71%	£258.440	£266.076	£262.072	£269.708	£256.162	£259.794
25%	71%	£187,844	£197,389	£192,384	£201,929	£184,996	£189,537
30%	71%	£117,249	£128,703	£122,698	£134,151	£113,832	£119,280
35%	71%	£46,653	£60,016	£53,010	£66,372	£42,667	£49,023
40%	71%	-£23,942	-£8,671	-£16,677	-£1,407	-£28,499	-£21,234
45%	71%	-£94.538	-£77.357	-£86.365	-£69.184	-£99.664	-£91.491
50%	71%	-£165,133	-£146,044	-£156,052	-£136,963	-£170,828	-£161,748
100%	71%	-£882,860	-£844,013		-£825,534		-£875,971
10%	75%	£399,299	£402,640	£401,206	£404,547	£398,302	£400,209
15%	75%	£328,538	£333,549	£331,399	£336,409	£327,043	£329,904
20%	75%	£257,777	£264,458	£261,591	£268,272	£255,784	£259,597
25%	75%	£187,016	£195,368	£191,783	£200,135	£184,524	£189,291
30%	75%	£116,255	£126,277	£121,975	£131,997	£113,264	£118,984
35%	75%	£45,494	£57,185	£52,168	£63,860	£42,004	£48,679
40%	75%	-£25,268	-£11,906	-£17,640	-£4,278	-£29,255	-£21,627
45%	75%	-£96,030	-£80,997	-£87,448	-£72,416	-£100,515	-£91,934
50%	75%	-£166,791	-£150,088	-£157,256	-£140,552	-£171,774	-£162,239
10%	60%	£400,692	£406,037	£402,217	£407,562	£399,096	£400,622
15%	60%	£330,626	£338,644	£332,915	£340,932	£328,234	£330,522
20%	60%	£260,561	£271,251	£263,612	£274,302	£257,372	£260,423
25%	60%	£190,496	£203,859	£194,310	£207,673	£186,509	£190,323
30%	60%	£120,431	£136,466	£125,008	£141,043	£115,647	£120,223
35%	60%	£50,366	£69,073	£55,705	£74,413	£44,784	£50,124
40%	60%	-£19,699	£1,681	-£13,597	£7,783	-£26,078	-£19,976
45%	60%	-£89,764	-£65,712	-£82,900	-£58,847	-£96,941	-£90,076
50%	60%	-£159.830	-£133.105				-£160,176

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£643,552	£643,552	£643,552	£643,552	£643,552	£643,552
10%	71%	£502,360	£506,179	£504,177	£507,994	£501,221	£503,038
15%	71%	£431,765	£437,492	£434,489	£440,216	£430,057	£432,781
20%	71%	£361,170	£368,806	£364,802	£372,438	£358,891	£362,524
25%	71%	£290,574	£300,119	£295,114	£304,659	£287,726	£292,267
30%	71%	£219,979	£231,433	£225,427	£236,881	£216,562	£222,010
35%	71%	£149,383	£162,746	£155,740	£169,102	£145,396	£151,753
40%	71%	£78,788	£94,059	£86,053	£101,323	£74,231	£81,496
45%	71%	£8,192	£25,373	£16,365	£33,546	£3,066	£11,239
50%	71%	-£62,403	-£43,314	-£53,322	-£34,233	-£68,099	-£59,018
100%	71%	-£780,130	-£741,283		-£722,804		-£773,241
10%	75%	£502,029	£505,370	£503,936	£507,277	£501,032	£502,939
15%	75%	£431,268	£436,279	£434,129	£439,139	£429,772	£432,634
20%	75%	£360,507	£367,188	£364,321	£371,001	£358,514	£362,327
25%	75%	£289,746	£298,097	£294,513	£302,865	£287,254	£292,021
30%	75%	£218,985	£229,007	£224,705	£234,727	£215,994	£221,714
35%	75%	£148,223	£159,915	£154,898	£166,590	£144,734	£151,409
40%	75%	£77,461	£90,824	£85,090	£98,452	£73,475	£81,103
45%	75%	£6,700	£21,733	£15,282	£30,314	£2,215	£10,796
50%	75%	-£64,061	-£47,358	-£54,526	-£37,822	-£69,044	-£59,510
10%	60%	£503,422	£508,767	£504,947	£510,292	£501,826	£503,352
15%	60%	£433,356	£441,374	£435,645	£443,662	£430,964	£433,252
20%	60%	£363,291	£373,981	£366,342	£377,032	£360,102	£363,153
25%	60%	£293,226	£306,589	£297,040	£310,403	£289,239	£293,053
30%	60%	£223,161	£239,196	£227,738	£243,772	£218,377	£222,953
35%	60%	£153,096	£171,803	£158,435	£177,143	£147,514	£152,854
40%	60%	£83,031	£104,411	£89,133	£110,513	£76,652	£82,754
45%	60%	£12,966	£37,018	£19,830	£43,883	£5,789	£12,654
50%	60%	-£57.100	-£30.375	-£49.471	-£22,746	-£65.073	-£57.446

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£691,051	£691,051	£691,051	£691,051	£691,051	£691,051
10%	71%	£549,859	£553,678	£551,676	£555,493	£548,720	£550,537
15%	71%	£479,264	£484,991	£481,988	£487,715	£477,556	£480,280
20%	71%	£408,669	£416,305	£412,301	£419,937	£406,390	£410,023
25%	71%	£338,073	£347,618	£342,613	£352,158	£335,225	£339,766
30%	71%	£267,478	£278,932	£272,926	£284,380	£264,061	£269,509
35%	71%	£196,882	£210,245	£203,239	£216,601	£192,895	£199,252
40%	71%	£126,287	£141,558	£133,552	£148,822	£121,730	£128,995
45%	71%	£55,691	£72,872	£63,864	£81,045	£50,565	£58,738
50%	71%	-£14,904	£4,185	-£5,823	£13,266	-£20,600	-£11,519
100%	71%	-£732,631					-£725,742
10%	75%	£549,528	£552,869	£551,435	£554,776	£548,531	£550,438
15%	75%	£478,767	£483,778	£481,628	£486,638	£477,271	£480,133
20%	75%	£408,006	£414,687	£411,820	£418,500	£406,013	£409,826
25%	75%	£337,245	£345,596	£342,012	£350,364	£334,753	£339,520
30%	75%	£266,484	£276,506	£272,204	£282,226	£263,493	£269,213
35%	75%	£195,722	£207,414	£202,397	£214,089	£192,233	£198,908
40%	75%	£124,960	£138,323	£132,589	£145,951	£120,974	£128,602
45%	75%	£54,199	£69,232	£62,781	£77,813	£49,714	£58,295
50%	75%	-£16,562	£141	-£7,027	£9,677	-£21,545	-£12,011
10%	60%	£550,921	£556,266	£552,446	£557,791	£549,325	£550,851
15%	60%	£480,855	£488,873	£483,144	£491,161	£478,463	£480,751
20%	60%	£410,790	£421,480	£413,841	£424,531	£407,601	£410,652
25%	60%	£340,725	£354,088	£344,539	£357,902	£336,738	£340,552
30%	60%	£270,660	£286,695	£275,237	£291,271	£265,876	£270,452
35%	60%	£200,595	£219,302	£205,934	£224,642	£195,013	£200,353
40%	60%	£130,530	£151,910	£136,632	£158,012	£124,151	£130,253
45%	60%	£60,465	£84,517	£67,329	£91,382	£53,288	£60,153
50%	60%	-£9,601	£17,124	-£1,972	£24,753	-£17,574	-£9,947

£13,474,000

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

,	% of AH as rented	,,	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£465,636	£465,636	£465,636	£465,636	£465,636	£465,636
10%	71%	£350,837	£353,871	£353,618	£356,653	£349,028	£351,809
15%	71%	£293,438	£297,989	£297,611	£302,162	£290,724	£294,897
20%	71%	£236,038	£242,107	£241,602	£247,671	£232,420	£237,984
25%	71%	£178,639	£186,225	£185,594	£193,179	£174,117	£181,072
30%	71%	£121,240	£130,342	£129,585	£138,688	£115,813	£124,158
35%	71%	£63,841	£74,460	£73,578	£84,196	£57,510	£67,246
40%	71%	£6,442	£18,578	£17,569	£29,705	-£807	£10,333
45%	71%	-£51,791	-£37,915	-£39,069	-£25,192	-£60,065	-£47,342
50%	71%	-£110,129	-£94,711	-£95,992	-£80,574	-£119,322	-£105,186
100%	71%	-£694,290	-£663,419	-£665,986	-£635,114	-£712,697	-£684,392
10%	75%	£350,457	£353,112	£353,378	£356,033	£348,875	£351,796
15%	75%	£292,868	£296,850	£297,249	£301,232	£290,494	£294,875
20%	75%	£235,279	£240,588	£241,120	£246,430	£232,114	£237,955
25%	75%	£177,690	£184,327	£184,993	£191,629	£173,733	£181,035
30%	75%	£120,101	£128,065	£128,864	£136,828	£115,353	£124,115
35%	75%	£62,512	£71,803	£72,735	£82,026	£56,972	£67,195
40%	75%	£4,923	£15,542	£16,606	£27,226	-£1,432	£10,274
45%	75%	-£53,528	-£41,385	-£40,169	-£28,027	-£60,767	-£47,408
50%	75%	-£112,059	-£98,567	-£97,216	-£83,724	-£120,102	-£105,259
10%	60%	£352,053	£356,300	£354,389	£358,636	£349,520	£351,856
15%	60%	£295,260	£301,632	£298,766	£305,138	£291,462	£294,967
20%	60%	£238,469	£246,964	£243,143	£251,638	£233,405	£238,078
25%	60%	£181,678	£192,297	£187,519	£198,139	£175,347	£181,188
30%	60%	£124,886	£137,629	£131,896	£144,639	£117,288	£124,298
35%	60%	£68,095	£82,961	£76,273	£91,139	£59,230	£67,409
40%	60%	£11,302	£28,294	£20,649	£37,641	£1,172	£10,519
45%	60%	-£46,233	-£26,805	-£35,546	-£16,119	-£57,816	-£47,128
50%	60%	-£103.953	-£82 367	-£92.079	-£70 493	-£116.823	-£104 949

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£173,364	-£173,364	-£173,364	-£173,364	-£173,364	-£173,364
10%	71%	-£288,163	-£285,129		-£282,347	-£289,972	-£287,191
15%	71%	-£345,562	-£341,011		-£336,838		-£344,103
20%	71%	-£402,962	-£396,893	-£397,398	-£391,329	-£406,580	-£401,016
25%	71%	-£460,361	-£452,775		-£445,821		-£457,928
30%	71%	-£517,760	-£508,658	-£509,415	-£500,312		-£514,842
35%	71%	-£575,159	-£564,540		-£554,804		-£571,754
40%	71%	-£632,558	-£620,422	-£621,431	-£609,295		-£628,667
45%	71%	-£690,791	-£676,915 -£733,711		-£664,192		-£686,342
50%	71%	-£749,129	-£733,711	-£734,992	-£719,574	-£758,322	-£744,186
100%	71%	-£1,333,290	-£1,302,419		-£1,274,114		-£1,323,392
10%	75%	-£288,543	-£285,888		-£282,967	-£290,125	-£287,204
15%	75%	-£346,132	-£342,150		-£337,768		-£344,125
20%	75%	-£403,721	-£398,412	-£397,880	-£392,570	-£406,886	-£401,045
25%	75%	-£461,310	-£454,673	-£454,007	-£447,371	-£465,267	-£457,965
30%	75%	-£518,899	-£510,935	-£510,136	-£502,172		-£514,885
35%	75%	-£576,488	-£567,197		-£556,974	-£582,028	-£571,805
40%	75%	-£634,077	-£623,458	-£622,394	-£611,774		-£628,726
45%	75%	-£692,528	-£680,385		-£667,027		-£686,408
50%	75%	-£751,059	-£737,567		-£722,724		-£744,259
10%	60%	-£286,947	-£282,700		-£280,364	-£289,480	-£287,144
15%	60%	-£343,740	-£337,368	-£340,234	-£333,862		-£344,033
20%	60%	-£400,531	-£392,036		-£387,362	-£405,595	-£400,922
25%	60%	-£457,322	-£446,703		-£440,861		-£457,812
30%	60%	-£514,114	-£501,371	-£507,104	-£494,361		-£514,702
35%	60%	-£570,905	-£556,039		-£547,861		-£571,591
40%	60%	-£627,698	-£610,706		-£601,359		-£628,481
45%	60%	-£685,233	-£665,805		-£655,119		-£686,128
50%	60%	-£742 953	-£721.367		-£709.493		-£743.949

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£47,871	-£47,871	-£47,871	-£47,871	-£47,871	-£47,871
10%	71%	-£162,671	-£159,636	-£159,889	-£156,855	-£164,480	-£161,698
15%	71%	-£220,070	-£215,519				
20%	71%	-£277,469	-£271,400	-£271,906		-£281,087	-£275,524
25%	71%	-£334,868	-£327,283				
30%	71%	-£392,267	-£383,165	-£383,922	-£374,820	-£397,694	-£389,349
35%	71%	-£449,667	-£439,048				
40%	71%	-£507,066	-£494,929	-£495,939	-£483,802	-£514,315	-£503,175
45%	71%	-£565,298	-£551,422				
50%	71%	-£623,637	-£608,218		-£594,081	-£632,829	
100%	71%	-£1,207,798	-£1,176,926	-£1,179,493	-£1,148,621	-£1,226,204	
10%	75%	-£163,050	-£160,396	-£160,129	-£157,475	-£164,633	-£161,712
15%	75%	-£220,639	-£216,657			-£223,014	
20%	75%	-£278,228	-£272,919			-£281,394	
25%	75%	-£335,818	-£329,181				
30%	75%	-£393,407	-£385,442	-£384,644	-£376,679	-£398,155	
35%	75%	-£450,996	-£441,704				
40%	75%	-£508,585	-£497,966	-£496,902		-£514,940	
45%	75%	-£567,036	-£554,893		-£541,534	-£574,274	
50%	75%	-£625,566	-£612,075				
10%	60%	-£161,455	-£157,207				
15%	60%	-£218,247	-£211,876	-£214,741		-£222,045	-£218,540
20%	60%	-£275,038	-£266,543				
25%	60%	-£331,829	-£321,211		-£315,369	-£338,161	
30%	60%	-£388,622	-£375,879			-£396,220	
35%	60%	-£445,413	-£430,546				
40%	60%	-£502,205	-£485,214				
45%	60%	-£559,741	-£540,313	-£549,054		-£571,324	-£560,636
50%	60%	-£617.460	-£595.875				

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLI
0%	71%	£170,617	£170,617	£170,617	£170,617	£170,617	£170,617
10%	71%	£55,817	£58,852	£58,599	£61,634	£54,009	£56,790
15%	71%	-£1,582	£2,969	£2,591	£7,143	-£4,295	-£122
20%	71%	-£58,981	-£52,912	-£53,417	-£47,348	-£62,599	-£57,035
25%	71%	-£116,380		-£109,425	-£101,841		-£113,948
30%	71%				-£156,332		-£170,861
35%	71%	-£231,178	-£220,559	-£221,442	-£210,823	-£237,510	-£227,773
40%	71%				-£265,314		-£284,686
45%	71%	-£346,810	-£332,934	-£334,088	-£320,211	-£355,084	-£342,361
50%	71%				-£375,593		-£400,205
100%	71%		-£958,438	-£961,005	-£930,133	-£1,007,716	-£979,411
10%	75%	£55,438	£58,093	£58,359	£61,013	£53,856	£56,777
15%	75%	-£2,151	£1,831	£2,230	£6,213	-£4,525	-£144
20%	75%	-£59,740	-£54,431	-£53,899	-£48,589	-£62,905	-£57,064
25%	75%	-£117,330	-£110,692	-£110,027	-£103,390	-£121,287	-£113,985
30%	75%		-£166,954	-£166,156	-£158,191		-£170,905
35%	75%				-£212,993		-£227,825
40%	75%	-£290,096			-£267,793	-£296,451	-£284,745
45%	75%				-£323,046		-£342,427
50%	75%	-£407.078			-£378.743		-£400.278
10%	60%	£57,033	£61,281	£59,370	£63,617	£54,501	£56,837
15%	60%	£241	£6.613	£3.747	£10.118	-£3.557	-£52
20%	60%	-£56.550	-£48.055	-£51.877	-£43.381	-£61.615	-£56.941
25%	60%		-£102.722		-£96.880		-£113,832
30%	60%		-£157.391		-£150.380		-£170.721
35%	60%				-£203,880		-£227,610
40%	60%		-£266,725		-£257.379		-£284,500
45%	60%		-£321.825		-£311.138		-£342.147
50%	60%		-£377.386		-£365.512	-£411 842	-£399.968

£90,000,000

£72,325,000

£41,552,000

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

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£269.506	£269.506	£269.506	£269,506	£269.506	£269,506
10%	71%	£154,706	£157.741	£157.488	£160.522	£152.897	£155,679
15%	71%	£97.307	£101.858	£101.480	£106.031	£94.594	£98,767
20%	71%	£39,908	£45.977	£45,471	£51.540	£36,290	£41.854
25%	71%	-£17.491	-£9,906	-£10.536	-£2.952	-£22.014	-£15.059
30%	71%	-£74.890	-£65,788	-£66.545	-£57.443	-£80.317	-£71.972
35%	71%	-£132,289	-£121.671	-£122.553	-£111.934	-£138.621	-£128.884
40%	71%	-£189.689	-£177.552				-£185,798
45%	71%	-F247 921	-£234 045				-£243.472
50%	71%	-£306.259	-£290.841				
100%	71%	-£890.421	-£859 549				-£880.522
10%	75%	£154.327	£156.981	£157.248	£159.902	£152.744	£155,665
15%	75%	£96,738	£100.720	£101.119	£105.102	£94.363	£98.744
20%	75%	£39.149	£44,458	£44.990	£50.300	£35.983	£41.824
25%	75%	-£18.441	-£11.804	-£11.138	-£4.502	-£22.398	-£15.096
30%	75%	-£76.030	-£68.065	-£67.267	-£59.302	-£80,778	-£72.016
35%	75%	-£133.619	-£124.327	-£123.396	-£114.104		-£128.936
40%	75%	-£191.208	-£180,589				
45%	75%	-£249.659	-£237.516				-£243.539
50%	75%	-£308.189	-£294.698				-£301,390
10%	60%	£155.922	£160.170	£158.258	£162.506	£153.390	£155,726
15%	60%	£99,130	£105,501	£102,636	£109,007	£95,332	£98,837
20%	60%	£42.339	£50.834	£47.012	£55.507	£37,274	£41.947
25%	60%	-£14,452	-£3,833	-£8,611	£2,009	-£20,784	-£14,943
30%	60%	-£71.245	-£58.502	-£64.234	-£51.491	-£78.843	-£71.832
35%	60%	-£128,036	-£113,169	-£119,858	-£104,991	-£136,901	-£128,721
40%	60%	-£184.828	-£167.837		-£158.490		-£185.612
45%	60%	-£242,363	-£222,936				-£243,259
50%	60%	-£300.083	-£278.498		-£266 624		-£301.079

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£342,813	£342,813	£342,813	£342,813	£342,813	£342,813
10%	71%	£228,014	£231,048	£230,796	£233,830	£226,205	£228,987
15%	71%	£170,615	£175,166	£174,788	£179,339	£167,901	£172,074
20%	71%	£113,215	£119,284	£118,779	£124,848	£109,598	£115,161
25%	71%	£55,816	£63,402	£62,771	£70,356	£51,294	£58,249
30%	71%	-£1,583	£7,519	£6,762	£15,865	-£7,010	£1,336
35%	71%	-£58,982	-£48,363	-£49,245	-£38,626	-£65,313	-£55,577
40%	71%	-£116,381	-£104,244	-£105,254	-£93,117		-£112,490
45%	71%	-£174,614	-£160,738				-£170,165
50%	71%	-£232,952	-£217,534			-£242,144	-£228,009
100%	71%	-£817,113	-£786,241	-£788,809	-£757,937	-£835,520	-£807,215
10%	75%	£227,634	£230,289	£230,555	£233,210	£226,052	£228,973
15%	75%	£170,045	£174,027	£174,426	£178,409	£167,671	£172,052
20%	75%	£112,457	£117,766	£118,298	£123,607	£109,291	£115,132
25%	75%	£54,867	£61,504	£62,170	£68,806	£50,910	£58,212
30%	75%	-£2,722	£5,242	£6,041	£14,005	-£7,470	£1,292
35%	75%	-£60,311	-£51,019	-£50,088	-£40,796	-£65,851	-£55,628
40%	75%	-£117,900	-£107,281	-£106,217	-£95,597	-£124,255	-£112,548
45%	75%	-£176,351	-£164,208				-£170,231
50%	75%	-£234,882	-£221,390		-£206,547		-£228,082
10%	60%	£229,230	£233,477	£231,566	£235,813	£226,697	£229,034
15%	60%	£172,438	£178,809	£175,943	£182,315	£168,639	£172,144
20%	60%	£115,646	£124,141	£120,320	£128,815	£110,582	£115,255
25%	60%	£58,855	£69,474	£64,696	£75,316	£52,524	£58,365
30%	60%	£2,063	£14,806	£9,073	£21,816	-£5,535	£1,475
35%	60%	-£54,728	-£39,862	-£46,550	-£31,684		-£55,414
40%	60%	-£111,520	-£94,529	-£102,174	-£85,182	-£121,651	-£112,304
45%	60%	-£169,056	-£149,628				-£169,951
50%	60%	-£226,776	-£205 190				-£227,772

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£417,470	£417,470	£417,470	£417,470	£417,470	£417,470
10%	71%	£302,670	£305,705	£305,452	£308,486	£300,861	£303,643
15%	71%	£245,271	£249,822	£249,444	£253,995	£242,558	£246,731
20%	71%	£187,872	£193,941	£193,435	£199,504	£184,254	£189,818
25%	71%	£130,473	£138,058	£137,428	£145,012	£125,950	£132,905
30%	71%	£73,074	£82,176	£81,419	£90,521	£67,647	£75,992
35%	71%	£15,675	£26,293	£25,411	£36,030	£9,343	£19,080
40%	71%	-£41,725	-£29,588	-£30,598	-£18,461	-£48,973	-£37,834
45%	71%	-£99,957	-£86,081	-£87,235	-£73,358		-£95,508
50%	71%	-£158,295	-£142,877	-£144,159	-£128,740	-£167,488	-£153,352
100%	71%	-£742,457					-£732,558
10%	75%	£302,291	£304,945	£305,212	£307,866	£300,708	£303,629
15%	75%	£244,702	£248,684	£249,083	£253,066	£242,327	£246,708
20%	75%	£187,113	£192,422	£192,954	£198,264	£183,947	£189,788
25%	75%	£129,523	£136,160	£136,826	£143,462	£125,566	£132,868
30%	75%	£71,934	£79,899	£80,697	£88,662	£67,186	£75,948
35%	75%	£14,345	£23,637	£24,568	£33,860	£8,805	£19,028
40%	75%	-£43,244	-£32,625	-£31,561	-£20,941	-£49,599	-£37,892
45%	75%	-£101,695	-£89,552	-£88,335	-£76,193		-£95,575
50%	75%	-£160,225	-£146,734	-£145,382	-£131,891	-£168,269	-£153,426
10%	60%	£303,886	£308,134	£306,222	£310,470	£301,354	£303,690
15%	60%	£247,094	£253,465	£250,600	£256,971	£243,296	£246,801
20%	60%	£190,303	£198,798	£194,976	£203,471	£185,238	£189,911
25%	60%	£133,512	£144,131	£139,353	£149,973	£127,180	£133,021
30%	60%	£76,719	£89,462	£83,730	£96,473	£69,121	£76,132
35%	60%	£19,928	£34,795	£28,106	£42,973	£11,063	£19,243
40%	60%	-£36,864	-£19,873	-£27,517	-£10,526	-£46,994	-£37,648
45%	60%	-£94,399	-£74,972	-£83,713	-£64,285	-£105,983	-£95,295
50%	60%	-£152,119	-£130,534	-£140,245	-£118,660	-£164,989	-£153,115

£17,299,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£267,241	£267,241	£267,241	£267,241	£267,241	£267,241
10%	71%	£152,441	£155,476	£155,223	£158,258	£150,632	£153,414
15%	71%	£95,042	£99,593	£99,215	£103,766	£92,329	£96,502
20%	71%	£37,643	£43,712	£43,207	£49,275	£34,025	£39,589
25%	71%	-£19,756	-£12,171	-£12,801	-£5,217	-£24,278	-£17,324
30%	71%	-£77,155	-£68,053	-£68,810	-£59,708	-£82,582	-£74,237
35%	71%	-£134,554	-£123,935				
40%	71%	-£191,954	-£179,817	-£180,827	-£168,690	-£199,202	-£188,062
45%	71%	-£250,186	-£236,310				
50%	71%	-£308,524	-£293,106	-£294,388	-£278,969	-£317,717	
100%	71%	-£892,686	-£861,814				
10%	75%	£152,062	£154,716	£154,983	£157,637	£150,480	£153,401
15%	75%	£94,473	£98,455	£98,854	£102,837	£92,099	£96,479
20%	75%	£36,884	£42,193	£42,725	£48,035	£33,718	£39,559
25%	75%	-£20,706	-£14,069	-£13,403	-£6,767	-£24,663	-£17,361
30%	75%	-£78,295	-£70,330	-£69,532	-£61,567	-£83,043	-£74,281
35%	75%	-£135,884	-£126,592				
40%	75%	-£193,472	-£182,853	-£181,789	-£171,170	-£199,828	-£188,121
45%	75%	-£251,924	-£239,781	-£238,564			
50%	75%	-£310,454	-£296,963		-£282,119	-£318,498	-£303,654
10%	60%	£153,657	£157,905	£155,993	£160,241	£151,125	£153,461
15%	60%	£96,865	£103,236	£100,371	£106,742	£93,067	£96,572
20%	60%	£40,074	£48,569	£44,747	£53,242	£35,009	£39,683
25%	60%	-£16,717	-£6,098	-£10,876	-£256	-£23,049	-£17,208
30%	60%	-£73,509	-£60,767	-£66,499	-£53,756	-£81,108	-£74,097
35%	60%	-£130,301	-£115,434	-£122,123	-£107,256	-£139,165	-£130,986
40%	60%	-£187.093	-£170,102				
45%	60%	-£244.628	-£225.201		-£214.514		-£245,524

| 45% | 60% | -1244 (528 | 50% | 60% | -1244 (528 | 50% | 60% | -1244 (528 | 50% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 6

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£369,971	£369,971	£369,971	£369,971	£369,971	£369,971
10%	71%	£255,171	£258,206	£257,953	£260,987	£253,362	£256,144
15%	71%	£197,772	£202,323	£201,945	£206,496	£195,059	£199,232
20%	71%	£140,373	£146,442	£145,936	£152,005	£136,755	£142,319
25%	71%	£82,974	£90,559	£89,929	£97,513	£78,451	£85,406
30%	71%	£25,575	£34,677	£33,920	£43,022	£20,148	£28,493
35%	71%	-£31,824	-£21,206	-£22,088	-£11,469	-£38,156	-£28,419
40%	71%	-£89,224	-£77,087	-£78,097	-£65,960	-£96,472	-£85,333
45%	71%	-£147,456	-£133,580	-£134,734		-£155,730	-£143,007
50%	71%	-£205,794					-£200,851
100%	71%	-£789,956	-£759,084		-£730,779	-£808,362	-£780,057
10%	75%	£254,792	£257,446	£257,713	£260,367	£253,209	£256,130
15%	75%	£197,203	£201,185	£201,584	£205,567	£194,828	£199,209
20%	75%	£139,614	£144,923	£145,455	£150,765	£136,448	£142,289
25%	75%	£82,024	£88,661	£89,327	£95,963	£78,067	£85,369
30%	75%	£24,435	£32,400	£33,198	£41,163	£19,687	£28,449
35%	75%	-£33,154	-£23,862	-£22,931	-£13,639	-£38,694	-£28,471
40%	75%	-£90,743	-£80,124	-£79,060	-£68,440	-£97,098	-£85,391
45%	75%	-£149,194	-£137,051	-£135,834		-£156,432	-£143,074
50%	75%	-£207,724	-£194,233	-£192,881	-£179,390	-£215,768	-£200,925
10%	60%	£256,387	£260,635	£258,723	£262,971	£253,855	£256,191
15%	60%	£199,595	£205,966	£203,101	£209,472	£195,797	£199,302
20%	60%	£142,804	£151,299	£147,477	£155,972	£137,739	£142,412
25%	60%	£86,013	£96,632	£91,854	£102,474	£79,681	£85,522
30%	60%	£29,220	£41,963	£36,231	£48,974	£21,622	£28,633
35%	60%	-£27,571	-£12,704	-£19,393	-£4,526	-£36,436	-£28,256
40%	60%	-£84,363	-£67,372	-£75,016	-£58,025	-£94,493	-£85,147
45%	60%	-£141,898	-£122,471	-£131,212	-£111,784	-£153,482	-£142,794
50%	60%	-£199,618		-£187,744			-£200,614

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£417,470	£417,470	£417,470	£417,470	£417,470	£417,470
10%	71%	£302,670	£305,705	£305,452	£308,486	£300,861	£303,643
15%	71%	£245,271	£249,822	£249,444	£253,995	£242,558	£246,731
20%	71%	£187,872	£193,941	£193,435	£199,504	£184,254	£189,818
25%	71%	£130,473	£138,058	£137,428	£145,012	£125,950	£132,905
30%	71%	£73,074	£82,176	£81,419	£90,521	£67,647	£75,992
35%	71%	£15,675	£26,293	£25,411	£36,030	£9,343	£19,080
40%	71%	-£41,725	-£29,588	-£30,598	-£18,461	-£48,973	-£37,834
45%	71%	-£99,957	-£86,081	-£87,235	-£73,358	-£108,231	-£95,508
50%	71%	-£158,295	-£142,877		-£128,740		-£153,352
100%	71%	-£742,457	-£711,585				
10%	75%	£302,291	£304,945	£305,212	£307,866	£300,708	£303,629
15%	75%	£244,702	£248,684	£249,083	£253,066	£242,327	£246,708
20%	75%	£187,113	£192,422	£192,954	£198,264	£183,947	£189,788
25%	75%	£129,523	£136,160	£136,826	£143,462	£125,566	£132,868
30%	75%	£71.934	£79.899	£80,697	£88.662	£67.186	£75,948
35%	75%	£14,345	£23,637	£24,568	£33,860	£8,805	£19,028
40%	75%	-£43.244	-£32.625	-£31.561	-£20.941	-£49.599	-£37,892
45%	75%	-£101,695	-£89,552	-£88,335	-£76,193		-£95,575
50%	75%	-£160.225	-£146.734		-£131.891		-£153,426
10%	60%	£303.886	£308.134	£306,222	£310.470	£301.354	£303,690
15%	60%	£247,094	£253,465	£250,600	£256,971	£243,296	£246,801
20%	60%	£190.303	£198.798	£194.976	£203.471	£185.238	£189.911
25%	60%	£133.512	£144.131	£139.353	£149.973	£127.180	£133.021
30%	60%	£76,719	£89.462	£83,730	£96,473	£69.121	£76.132
35%	60%	£19.928	£34.795	£28,106	£42.973	£11.063	£19,243
40%	60%	-£36.864	-£19.873	-£27.517	-£10.526	-£46,994	-£37.648
45%	60%	-£94.399	-£74.972	-£83.713	-£64.285	-£105.983	-£95,295
609/	60%	£1E2 110	£130 £34	-6140 246	£119 660	£164 090	£152 115

£27,943,000

£13,474,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£637,095	£637,095	£637,095	£637,095	£637,095	£637,095
10%	71%	£505,671	£509,202	£507,933	£511,463	£504,720	£506,981
15%	71%	£439,959	£445,256	£443,351	£448,648	£438,533	£441,925
20%	71%	£374,247	£381,309	£378,769	£385,832	£372,345	£376,868
25%	71%	£308,535	£317,363	£314,188	£323,016	£306,158	£311,812
30%	71%	£242,823	£253,416	£249,607	£260,200	£239,970	£246,754
35%	71%	£177,111	£189,470	£185,025	£197,385	£173,784	£181,698
40%	71%	£111,399	£125,524	£120,444	£134,569	£107,596	£116,642
45%	71%	£45,688	£61,577	£55,863	£71,753	£41,409	£51,584
50%	71%	-£20,352	-£2,408	-£8,861	£8,937	-£25,184	-£13,693
100%	71%	-£688,994	-£653,065	-£665,986	-£630,056	-£698,669	-£675,660
10%	75%	£505,317	£508,407	£507,691	£510,782	£504,485	£506,860
15%	75%	£439,429	£444,063	£442,990	£447,625	£438,181	£441,742
20%	75%	£373,539	£379,719	£378,289	£384,468	£371,875	£376,624
25%	75%	£307,650	£315,375	£313,586	£321,311	£305,571	£311,507
30%	75%	£241,762	£251,031	£248,885	£258,154	£239,266	£246,389
35%	75%	£175,873	£186,687	£184,184	£194,998	£172,962	£181,271
40%	75%	£109,984	£122,343	£119,481	£131,841	£106,656	£116,154
45%	75%	£44,096	£57,999	£54,780	£68,684	£40,352	£51,036
50%	75%	-£22,150	-£6,448	-£10,084	£5,527	-£26,377	-£14,312
10%	60%	£506,803	£511,746	£508,702	£513,646	£505,472	£507,371
15%	60%	£441,657	£449,072	£444,506	£451,921	£439,660	£442,510
20%	60%	£376,511	£386,398	£380,310	£390,197	£373,848	£377,647
25%	60%	£311,365	£323,724	£316,114	£328,472	£308,037	£312,786
30%	60%	£246,219	£261,049	£251,918	£266,748	£242,226	£247,924
35%	60%	£181,073	£198,375	£187,722	£205,024	£176,414	£183,063
40%	60%	£115,927	£135,701	£123,525	£143,300	£110,602	£118,201
45%	60%	£50,781	£73,027	£59,329	£81,575	£44,791	£53,338
50%	60%	-£14.600	£10.353	-£4.947	£19.851	-£21.364	-£11.712

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

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

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

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

SR and SO at council Income SR and SO at GLA Income thresholds LAR and SO at council Income thresholds £90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£440.965	£440.965	£440.965	£440.965	£440.965	£440.965
10%	71%	£309.541	£313.072	£311.802	£315.333	£308.590	£310.851
15%	71%	£243.829	£249.126	£247.221	£252.517	£242,402	£245,795
20%	71%	£178.116	£185.179	£182.639	£189.701	£176.215	£180,737
25%	71%	£112.405	£121,233	£118.058	£126.885	£110.027	£115,681
30%	71%	£46,692	£57.286	£53,476	£64.070	£43.840	£50.624
35%	71%	-£19,019	-£6,660	-£11,105	£1,255	-£22,347	-£14,433
40%	71%	-£84.731	-£70.606	-£75.686	-£61.561	-£88.534	-£79,489
45%	71%	-£150.443	-£134.553	-£140.267			-£144.546
50%	71%	-£216,483	-£198,538				-£209,823
100%	71%	-£885.125	-£849.195				-£871.790
10%	75%	£309,186	£312,277	£311,561	£314,651	£308,355	£310,729
15%	75%	£243,298	£247,933	£246,860	£251,494	£242,050	£245,612
20%	75%	£177,409	£183,588	£182,158	£188,338	£175,745	£180,494
25%	75%	£111,520	£119,245	£117,456	£125,181	£109,440	£115,376
30%	75%	£45,632	£54,900	£52,755	£62,024	£43,136	£50,259
35%	75%	-£20,257	-£9,443	-£11,947	-£1,133	-£23,169	-£14,859
40%	75%	-£86,147	-£73,787	-£76,649	-£64,290	-£89,474	-£79,977
45%	75%	-£152,035	-£138,132				-£145,094
50%	75%	-£218,280	-£202,579	-£206,214			-£210,442
10%	60%	£310,673	£315,616	£312,572	£317,516	£309,341	£311,240
15%	60%	£245,526	£252,942	£248,376	£255,791	£243,530	£246,379
20%	60%	£180,380	£190,268	£184,180	£194,067	£177,718	£181,517
25%	60%	£115,234	£127,594	£119,983	£132,342	£111,907	£116,656
30%	60%	£50,089	£64,919	£55,787	£70,618	£46,095	£51,794
35%	60%	-£15,057	£2,245	-£8,409	£8,893	-£19,716	-£13,068
40%	60%	-£80,203	-£60,429	-£72,606	-£52,831	-£85,528	-£77,930
45%	60%	-£145,349	-£123,103	-£136,802	-£114,556	-£151,339	-£142,792
50%	60%	-£210.730	-£185 777				-£207.842

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

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£514,272	£514,272	£514,272	£514,272	£514,272	£514,272
10%	71%	£382,848	£386,379	£385,110	£388,641	£381,897	£384,159
15%	71%	£317,136	£322,433	£320,529	£325,825	£315,710	£319,102
20%	71%	£251,424	£258,486	£255,946	£263,009	£249,522	£254,045
25%	71%	£185,712	£194,540	£191,365	£200,193	£183,335	£188,989
30%	71%	£120,000	£130,593	£126,784	£137,377	£117,147	£123,931
35%	71%	£54,289	£66,647	£62,203	£74,562	£50,961	£58,875
40%	71%	-£11,424	£2,701	-£2,379	£11,746	-£15,227	-£6,181
45%	71%	-£77,135	-£61,246	-£66,960	-£51,070	-£81,414	-£71,239
50%	71%	-£143,175	-£125,231	-£131,684	-£113,885	-£148,007	-£136,515
100%	71%	-£811,817	-£775,888				-£798,483
10%	75%	£382,494	£385,584	£384,869	£387,959	£381,662	£384,037
15%	75%	£316,606	£321,240	£320,167	£324,802	£315,358	£318,919
20%	75%	£250,717	£256,896	£255,466	£261,645	£249,052	£253,802
25%	75%	£184,827	£192,552	£190,763	£198,488	£182,748	£188,684
30%	75%	£118,939	£128,208	£126,062	£135,332	£116,443	£123,566
35%	75%	£53,050	£63,864	£61,361	£72,175	£50,139	£58,448
40%	75%	-£12,839	-£480	-£3,342	£9,018	-£16,167	-£6,669
45%	75%	-£78,727	-£64,824	-£68,043	-£54,139	-£82,471	-£71,787
50%	75%	-£144,973	-£129,271	-£132,906	-£117,296	-£149,200	-£137,135
10%	60%	£383,980	£388,923	£385,879	£390,823	£382,649	£384,548
15%	60%	£318,834	£326,249	£321,683	£329,098	£316,838	£319,687
20%	60%	£253,688	£263,575	£257,487	£267,374	£251,025	£254,824
25%	60%	£188,542	£200,901	£193,291	£205,650	£185,214	£189,963
30%	60%	£123,397	£138,226	£129,095	£143,926	£119,403	£125,101
35%	60%	£58,250	£75,552	£64,899	£82,201	£53,592	£60,240
40%	60%	-£6,896	£12,878	£702	£20,477	-£12,221	-£4,622
45%	60%	-£72,042	-£49,796	-£63,494	-£41,248	-£78,032	-£69,484
50%	60%	-£137.423	-£112.470		-£102.972		-£134.535

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£588,929	£588,929	£588,929	£588,929	£588,929	£588,929
10%	71%	£457,505	£461,036	£459,766	£463,297	£456,554	£458,815
15%	71%	£391,793	£397,090	£395,185	£400,481	£390,366	£393,759
20%	71%	£326,080	£333,143	£330,603	£337,665	£324,179	£328,701
25%	71%	£260,369	£269,197	£266,022	£274,849	£257,991	£263,645
30%	71%	£194,656	£205,250	£201,440	£212,034	£191,804	£198,588
35%	71%	£128,945	£141,304	£136,859	£149,219	£125,617	£133,531
40%	71%	£63,233	£77,358	£72,278	£86,403	£59,430	£68,475
45%	71%	-£2,479	£13,411	£7,697	£23,587	-£6,758	£3,418
50%	71%	-£68,519	-£50,574	-£57,028	-£39,229	-£73,351	-£61,859
100%	71%	-£737,161		-£714,152			-£723,826
10%	75%	£457,150	£460,241	£459,525	£462,615	£456,319	£458,693
15%	75%	£391,262	£395,897	£394,824	£399,458	£390,014	£393,576
20%	75%	£325,373	£331,552	£330,122	£336,302	£323,709	£328,458
25%	75%	£259,484	£267,209	£265,420	£273,145	£257,404	£263,340
30%	75%	£193,596	£202,864	£200,719	£209,988	£191,100	£198,223
35%	75%	£127,707	£138,521	£136,017	£146,831	£124,795	£133,105
40%	75%	£61,817	£74,177	£71,315	£83,674	£58,490	£67,987
45%	75%	-£4,071	£9,832	£6,614	£20,518	-£7,815	£2,870
50%	75%	-£70,316	-£54,615	-£58,250	-£42,639	-£74,544	-£62,478
10%	60%	£458,637	£463,580	£460,536	£465,480	£457,305	£459,204
15%	60%	£393,490	£400,906	£396,340	£403,755	£391,494	£394,343
20%	60%	£328,344	£338,232	£332,144	£342,031	£325,682	£329,481
25%	60%	£263,198	£275,558	£267,947	£280,306	£259,871	£264,620
30%	60%	£198,053	£212,883	£203,751	£218,582	£194,059	£199,758
35%	60%	£132,907	£150,209	£139,555	£156,857	£128,248	£134,896
40%	60%	£67,761	£87,535	£75,358	£95,133	£62,436	£70,034
45%	60%	£2,615	£24,861	£11,162	£33,408	-£3,375	£5,172
50%	60%	-£62.766	-£37.813	-£53.113	-£28.316	-£69.531	-£59.878

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

£27,943,000

		SR and SO at	SR and SO at GLA	LAR and SO at	LAR and SO at		
	% of AH as	council Income	Income	council Income	GLA Income		
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LLR
0%	71%	£438,700	£438,700	£438,700	£438,700	£438,700	£438,700
10%	71%	£307,276	£310,807	£309,537	£313,068	£306,325	£308,586
15%	71%	£241,564	£246,861	£244,956	£250,252	£240,137	£243,530
20%	71%	£175,851	£182,914	£180,374	£187,436	£173,950	£178,473
25%	71%	£110,140	£118,968	£115,793	£124,620	£107,762	£113,416
30%	71%	£44,428	£55,021	£51,211	£61,805	£41,575	£48,359
35%	71%	-£21,284	-£8,925	-£13,370	-£1,010	-£24,612	-£16,697
40%	71%	-£86,996	-£72,871	-£77,951	-£63,826	-£90,799	-£81,754
45%	71%	-£152.708	-£136.818			-£156.986	
50%	71%	-£218,747	-£200,803				
100%	71%	-£887.390	-£851.460				
10%	75%	£306,922	£310,012	£309,296	£312,386	£306,090	£308,464
15%	75%	£241.033	£245.668	£244.595	£249.230	£239.785	£243.347
20%	75%	£175,144	£181,323	£179,893	£186,073	£173,480	£178,229
25%	75%	£109.255	£116.980	£115.191	£122.916	£107.175	£113.111
30%	75%	£43,367	£52,635	£50,490	£59,759	£40,871	£47,994
35%	75%	-£22.522	-£11.708	-£14.212	-£3,398	-£25,434	-£17.124
40%	75%	-£88,411	-£76,052	-£78,914	-£66,554	-£91,739	-£82,242
45%	75%	-£154.300	-£140.396			-£158.044	-£147.359
50%	75%	-£220,545	-£204,843				
10%	60%	£308.408	£313.351	£310.307	£315.251	£307.076	£308.975
15%	60%	£243,262	£250,677	£246,111	£253,526	£241,265	£244,114
20%	60%	£178,115	£188,003	£181,915	£191,802	£175,453	£179,252
25%	60%	£112,969	£125,329	£117,719	£130,077	£109,642	£114,391
30%	60%	£47,824	£62,654	£53,522	£68,353	£43,830	£49,529
35%	60%	-£17,322	-£20	-£10,674	£6,628	-£21,981	-£15,332
40%	60%	-£82,468	-£62,694	-£74,871	-£55,096	-£87,793	-£80,195
45%	60%	-£147,614	-£125,368	-£139,067	-£116,821	-£153,604	-£145,057
50%	60%	-£212.995	-£188.042				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£541,430	£541,430	£541,430	£541,430	£541,430	£541,430
10%	71%	£410,006	£413,537	£412,267	£415,798	£409,055	£411,316
15%	71%	£344,294	£349,591	£347,686	£352,982	£342,867	£346,260
20%	71%	£278,581	£285,644	£283,104	£290,166	£276,680	£281,202
25%	71%	£212,870	£221,698	£218,523	£227,350	£210,492	£216,146
30%	71%	£147,157	£157,751	£153,941	£164,535	£144,305	£151,089
35%	71%	£81,446	£93,805	£89,360	£101,720	£78,118	£86,032
40%	71%	£15,734	£29,859	£24,779	£38,904	£11,931	£20,976
45%	71%	-£49,978	-£34,088	-£39,802	-£23,912	-£54,257	-£44,081
50%	71%	-£116,018	-£98,073	-£104,527	-£86,728		
100%	71%	-£784,660	-£748,730			-£794,334	
10%	75%	£409,651	£412,742	£412,026	£415,116	£408,820	£411,194
15%	75%	£343,763	£348,398	£347,325	£351,959	£342,515	£346,077
20%	75%	£277,874	£284,053	£282,623	£288,803	£276,210	£280,959
25%	75%	£211,985	£219,710	£217,921	£225,646	£209,905	£215,841
30%	75%	£146,097	£155,365	£153,220	£162,489	£143,601	£150,724
35%	75%	£80,208	£91,022	£88,518	£99,332	£77,296	£85,606
40%	75%	£14,318	£26,678	£23,816	£36,175	£10,991	£20,488
45%	75%	-£51,570	-£37,667	-£40,885	-£26,981	-£55,314	-£44,629
50%	75%	-£117,815	-£102,114	-£105,749	-£90,138	-£122,043	-£109,977
10%	60%	£411,138	£416,081	£413,037	£417,981	£409,806	£411,705
15%	60%	£345,991	£353,407	£348,841	£356,256	£343,995	£346,844
20%	60%	£280,845	£290,733	£284,645	£294,532	£278,183	£281,982
25%	60%	£215,699	£228,059	£220,448	£232,807	£212,372	£217,121
30%	60%	£150,554	£165,384	£156,252	£171,083	£146,560	£152,259
35%	60%	£85,408	£102,710	£92,056	£109,358	£80,749	£87,397
40%	60%	£20,262	£40,036	£27,859	£47,634	£14,937	£22,535
45%	60%	-£44,884	-£22,638	-£36,337	-£14,091	-£50,874	-£42,327
50%	60%	-£110,265	-£85,312	-£100,612	-£75,815		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£588,929	£588,929	£588,929	£588,929	£588,929	£588,929
10%	71%	£457,505	£461,036	£459,766	£463,297	£456,554	£458,815
15%	71%	£391,793	£397,090	£395,185	£400,481	£390,366	£393,759
20%	71%	£326,080	£333,143	£330,603	£337,665	£324,179	£328,701
25%	71%	£260,369	£269,197	£266,022	£274,849	£257,991	£263,645
30%	71%	£194,656	£205,250	£201,440	£212,034	£191,804	£198,588
35%	71%	£128,945	£141,304	£136,859	£149,219	£125,617	£133,531
40%	71%	£63,233	£77,358	£72,278	£86,403	£59,430	£68,475
45%	71%	-£2,479	£13,411	£7,697	£23,587	-£6,758	£3,418
50%	71%	-£68,519	-£50,574	-£57,028	-£39,229	-£73,351	-£61,859
100%	71%	-£737,161					-£723,826
10%	75%	£457,150	£460,241	£459,525	£462,615	£456,319	£458,693
15%	75%	£391,262	£395,897	£394,824	£399,458	£390,014	£393,576
20%	75%	£325,373	£331,552	£330,122	£336,302	£323,709	£328,458
25%	75%	£259,484	£267,209	£265,420	£273,145	£257,404	£263,340
30%	75%	£193,596	£202,864	£200,719	£209,988	£191,100	£198,223
35%	75%	£127,707	£138,521	£136,017	£146,831	£124,795	£133,105
40%	75%	£61,817	£74,177	£71,315	£83,674	£58,490	£67,987
45%	75%	-£4,071	£9,832	£6,614	£20,518	-£7,815	£2,870
50%	75%	-£70,316	-£54,615	-£58,250	-£42,639	-£74,544	-£62,478
10%	60%	£458,637	£463,580	£460,536	£465,480	£457,305	£459,204
15%	60%	£393,490	£400,906	£396,340	£403,755	£391,494	£394,343
20%	60%	£328,344	£338,232	£332,144	£342,031	£325,682	£329,481
25%	60%	£263,198	£275,558	£267,947	£280,306	£259,871	£264,620
30%	60%	£198,053	£212,883	£203,751	£218,582	£194,059	£199,758
35%	60%	£132,907	£150,209	£139,555	£156,857	£128,248	£134,896
40%	60%	£67,761	£87,535	£75,358	£95,133	£62,436	£70,034
45%	60%	£2,615	£24,861	£11,162	£33,408	-£3,375	£5,172
50%	60%	-£62,766	-£37,813	-£53,113	-£28,316	-£69,531	-£59,878

£13,474,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£539,388	£539,388	£539,388	£539,388	£539,388	£539,388
10%	71%	£417,334	£420,482	£419,996	£423,144	£415,945	£418,606
15%	71%	£356,307	£361,030	£360,299	£365,022	£354,223	£358,216
20%	71%	£295,280	£301,577	£300,604	£306,901	£292,502	£297,825
25%	71%	£234,254	£242,125	£240,908	£248,780	£230,781	£237,435
30%	71%	£173,227	£182,673	£181,212	£190,658	£169,059	£177,045
35%	71%	£112,200	£123,221	£121,516	£132,536	£107,338	£116,654
40%	71%	£51,173	£63,768	£61,820	£74,415	£45,617	£56,264
45%	71%	-£10,014	£4,316	£2,124	£16,293	-£16,368	-£4,194
50%	71%	-£72,040	-£56,038	-£58,514	-£42,512	-£79,099	-£65,573
100%	71%	-£693,068	-£661,029	-£665,986	-£633,946	-£707,202	-£680,120
10%	75%	£416,960	£419,715	£419,755	£422,510	£415,745	£418,539
15%	75%	£355,746	£359,879	£359,938	£364,071	£353,923	£358,115
20%	75%	£294,532	£300,043	£300,123	£305,633	£292,102	£297,691
25%	75%	£233,319	£240,207	£240,306	£247,193	£230,280	£237,268
30%	75%	£172,105	£180,371	£180,489	£188,755	£168,459	£176,843
35%	75%	£110,892	£120,535	£120,674	£130,317	£106,638	£116,420
40%	75%	£49,678	£60,698	£60,857	£71,878	£44,816	£55,995
45%	75%	-£11,725	£863	£1,041	£13,439	-£17,283	-£4,501
50%	75%	-£73,939	-£59,938	-£59,737	-£45,735	-£80,116	-£65,913
10%	60%	£418,529	£422,938	£420,765	£425,174	£416,585	£418,821
15%	60%	£358,101	£364,713	£361,455	£368,067	£355,184	£358,538
20%	60%	£297,672	£306,489	£302,144	£310,960	£293,783	£298,255
25%	60%	£237,243	£248,264	£242,833	£253,853	£232,382	£237,971
30%	60%	£176,814	£190,039	£183,522	£196,747	£170,981	£177,689
35%	60%	£116,386	£131,815	£124,211	£139,641	£109,580	£117,405
40%	60%	£55,957	£73,591	£64,901	£82,533	£48,179	£57,121
45%	60%	-£4,544	£15,366	£5,590	£25,427	-£13,438	-£3,214
50%	60%	-£65.961	-£43.560	-£54 599	-£32 198	-£75 844	-F64 482

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF -£99,612 -£220,394 -£280,784 -£341,175 -£401,565 -£461,955 -£522,346
0%	71%	-£99,612	-£99,612	-£99,612	-£99,612	-£99,612	-£99,612
10%	71%	-£221,666	-£218,518	-£219,004	-£215,856		-£220,394
15%	71%	-£282,693			-£273,978		
20%	71%	-£343,720	-£337,423	-£338,396	-£332,099	-£346,498	
25%	71%	-£404,746			-£390,220		
30%	71%	-£465,773	-£456,327	-£457,788	-£448,342	-£469,941	-£461,955
35%	71%	-£526,800			-£506,464		
40%	71%	-£587,827		-£577,180	-£564,585		-£582,736
45%	71%	-£649,014	-£634,684		-£622,707		-£643,194
50%	71%	-£711,040		-£697,514	-£681,512	-£718,099	-£704,573
100%	71%	-£1,332,068			-£1,272,946		
10%	75%	-£222,040		-£219,245	-£216,490	-£223,255	-£220,461
15%	75%	-£283,254			-£274,929		
20%	75%	-£344,468			-£333,367	-£346,898	-£341,309
25%	75%	-£405,681		-£398,694	-£391,807		
30%	75%	-£466,895			-£450,245		
35%	75%	-£528,108			-£508,683		
40%	75%	-£589,322			-£567,122	-£594,184	
45%	75%	-£650,725			-£625,561		
50%	75%	-£712,939			-£684,735		
10%	60%	-£220,471	-£216,062		-£213,826	-£222,415	-£220,179
15%	60%	-£280,899			-£270,933		
20%	60%	-£341,328		-£336,856	-£328,040	-£345,217	-£340,745
25%	60%	-£401,757			-£385,147		
30%	60%	-£462,186	-£448,961	-£455,478	-£442,253	-£468,019	-£461,311
35%	60%	-£522,614			-£499,359		
40%	60%	-£583,043	-£565,409		-£556,467		-£581,879
45%	60%	-£643.544			-£613,573		-£642.214
50%	60%	-£704.961			-£671 198		

Residual Land values compared to benchmark land values

В	enchmari	k Z1 - M	edium	

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£25,880	£25,880	£25,880	£25,880	£25,880	£25,880
10%	71%	-£96,174	-£93,025	-£93,512	-£90,363	-£97,563	-£94,901
15%	71%	-£157,201					
20%	71%	-£218,227			-£206,607		
25%	71%	-£279,254					
30%	71%	-£340,281	-£330,834			-£344,448	-£336,463
35%	71%	-£401,307				-£406,170	-£396,853
40%	71%	-£462,335	-£449,740	-£451,687	-£439,092	-£467,890	-£457,244
45%	71%	-£523,522		-£511,384	-£497,214		
50%	71%	-£585,547	-£569,545			-£592,606	
100%	71%	-£1,206,576		-£1,179,493	-£1,147,454		
10%	75%	-£96,548	-£93,792	-£93,753	-£90,998	-£97,763	-£94,968
15%	75%	-£157,761			-£149,436		
20%	75%	-£218,975	-£213,465		-£207,875	-£221,406	-£215,816
25%	75%	-£280,188			-£266,314		
30%	75%	-£341,402		-£333,018	-£324,752	-£345,048	-£336,664
35%	75%	-£402,616	-£392,972	-£392,834			
40%	75%	-£463,830	-£452,809	-£452,650	-£441,629	-£468,691	-£457,513
45%	75%	-£525,232					
50%	75%	-£587,446	-£573,445	-£573,245	-£559,243		-£579,421
10%	60%	-£94,978	-£90,569	-£92,742	-£88,333	-£96,923	-£94,687
15%	60%	-£155,407	-£148,794	-£152,053	-£145,441	-£158,324	-£154,969
20%	60%	-£215,836					
25%	60%	-£276,264	-£265,244	-£270,674	-£259,654	-£281,126	-£275,536
30%	60%	-£336,693	-£323,468			-£342,527	-£335,819
35%	60%	-£397,122					
40%	60%	-£457,550		-£448,607	-£430,974	-£465,329	-£456,386
45%	60%	-£518,052					
50%	60%	-£579 469					

compared to benchmark land values

Residual Land	values o
Bonchmark 71	- Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£244,368	£244,368	£244,368	£244,368	£244,368	£244,368
10%	71%	£122,315	£125,463	£124,977	£128,125	£120,925	£123,587
15%	71%	£61,287	£66,011	£65,280	£70,003	£59,204	£63,197
20%	71%	£261	£6,558	£5,585	£11,882	-£2,517	£2,806
25%	71%	-£60,765	-£52,894	-£54,112	-£46,239	-£64,238	-£57,585
30%	71%	-£121,793	-£112,346		-£104,362		
35%	71%	-£182,819	-£171,798	-£173,503	-£162,483	-£187,681	-£178,365
40%	71%	-£243,846	-£231,251		-£220,604		
45%	71%	-£305,034	-£290,703		-£278,726	-£311,387	-£299,214
50%	71%	-£367,059	-£351,057			-£374,118	
100%	71%	-£988,087	-£956,048	-£961,005	-£928,966	-£1,002,221	-£975,139
10%	75%	£121,941	£124,696	£124,735	£127,491	£120,726	£123,520
15%	75%	£60,727	£64,860	£64,919	£69,052	£58,904	£63,096
20%	75%	-£487	£5,023	£5,103	£10,614	-£2,917	£2,672
25%	75%	-£61,700	-£54,812	-£54,713	-£47,826	-£64,739	-£57,751
30%	75%	-£122,914	-£114,648		-£106,264		
35%	75%	-£184,128	-£174,484		-£164,703		
40%	75%	-£245,341	-£234,321		-£223,141		-£239,024
45%	75%	-£306,744	-£294,157				
50%	75%	-£368,958	-£354,957				
10%	60%	£123,510	£127,919	£125,746	£130,155	£121,565	£123,801
15%	60%	£63,081	£69,694	£66,436	£73,048	£60,164	£63,519
20%	60%	£2,653	£11,469	£7,125	£15,941	-£1,236	£3,235
25%	60%	-£57,776	-£46,755	-£52,186	-£41,166	-£62,637	-£57,048
30%	60%	-£118,205	-£104.980	-£111.497	-£98.272		
35%	60%	-£178,633	-£163,204		-£155,379	-£185,439	-£177,614
40%	60%	-£239.062	-£221.429				
45%	60%	-£299.563	-£279.653				

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£343,257	£343,257	£343,257	£343,257	£343,257	£343,257
10%	71%	£221,204	£224,352	£223,865	£227,014	£219,814	£222,476
15%	71%	£160,176	£164,900	£164,169	£168,892	£158,093	£162,085
20%	71%	£99,150	£105,447	£104,474	£110,771	£96,372	£101,695
25%	71%	£38,123	£45,995	£44,777	£52,649	£34,650	£41,304
30%	71%	-£22,904	-£13,457	-£14,918	-£5,473	-£27,071	-£19,085
35%	71%	-£83,930	-£72,909	-£74,615	-£63,594	-£88,793	-£79,476
40%	71%	-£144,958	-£132,363				
45%	71%	-£206.145	-£191.815				
50%	71%	-£268,170	-£252,168	-£254,644			
100%	71%	-£889.199	-£857.159				
10%	75%	£220,830	£223,585	£223,624	£226,379	£219,614	£222,409
15%	75%	£159.616	£163,749	£163.808	£167.941	£157.793	£161.985
20%	75%	£98,402	£103,912	£103,992	£109,502	£95,972	£101,561
25%	75%	£37,189	£44,076	£44,176	£51,063	£34,150	£41,137
30%	75%	-£24,025	-£15,759	-£15,641	-£7,375	-£27,671	-£19,287
35%	75%	-£85.239	-£75,595	-£75.456	-£65.814	-£89.492	-£79.711
40%	75%	-£146,453	-£135,432			-£151,314	
45%	75%	-£207.855	-£195.268				
50%	75%	-£270,069	-£256,068				-£262,044
10%	60%	£222,399	£226,808	£224,635	£229,044	£220,454	£222,690
15%	60%	£161,970	£168,583	£165,325	£171,936	£159,053	£162,408
20%	60%	£101,541	£110,358	£106,013	£114,830	£97,652	£102,124
25%	60%	£41,113	£52,133	£46,703	£57,723	£36,251	£41,841
30%	60%	-£19,316	-£6,091	-£12,608	£616	-£25,150	-£18,442
35%	60%	-£79,745	-£64,315	-£71,919	-£56,490	-£86,551	-£78,725
40%	60%	-£140,173	-£122,540			-£147,952	
45%	60%	-£200,675	-£180,765	-£190,541	-£170,703		-£199,344
50%	60%	-£262 092	-£239.690			-£271.974	-£260,612

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£416,565	£416,565	£416,565	£416,565	£416,565	£416,565
10%	71%	£294,511	£297,660	£297,173	£300,321	£293,122	£295,784
15%	71%	£233,484	£238,207	£237,477	£242,199	£231,400	£235,393
20%	71%	£172,457	£178,754	£177,781	£184,078	£169,680	£175,002
25%	71%	£111,431	£119,302	£118,085	£125,957	£107,958	£114,612
30%	71%	£50,404	£59,850	£58,389	£67,835	£46,236	£54,222
35%	71%	-£10,623	£398	-£1,307	£9,714	-£15,485	-£6,169
40%	71%	-£71,650	-£59,055	-£61,003	-£48,408	-£77,206	-£66,559
45%	71%	-£132,837	-£118,507				
50%	71%	-£194,863	-£178,861	-£181,337	-£165,335	-£201,921	-£188,396
100%	71%	-£815,891	-£783,852				
10%	75%	£294,137	£296,892	£296,932	£299,687	£292,922	£295,717
15%	75%	£232,923	£237,056	£237,115	£241,248	£231,100	£235,292
20%	75%	£171,709	£177,220	£177,300	£182,810	£169,279	£174,868
25%	75%	£110,496	£117,384	£117,483	£124,371	£107,457	£114,445
30%	75%	£49,283	£57,548	£57,667	£65,932	£45,636	£54,020
35%	75%	-£11,931	-£2,288	-£2,149	£7,494	-£16,185	-£6,403
40%	75%	-£73,145	-£62,124	-£61,965	-£50,945	-£78,007	-£66,828
45%	75%	-£134,547	-£121,960				
50%	75%	-£196,762	-£182,761	-£182,560	-£168,558	-£202,939	-£188,736
10%	60%	£295,706	£300,115	£297,942	£302,351	£293,762	£295,998
15%	60%	£235,278	£241,890	£238,632	£245,244	£232,361	£235,715
20%	60%	£174,849	£183,666	£179,321	£188,138	£170,960	£175,432
25%	60%	£114,420	£125,441	£120,011	£131,030	£109,559	£115,148
30%	60%	£53,992	£67,216	£60,699	£73,924	£48,158	£54,866
35%	60%	-£6,437	£8,992	£1,388	£16,818	-£13,243	-£5,418
40%	60%	-£66,866	-£49,232	-£57,922	-£40,290	-£74,644	-£65,701
45%	60%	-£127,367	-£107,457	-£117,233	-£97,396	-£136,261	-£126,036
50%	60%	-£188.784	-£166.383		-£155.021		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£491,221	£491,221	£491,221	£491,221	£491,221	£491,221
10%	71%	£369,168	£372,316	£371,829	£374,978	£367,778	£370,440
15%	71%	£308,140	£312,864	£312,133	£316,856	£306,057	£310,049
20%	71%	£247,114	£253,411	£252,438	£258,735	£244,336	£249,659
25%	71%	£186,087	£193,959	£192,741	£200,613	£182,614	£189,268
30%	71%	£125,060	£134,507	£133,046	£142,491	£120,893	£128,879
35%	71%	£64,034	£75,055	£73,349	£84,370	£59,171	£68,488
40%	71%	£3,006	£15,601	£13,654	£26,249	-£2,549	£8,097
45%	71%	-£58,181	-£43,851	-£46,042	-£31,873	-£64,534	-£52,361
50%	71%	-£120,206	-£104,204	-£106,680	-£90,678	-£127,265	-£113,739
100%	71%	-£741,235	-£709,195				
10%	75%	£368,794	£371,549	£371,588	£374,343	£367,578	£370,373
15%	75%	£307,580	£311,713	£311,772	£315,905	£305,757	£309,949
20%	75%	£246,366	£251,876	£251,956	£257,466	£243,936	£249,525
25%	75%	£185,153	£192,040	£192,140	£199,027	£182,114	£189,101
30%	75%	£123,939	£132,205	£132,323	£140,589	£120,293	£128,677
35%	75%	£62,725	£72,369	£72,508	£82,150	£58,472	£68,253
40%	75%	£1,511	£12,532	£12,691	£23,712	-£3,350	£7,829
45%	75%	-£59,891	-£47,304	-£47,126	-£34,728	-£65,449	-£52,668
50%	75%	-£122,105	-£108,104	-£107,903	-£93,902	-£128,282	-£114,080
10%	60%	£370,363	£374,772	£372,599	£377,008	£368,418	£370,654
15%	60%	£309,934	£316,547	£313,289	£319,900	£307,017	£310,372
20%	60%	£249,505	£258,322	£253,977	£262,794	£245,616	£250,088
25%	60%	£189,077	£200,097	£194,667	£205,687	£184,215	£189,805
30%	60%	£128,648	£141,873	£135,356	£148,580	£122,814	£129,522
35%	60%	£68,219	£83,649	£76,045	£91,474	£61,413	£69,239
40%	60%	£7,791	£25,424	£16,734	£34,367	£12	£8,955
45%	60%	-£52,711	-£32,801	-£42,577	-£22,739	-£61,605	-£51,380
50%	60%	-£114.128	-£91,726	-£102.766	-£80.365		

£17,299,000

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

% of AH as

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

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£443,722	£443,722	£443,722	£443,722	£443,722	£443,722
10%	71%	£321,669	£324,817	£324,330	£327,479	£320,279	£322,941
15%	71%	£260,641	£265,365	£264,634	£269,357	£258,558	£262,550
20%	71%	£199,615	£205,912	£204,939	£211,236	£196,837	£202,160
25%	71%	£138,588	£146,460	£145,242	£153,114	£135,115	£141,769
30%	71%	£77,561	£87,008	£85,547	£94,992	£73,394	£81,380
35%	71%	£16,535	£27,556	£25,850	£36,871	£11,672	£20,989
40%	71%	-£44,493	-£31,898	-£33,845	-£21,250	-£50,048	-£39,402
45%	71%	-£105,680	-£91,350	-£93,541	-£79,372		-£99,860
50%	71%	-£167,705					
100%	71%	-£788,734	-£756,694	-£761,651		-£802,867	-£775,785
10%	75%	£321,295	£324,050	£324,089	£326,844	£320,079	£322,874
15%	75%	£260,081	£264,214	£264,273	£268,406	£258,258	£262,450
20%	75%	£198,867	£204,377	£204,457	£209,967	£196,437	£202,026
25%	75%	£137,654	£144,541	£144,641	£151,528	£134,615	£141,602
30%	75%	£76,440	£84,706	£84,824	£93,090	£72,794	£81,178
35%	75%	£15,226	£24,870	£25,009	£34,651	£10,973	£20,754
40%	75%	-£45,988	-£34,967	-£34,808	-£23,787	-£50,849	-£39,670
45%	75%	-£107,390	-£94,803	-£94,625	-£82,227	-£112,948	-£100,167
50%	75%	-£169,604	-£155,603	-£155,402	-£141,401	-£175,781	-£161,579
10%	60%	£322,864	£327,273	£325,100	£329,509	£320,919	£323,155
15%	60%	£262,435	£269,048	£265,790	£272,401	£259,518	£262,873
20%	60%	£202,006	£210,823	£206,478	£215,295	£198,117	£202,589
25%	60%	£141,578	£152,598	£147,168	£158,188	£136,716	£142,306
30%	60%	£81,149	£94,374	£87,857	£101,081	£75,315	£82,023
35%	60%	£20,720	£36,150	£28,546	£43,975	£13,914	£21,740
40%	60%	-£39,708	-£22,075	-£30,765	-£13,132	-£47,487	-£38,544
45%	60%	-£100,210	-£80,300	-£90,076	-£70,238	-£109,104	-£98,879
50%	60%	-£161,627			-£127,864		-£160,147

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£491,221	£491,221	£491,221	£491,221	£491,221	£491,221
10%	71%	£369,168	£372,316	£371,829	£374,978	£367,778	£370,440
15%	71%	£308,140	£312,864	£312,133	£316,856	£306,057	£310,049
20%	71%	£247.114	£253.411	£252,438	£258,735	£244,336	£249,659
25%	71%	£186,087	£193,959	£192,741	£200,613	£182,614	£189,268
30%	71%	£125,060	£134,507	£133,046	£142,491	£120,893	£128,879
35%	71%	£64,034	£75,055	£73,349	£84,370	£59,171	£68,488
40%	71%	£3.006	£15.601	£13,654	£26,249	-£2.549	£8.097
45%	71%	-£58,181	-£43,851	-£46,042	-£31,873	-£64,534	-£52,361
50%	71%	-£120,206	-£104.204	-£106,680	-£90.678		
100%	71%	-£741,235	-£709,195		-£682,113		
10%	75%	£368.794	£371.549	£371.588	£374.343	£367.578	£370.373
15%	75%	£307,580	£311,713	£311,772	£315,905	£305,757	£309,949
20%	75%	£246,366	£251.876	£251.956	£257,466	£243.936	£249,525
25%	75%	£185,153	£192,040	£192,140	£199,027	£182,114	£189,101
30%	75%	£123.939	£132,205	£132.323	£140.589	£120.293	£128,677
35%	75%	£62.725	£72.369	£72.508	£82.150	£58.472	£68,253
40%	75%	£1.511	£12.532	£12.691	£23,712	-£3.350	£7.829
45%	75%	-£59,891	-£47,304	-£47,126	-£34,728	-£65,449	-£52,668
50%	75%	-£122.105	-£108.104		-£93.902		
10%	60%	£370.363	£374.772	£372.599	£377.008	£368,418	£370.654
15%	60%	£309,934	£316,547	£313,289	£319,900	£307,017	£310,372
20%	60%	£249.505	£258.322	£253.977	£262.794	£245.616	£250,088
25%	60%	£189,077	£200,097	£194,667	£205,687	£184,215	£189,805
30%	60%	£128.648	£141.873	£135,356	£148,580	£122.814	£129,522
35%	60%	£68,219	£83.649	£76.045	£91.474	£61.413	£69.239
40%	60%	£7,791	£25,424	£16,734	£34,367	£12	£8.955
45%	60%	-£52.711	-£32.801	-£42.577	-£22,739	-£61.605	-£51.380
50%	60%	-£114 128	-£01 726	-£102.766	-F80 365	-£124 010	-£112 648

£27,943,000

£13,474,000

122 - 4 Unit I	Development	
No Units	4	
Site Area	0.01 Ha	

	CIL Zone	3
	Value Area	Low
Sales value inflation		00
Build cost inflation		07

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£392,826	£392,826	£392,826	£392,826	£392,826	£392,826
10%	71%	£284,828	£287,403	£288,091	£290,666	£282,697	£285,959
15%	71%	£230,829	£234,692	£235,722	£239,586	£227,633	£232,527
20%	71%	£176,830	£181,980	£183,354	£188,504	£172,568	£179,093
25%	71%	£122,831	£129,269	£130,987	£137,424	£117,505	£125,660
30%	71%	£68,832	£76,558	£78,619	£86,344	£62,440	£72,226
35%	71%	£14,833	£23,846	£26,251	£35,264	£7,376	£18,794
40%	71%	-£39,807	-£29,337	-£26,544	-£16,075	-£48,469	-£35,206
45%	71%	-£94,688	-£82,911	-£79,768	-£67,990	-£104,433	-£89,513
50%	71%	-£149,571	-£136,484	-£132,993	-£119,906	-£160,398	-£143,821
100%	71%	-£699,179	-£672,976	-£665,986	-£639,783	-£720,858	-£687,665
10%	75%	£284,424	£286,678	£287,849	£290,103	£282,560	£285,985
15%	75%	£230,224	£233,603	£235,362	£238,741	£227,427	£232,565
20%	75%	£176,022	£180,529	£182,873	£187,380	£172,293	£179,144
25%	75%	£121,822	£127,455	£130,385	£136,018	£117,161	£125,724
30%	75%	£67,620	£74,381	£77,897	£84,656	£62,027	£72,304
35%	75%	£13,420	£21,306	£25,408	£33,295	£6,895	£18,883
40%	75%	-£41,448	-£32,287	-£27,523	-£18,362	-£49,028	-£35,102
45%	75%	-£96,536	-£86,230	-£80,870	-£70,564	-£105,063	-£89,397
50%	75%	-£151,622	-£140,172	-£134,215	-£122,765	-£161,097	-£143,690
10%	60%	£286,120	£289,725	£288,860	£292,465	£283,137	£285,877
15%	60%	£232,767	£238,175	£236,877	£242,286	£228,292	£232,403
20%	60%	£179,415	£186,625	£184,895	£192,106	£173,448	£178,929
25%	60%	£126,061	£135,075	£132,912	£141,925	£118,604	£125,455
30%	60%	£72,708	£83,524	£80,929	£91,745	£63,759	£71,980
35%	60%	£19,356	£31,974	£28,946	£41,565	£8,916	£18,506
40%	60%	-£34,553	-£19,896	-£23,413	-£8,756	-£46,680	-£35,540
45%	60%	-£88,779	-£72,290	-£76,246	-£59,757	-£102,422	-£89,889
50%	60%	-£143.004	-£124.683	-£129.079	-£110.758	-£158.163	-£144.238

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£246,174	-£246,174	-£246,174	-£246,174	-£246,174	
10%	71%	-£354,172	-£351,597	-£350,909	-£348,334	-£356,303	-£353,041
15%	71%	-£408,171	-£404,308				
20%	71%	-£462,170	-£457,020	-£455,646	-£450,496	-£466,432	-£459,907
25%	71%	-£516,169	-£509,731				
30%	71%	-£570,168	-£562,442	-£560,381	-£552,656		-£566,774
35%	71%	-£624,167	-£615,154			-£631,624	-£620,206
40%	71%	-£678,807	-£668,337			-£687,469	-£674,206
45%	71%	-£733,688	-£721,911				
50%	71%	-£788,571	-£775,484	-£771,993	-£758,906	-£799,398	
100%	71%	-£1,338,179	-£1,311,976				
10%	75%	-£354,576	-£352,322			-£356,440	
15%	75%	-£408,776	-£405,397				-£406,435
20%	75%	-£462,978	-£458,471	-£456,127	-£451,620	-£466,707	-£459,856
25%	75%	-£517,178	-£511,545			-£521,839	-£513,276
30%	75%	-£571,380	-£564,619		-£554,344		-£566,696
35%	75%	-£625,580	-£617,694				
40%	75%	-£680,448	-£671,287				-£674,102
45%	75%	-£735,536	-£725,230	-£719,870	-£709,564	-£744,063	
50%	75%	-£790,622	-£779,172				
10%	60%	-£352,880	-£349,275	-£350,140	-£346,535	-£355,863	
15%	60%	-£406,233	-£400,825				
20%	60%	-£459,585	-£452,375	-£454,105	-£446,894	-£465,552	-£460,071
25%	60%	-£512,939	-£503,925				
30%	60%	-£566,292	-£555,476			-£575,241	
35%	60%	-£619,644	-£607,026				
40%	60%	-£673,553	-£658,896				
45%	60%	-£727,779	-£711,290				
50%	60%	-£782.004	-£763.683				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£120,682					
10%	71%	-£228,679	-£226,104	-£225,417			-£227,548
15%	71%	-£282,679					
20%	71%	-£336,678	-£331,528				-£334,415
25%	71%	-£390,677					
30%	71%	-£444,675	-£436,950	-£434,889	-£427,163	-£451,068	-£441,281
35%	71%	-£498,674					
40%	71%	-£553,314	-£542,845	-£540,051	-£529,582	-£561,976	-£548,714
45%	71%	-£608,196					
50%	71%	-£663,078	-£649,991	-£646,501	-£633,413	-£673,906	-£657,328
100%	71%	-£1,212,686					
10%	75%	-£229,083		-£225,658	-£223,404	-£230,948	-£227,523
15%	75%	-£283,284					
20%	75%	-£337,485	-£332,979	-£330,635	-£326,127	-£341,214	-£334,364
25%	75%	-£391,686					
30%	75%	-£445,887	-£439,127	-£435,610	-£428,851	-£451,480	-£441,204
35%	75%	-£500,088					
40%	75%	-£554,956	-£545,794	-£541,030	-£531,869		-£548,610
45%	75%	-£610,043					-£602,904
50%	75%	-£665,130	-£653,679	-£647,723	-£636,273	-£674,604	
10%	60%	-£227,388					
15%	60%	-£280,740		-£276,630		-£285,215	-£281,104
20%	60%	-£334,093					
25%	60%	-£387,447					
30%	60%	-£440,799	-£429,983	-£432,579	-£421,762	-£449,748	-£441,527
35%	60%	-£494,152					
40%	60%	-£548,061	-£533,403				
45%	60%	-£602,287		-£589,754	-£573,264		
50%	60%	-£656.512					

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£97,807	£97,807	£97,807	£97,807	£97,807	£97,807
10%	71%	-£10,191	-£7,616	-£6,929	-£4,354	-£12,322	-£9,060
15%	71%	-£64,191	-£60,327	-£59,297	-£55,434	-£67,386	-£62,493
20%	71%	-£118,189	-£113,039				
25%	71%	-£172,188	-£165,750	-£164,033		-£177,515	-£169,359
30%	71%	-£226,187	-£218,462				
35%	71%	-£280,186	-£271,173				
40%	71%	-£334,826	-£324,357		-£311,094		
45%	71%	-£389,707	-£377,930	-£374,788	-£363,009		
50%	71%	-£444,590	-£431,503				
100%	71%	-£994,198	-£967,995	-£961,005	-£934,802	-£1,015,877	
10%	75%	-£10,595	-£8,341	-£7,170	-£4,916	-£12,460	-£9,034
15%	75%	-£64,796	-£61,416	-£59,658	-£56,278	-£67,592	-£62,454
20%	75%	-£118,997	-£114,490	-£112,146	-£107,639	-£122,726	-£115,875
25%	75%	-£173,197	-£167,564	-£164,634		-£177,858	
30%	75%	-£227,399	-£220,639		-£210,363	-£232,992	
35%	75%	-£281,599	-£273,713		-£261,724		-£276,136
40%	75%	-£336,467	-£327,306	-£322,542		-£344,047	
45%	75%	-£391,555	-£381,249				
50%	75%	-£446,641	-£435,191	-£429,235	-£417,784	-£456,116	-£438,709
10%	60%	-£8,899	-£5,294	-£6,159	-£2,554	-£11,882	-£9,142
15%	60%	-£62,252	-£56,845	-£58,142	-£52,733	-£66,727	-£62,616
20%	60%	-£115,605	-£108,394		-£102,914		
25%	60%	-£168,958	-£159,944				
30%	60%	-£222,311	-£211,495				
35%	60%	-£275,663	-£263,045		-£253,454	-£286,104	
40%	60%	-£329,573	-£314,915				
45%	60%	-£383,799	-£367,309		-£354,776	-£397,441	

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£196.696	£196.696	£196.696	£196.696	£196.696	£196,696
10%	71%	£88,698	£91.273	£91.960	£94.535	£86.567	£89.829
15%	71%	£34,698	£38,562	£39,591	£43,455	£31,503	£36,396
20%	71%	-£19.301	-£14.150	-£12.776	-£7.626	-£23.562	-£17.038
25%	71%	-£73.299	-£66.862	-£65.144	-£58.706	-£78.626	-£70,470
30%	71%	-£127.298	-£119.573	-£117.512	-£109.786		-£123,904
35%	71%	-£181,297	-£172,284				-£177,337
40%	71%	-£235.937	-£225.468	-£222.674			-£231,336
45%	71%	-£290.819	-£279.041				-£285,644
50%	71%	-£345,701	-£332,614	-£329,124			-£339,951
100%	71%	-£895.309	-£869.106				-£883,796
10%	75%	£88,294	£90,547	£91,719	£93,973	£86,429	£89,855
15%	75%	£34.093	£37,473	£39.231	£42.611	£31,297	£36,435
20%	75%	-£20,108	-£15,602	-£13,258	-£8,750	-£23,837	-£16,986
25%	75%	-£74,309	-£68,675	-£65,745	-£60,112	-£78,970	-£70,406
30%	75%	-£128,510	-£121,750	-£118,233	-£111,474	-£134,103	-£123,826
35%	75%	-£182.710	-£174.824				-£177,247
40%	75%	-£237,578	-£228,417		-£214,492	-£245,158	-£231,232
45%	75%	-£292,666	-£282,360		-£266,694		-£285,527
50%	75%	-£347,753	-£336,302				-£339,820
10%	60%	£89,989	£93,595	£92,730	£96,335	£87,007	£89,747
15%	60%	£36,637	£42,044	£40,747	£46,156	£32,162	£36,273
20%	60%	-£16,716	-£9,505	-£11,235	-£4,025	-£22,682	-£17,202
25%	60%	-£70,069	-£61,056	-£63,218	-£54,205	-£77,526	-£70,676
30%	60%	-£123,422	-£112,606	-£115,201	-£104,385	-£132,371	-£124,150
35%	60%	-£176,775	-£164,156		-£154,566		-£177,624
40%	60%	-£230,684	-£216,026	-£219,544	-£204,886	-£242,811	-£231,671
45%	60%	-£284,910	-£268,420				-£286,020
50%	60%	-£339.135	-£320.813				-£340.368

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

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£270,003	£270,003	£270,003	£270,003	£270,003	£270,003
10%	71%	£162,005	£164,581	£165,268	£167,843	£159,874	£163,136
15%	71%	£108,006	£111,869	£112,899	£116,763	£104,810	£109,704
20%	71%	£54,007	£59,157	£60,531	£65,682	£49,746	£56,270
25%	71%	£8	£6,446	£8,164	£14,601	-£5,318	£2,837
30%	71%	-£53,991	-£46,265	-£44,204	-£36,479	-£60,383	-£50,597
35%	71%	-£107,990	-£98,977	-£96,572	-£87,559		-£104,029
40%	71%	-£162,630	-£152,160	-£149,367		-£171,292	-£158,029
45%	71%	-£217,511	-£205,734				-£212,336
50%	71%	-£272,393	-£259,307	-£255,816	-£242,728		-£266,644
100%	71%	-£822,001	-£795,799		-£762,606	-£843,681	-£810,488
10%	75%	£161,601	£163,855	£165,026	£167,280	£159,737	£163,162
15%	75%	£107,401	£110,780	£112,539	£115,918	£104,604	£109,742
20%	75%	£53,199	£57,706	£60,050	£64,557	£49,471	£56,321
25%	75%	-£1,001	£4,632	£7,562	£13,195	-£5,662	£2,901
30%	75%	-£55,202	-£48,442	-£44,926	-£38,167	-£60,796	-£50,519
35%	75%	-£109,403	-£101,517	-£97,415	-£89,527		-£103,940
40%	75%	-£164,271	-£155,110	-£150,346	-£141,184	-£171,850	-£157,925
45%	75%	-£219,359	-£209,053				-£212,219
50%	75%	-£274,445	-£262,995	-£257,038	-£245,588		-£266,513
10%	60%	£163,297	£166,902	£166,037	£169,642	£160,314	£163,054
15%	60%	£109,944	£115,352	£114,055	£119,463	£105,469	£109,581
20%	60%	£56,592	£63,802	£62,072	£69,283	£50,625	£56,106
25%	60%	£3,238	£12,252	£10,090	£19,102	-£4,219	£2,632
30%	60%	-£50,115	-£39,298	-£41,894	-£31,078	-£59,063	-£50,843
35%	60%	-£103,467	-£90,849	-£93,876	-£81,258		-£104,317
40%	60%	-£157,376	-£142,719	-£146,236	-£131,579	-£169,503	-£158,363
45%	60%	-£211,602	-£195,113				-£212,712
50%	60%	-£265.827	-£247.506				-£267.061

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£344,660	£344,660	£344,660	£344,660	£344,660	£344,660
10%	71%	£236,662	£239,237	£239,924	£242,499	£234,531	£237,793
15%	71%	£182,662	£186,526	£187,555	£191,419	£179,467	£184,360
20%	71%	£128,663	£133,814	£135,188	£140,338	£124,402	£130,926
25%	71%	£74,665	£81,102	£82,820	£89,258	£69,338	£77,494
30%	71%	£20,666	£28,391	£30,452	£38,178	£14,273	£24,060
35%	71%	-£33,333	-£24,320	-£21,915	-£12,902	-£40,791	-£29,373
40%	71%	-£87,973	-£77,504	-£74,710	-£64,241	-£96,635	-£83,372
45%	71%	-£142,855			-£116,156		
50%	71%	-£197,737	-£184,650	-£181,160	-£168,072	-£208,565	-£191,987
100%	71%	-£747,345		-£714,152			
10%	75%	£236,258	£238,511	£239,683	£241,937	£234,393	£237,819
15%	75%	£182.057	£185,437	£187.195	£190.575	£179.261	£184.399
20%	75%	£127,856	£132,362	£134,706	£139,214	£124,127	£130,978
25%	75%	£73.655	£79.289	£82.219	£87.852	£68.994	£77.558
30%	75%	£19,454	£26,214	£29,731	£36,490	£13,861	£24,138
35%	75%	-£34.746	-£26,860	-£22.758	-£14.871	-£41.272	-£29.283
40%	75%	-£89,614	-£80,453	-£75,689	-£66,528	-£97,194	-£83,268
45%	75%	-£144.702	-£134.396	-£129.036			
50%	75%	-£199,789					-£191,856
10%	60%	£237,953	£241,559	£240,694	£244,299	£234,971	£237,711
15%	60%	£184,601	£190,008	£188,711	£194,120	£180,126	£184,237
20%	60%	£131,248	£138,459	£136,729	£143.939	£125.282	£130,762
25%	60%	£77,895	£86,908	£84,746	£93,759	£70,438	£77,288
30%	60%	£24.542	£35,358	£32,763	£43.579	£15.593	£23,814
35%	60%	-£28,811	-£16,192	-£19,220	-£6,602	-£39,251	-£29,660
40%	60%	-£82.720	-£68.062	-£71.580	-£56,922	-£94.847	-£83,707
45%	60%	-£136,946	-£120,456	-£124,412	-£107,923	-£150,588	-£138,056
50%	60%	-£191.171	-£172.849		-£158.924		-£192.404

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

£27,943,000

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£194,431	£194,431	£194,431	£194,431	£194,431	£194,431
10%	71%	£86,433	£89,008	£89,695	£92,270	£84,302	£87,564
15%	71%	£32,433	£36,297	£37,327	£41,190	£29,238	£34,131
20%	71%	-£21,566	-£16,415	-£15,041	-£9,891	-£25,827	-£19,302
25%	71%	-£75,564	-£69,127	-£67,409	-£60,971	-£80,891	-£72,735
30%	71%	-£129,563	-£121,838	-£119,776			
35%	71%	-£183,562	-£174,549	-£172,144			
40%	71%	-£238,202	-£227,733			-£246,864	
45%	71%	-£293.083	-£281.306	-£278.164			
50%	71%	-£347,966	-£334,879			-£358,794	
100%	71%	-£897.574	-£871.371			-£919.254	
10%	75%	£86,029	£88,283	£89,454	£91,708	£84,164	£87,590
15%	75%	£31,828	£35,208	£36,966	£40,346	£29,032	£34,170
20%	75%	-£22,373	-£17,867	-£15,523	-£11,015	-£26,102	-£19,251
25%	75%	-£76,573	-£70,940	-£68,010	-£62,377	-£81,234	-£72,671
30%	75%	-£130,775	-£124,015	-£120,498	-£113,739	-£136,368	-£126,091
35%	75%	-£184,975	-£177,089				-£179,512
40%	75%	-£239,843	-£230,682	-£225,918		-£247,423	-£233,497
45%	75%	-£294,931	-£284,625				
50%	75%	-£350,017	-£338,567			-£359,492	
10%	60%	£87,724	£91,330	£90,465	£94,070	£84,742	£87,482
15%	60%	£34,372	£39,779	£38,482	£43,891	£29,897	£34,008
20%	60%	-£18,981	-£11,770	-£13,500	-£6,290	-£24,947	-£19,467
25%	60%	-£72,334	-£63,320	-£65,483	-£56,470	-£79,791	-£72,940
30%	60%	-£125,687	-£114,871	-£117,466			-£126,415
35%	60%	-£179,040	-£166,421				
40%	60%	-£232,949	-£218,291			-£245,076	-£233,936
45%	60%	-£287,175	-£270,685				
50%	60%	-£341.400	-£323.078	-£327.474			

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£297,161	£297,161	£297,161	£297,161	£297,161	£297,161
10%	71%	£189,163	£191,738	£192,425	£195,000	£187,032	£190,294
15%	71%	£135,163	£139,027	£140,056	£143,920	£131,968	£136,861
20%	71%	£81,164	£86,315	£87,689	£92,839	£76,903	£83,427
25%	71%	£27,166	£33,603	£35,321	£41,759	£21,839	£29,995
30%	71%	-£26,833	-£19,108	-£17,047	-£9,321	-£33,226	-£23,439
35%	71%	-£80,832	-£71,819	-£69,414	-£60,401	-£88,290	-£76,872
40%	71%	-£135,472					-£130,871
45%	71%	-£190,354	-£178,576	-£175,434	-£163,655	-£200,099	-£185,179
50%	71%	-£245,236					-£239,486
100%	71%	-£794,844	-£768,641	-£761,651	-£735,448	-£816,524	-£783,331
10%	75%	£188,759	£191,012	£192,184	£194,438	£186,894	£190,320
15%	75%	£134,558	£137,938	£139,696	£143,076	£131,762	£136,900
20%	75%	£80,357	£84,863	£87,207	£91,715	£76,628	£83,479
25%	75%	£26,156	£31,790	£34,720	£40,353	£21,495	£30,059
30%	75%	-£28,045	-£21,285	-£17,768	-£11,009	-£33,638	-£23,361
35%	75%	-£82,245	-£74,359	-£70,257	-£62,370	-£88,771	-£76,782
40%	75%	-£137,113				-£144,693	-£130,767
45%	75%	-£192,201	-£181,895	-£176,535	-£166,229	-£200,728	-£185,062
50%	75%	-£247,288					-£239,355
10%	60%	£190,454	£194,060	£193,195	£196,800	£187,472	£190,212
15%	60%	£137,102	£142,509	£141,212	£146,621	£132,627	£136,738
20%	60%	£83,749	£90,960	£89,230	£96,440	£77,783	£83,263
25%	60%	£30,396	£39,409	£37,247	£46,260	£22,939	£29,789
30%	60%	-£22,957	-£12,141	-£14,736	-£3,920	-£31,906	-£23,685
35%	60%	-£76,310	-£63,691	-£66,719	-£54,101	-£86,750	-£77,159
40%	60%	-£130,219	-£115,561	-£119,079	-£104,421	-£142,346	-£131,206
45%	60%	-£184,445			-£155,422	-£198,087	-£185,555
50%	60%	-£238.670					-£239.903

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

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£344,660	£344,660	£344,660	£344,660	£344,660	£344,660
10%	71%	£236,662	£239,237	£239,924	£242,499	£234,531	£237,793
15%	71%	£182,662	£186,526	£187,555	£191,419	£179,467	£184,360
20%	71%	£128,663	£133,814	£135,188	£140,338	£124,402	£130,926
25%	71%	£74,665	£81,102	£82,820	£89,258	£69,338	£77,494
30%	71%	£20,666	£28,391	£30,452	£38,178	£14,273	£24,060
35%	71%	-£33,333	-£24,320	-£21,915	-£12,902	-£40,791	-£29,373
40%	71%	-£87,973	-£77,504	-£74,710	-£64,241	-£96,635	-£83,372
45%	71%	-£142,855	-£131,077	-£127,935	-£116,156	-£152,600	-£137,680
50%	71%	-£197,737	-£184,650	-£181,160	-£168,072	-£208,565	-£191,987
100%	71%		-£721,142	-£714,152			
10%	75%	£236,258	£238,511	£239,683	£241,937	£234,393	£237,819
15%	75%	£182,057	£185,437	£187,195	£190,575	£179,261	£184,399
20%	75%	£127,856	£132,362	£134,706	£139,214	£124,127	£130,978
25%	75%	£73,655	£79,289	£82,219	£87,852	£68,994	£77,558
30%	75%	£19,454	£26,214	£29,731	£36,490	£13,861	£24,138
35%	75%	-£34,746	-£26,860	-£22,758	-£14,871	-£41,272	-£29,283
40%	75%	-£89,614	-£80,453	-£75,689	-£66,528	-£97,194	-£83,268
45%	75%	-£144,702	-£134,396	-£129,036			
50%	75%	-£199,789	-£188,338	-£182,382	-£170,931	-£209,263	-£191,856
10%	60%	£237,953	£241,559	£240,694	£244,299	£234,971	£237,711
15%	60%	£184,601	£190,008	£188,711	£194,120	£180,126	£184,237
20%	60%	£131,248	£138,459	£136,729	£143,939	£125,282	£130,762
25%	60%	£77,895	£86,908	£84,746	£93,759	£70,438	£77,288
30%	60%	£24,542	£35,358	£32,763	£43,579	£15,593	£23,814
35%	60%	-£28,811	-£16,192	-£19,220	-£6,602	-£39,251	-£29,660
40%	60%	-£82,720	-£68,062	-£71,580	-£56,922	-£94,847	-£83,707
45%	60%	-£136,946	-£120,456	-£124,412	-£107,923	-£150,588	-£138,056
50%	60%						-£192,404

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,530,463	£6,530,463	£6,530,463	£6,530,463	£6,530,463	£6,530,463
10%	71%	£5,774,200	£5,783,776	£5,774,800	£5,784,375	£5,775,618	£5,776,216
15%	71%	£5,396,069	£5,410,432	£5,396,968	£5,411,331	£5,398,195	£5,399,094
20%	71%	£5,017,938	£5,037,089	£5,019,136	£5,038,287	£5,020,773	£5,021,970
25%	71%	£4,639,807	£4,663,745	£4,641,305	£4,665,242	£4,643,350	£4,644,848
30%	71%	£4,261,676	£4,290,401	£4,263,473	£4,292,198	£4,265,927	£4,267,724
35%	71%	£3,883,545	£3,917,058	£3,885,641	£3,919,154	£3,888,504	£3,890,600
40%	71%	£3,505,413	£3,543,715	£3,507,809	£3,546,110	£3,511,082	£3,513,478
45%	71%	£3,127,282	£3,170,370	£3,129,978	£3,173,066	£3,133,659	£3,136,354
50%	71%	£2,749,151	£2,797,027	£2,752,147	£2,800,023	£2,756,236	£2,759,232
100%	71%	-£1,050,223	-£952,796	-£1,044,128	-£946,701	-£1,035,805	-£1,029,710
10%	75%	£5,773,706	£5,782,085	£5,774,336	£5,782,713	£5,774,946	£5,775,575
15%	75%	£5,395,328	£5,407,896	£5,396,272	£5,408,839	£5,397,188	£5,398,132
20%	75%	£5,016,950	£5,033,707	£5,018,208	£5,034,964	£5,019,430	£5,020,688
25%	75%	£4,638,571	£4,659,517	£4,640,145	£4,661,089	£4,641,671	£4,643,244
30%	75%	£4,260,193	£4,285,329	£4,262,081	£4,287,215	£4,263,913	£4,265,800
35%	75%	£3,881,815	£3,911,139	£3,884,017	£3,913,340	£3,886,155	£3,888,356
40%	75%	£3,503,437	£3,536,950	£3,505,953	£3,539,466	£3,508,397	£3,510,913
45%	75%	£3,125,059	£3,162,762	£3,127,889	£3,165,591	£3,130,638	£3,133,469
50%	75%	£2,746,680	£2,788,572	£2,749,826	£2,791,717	£2,752,880	£2,756,025
10%	60%	£5,775,782	£5,789,187	£5,776,285	£5,789,690	£5,777,765	£5,778,269
15%	60%	£5,398,441	£5,418,549	£5,399,196	£5,419,304	£5,401,417	£5,402,172
20%	60%	£5,021,101	£5,047,911	£5,022,107	£5,048,917	£5,025,068	£5,026,075
25%	60%	£4,643,760	£4,677,273	£4,645,018	£4,678,531	£4,648,720	£4,649,977
30%	60%	£4,266,419	£4,306,635	£4,267,929	£4,308,145	£4,272,371	£4,273,881
35%	60%	£3,889,078	£3,935,997	£3,890,840	£3,937,758	£3,896,022	£3,897,783
40%	60%	£3,511,739	£3,565,359	£3,513,751	£3,567,372	£3,519,674	£3,521,686
45%	60%	£3,134,398	£3,194,721	£3,136,662	£3,196,986	£3,143,325	£3,145,590
50%	60%	£2.757.057	£2.824.083	£2.759.573	£2.826.599	£2.766.977	£2,769,492

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£230,463	£230,463	£230,463	£230,463	£230,463	£230,463
10%	71%	-£525,800	-£516,224	-£525,200	-£515,625	-£524,382	-£523,784
15%	71%	-£903,931	-£889,568	-£903,032	-£888,669	-£901,805	-£900,906
20%	71%	-£1,282,062	-£1,262,911	-£1,280,864	-£1,261,713	-£1,279,227	-£1,278,030
25%	71%		-£1,636,255		-£1,634,758		
30%	71%	-£2,038,324	-£2,009,599	-£2,036,527	-£2,007,802	-£2,034,073	-£2,032,276
35%	71%		-£2,382,942			-£2,411,496	
40%	71%	-£2,794,587	-£2,756,285			-£2,788,918	
45%	71%		-£3,129,630				
50%	71%	-£3,550,849	-£3,502,973	-£3,547,853	-£3,499,977	-£3,543,764	-£3,540,768
100%	71%		-£7,252,796				
10%	75%	-£526,294	-£517,915	-£525,664	-£517,287	-£525,054	-£524,425
15%	75%	-£904,672	-£892,104	-£903,728	-£891,161	-£902,812	-£901,868
20%	75%	-£1,283,050	-£1,266,293	-£1,281,792	-£1,265,036	-£1,280,570	-£1,279,312
25%	75%	-£1,661,429	-£1,640,483	-£1,659,855	-£1,638,911	-£1,658,329	-£1,656,756
30%	75%		-£2,014,671	-£2,037,919			
35%	75%		-£2,388,861	-£2,415,983		-£2,413,845	-£2,411,644
40%	75%	-£2,796,563	-£2,763,050	-£2,794,047	-£2,760,534		
45%	75%		-£3,137,238				
50%	75%		-£3,511,428	-£3,550,174			
10%	60%	-£524,218	-£510,813	-£523,715	-£510,310	-£522,235	-£521,731
15%	60%	-£901,559	-£881,451	-£900,804	-£880,696	-£898,583	-£897,828
20%	60%	-£1,278,899	-£1,252,089	-£1,277,893	-£1,251,083	-£1,274,932	-£1,273,925
25%	60%		-£1,622,727				
30%	60%		-£1,993,365		-£1,991,855	-£2,027,629	-£2,026,119
35%	60%		-£2,364,003				
40%	60%		-£2,734,641				-£2,778,314
45%	60%		-£3,105,279		-£3,103,014		
50%	60%		-£3,475,917				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,467,713	£1,467,713	£1,467,713	£1,467,713	£1,467,713	£1,467,713
10%	71%	£711,450	£721,026	£712,050	£721,625	£712,868	£713,466
15%	71%	£333,319	£347,682	£334,218	£348,581	£335,445	£336,344
20%	71%	-£44,812	-£25,661	-£43,614	-£24,463	-£41,977	-£40,780
25%	71%	-£422,943	-£399,005	-£421,445	-£397,508	-£419,400	-£417,902
30%	71%	-£801,074	-£772,349	-£799,277	-£770,552	-£796,823	-£795,026
35%	71%		-£1,145,692		-£1,143,596	-£1,174,246	
40%	71%	-£1,557,337	-£1,519,035	-£1,554,941	-£1,516,640	-£1,551,668	-£1,549,272
45%	71%				-£1,889,684		-£1,926,396
50%	71%				-£2,262,727	-£2,306,514	-£2,303,518
100%	71%		-£6,015,546	-£6,106,878	-£6,009,451		-£6,092,460
10%	75%	£710,956	£719,335	£711,586	£719,963	£712,196	£712,825
15%	75%	£332,578	£345,146	£333,522	£346,089	£334,438	£335,382
20%	75%	-£45,800	-£29,043	-£44,542	-£27,786	-£43,320	-£42,062
25%	75%	-£424,179	-£403,233	-£422,605	-£401,661	-£421,079	-£419,506
30%	75%	-£802,557	-£777,421	-£800,669	-£775,535	-£798,837	-£796,950
35%	75%						-£1,174,394
40%	75%				-£1,523,284		
45%	75%					-£1.932.112	
50%	75%		-£2,274,178	-£2,312,924	-£2,271,033		-£2,306,725
10%	60%	£713,032	£726,437	£713,535	£726,940	£715,015	£715,519
15%	60%	£335,691	£355,799	£336,446	£356,554	£338,667	£339,422
20%	60%	-£41,649	-£14,839	-£40,643	-£13,833	-£37,682	-£36,675
25%	60%	-£418,990	-£385,477	-£417,732	-£384,219	-£414,030	-£412,773
30%	60%	-£796,331	-£756,115	-£794,821	-£754,605	-£790,379	-£788,869
35%	60%	-£1,173,672	-£1,126,753	-£1,171,910	-£1,124,992	-£1,166,728	-£1,164,967
40%	60%						-£1,541,064
45%	60%	-£1,928,352	-£1,868,029		-£1,865,764		-£1,917,160
50%	60%						

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,621,823	£3,621,823	£3,621,823	£3,621,823	£3,621,823	£3,621,823
10%	71%	£2,865,560	£2,875,136	£2,866,160	£2,875,735	£2,866,978	£2,867,576
15%	71%	£2,487,429	£2,501,792	£2,488,328	£2,502,691	£2,489,555	£2,490,454
20%	71%	£2,109,298	£2,128,449	£2,110,496	£2,129,647	£2,112,133	£2,113,330
25%	71%	£1,731,167	£1,755,105	£1,732,665	£1,756,602	£1,734,710	£1,736,208
30%	71%	£1,353,036	£1,381,761	£1,354,833	£1,383,558	£1,357,287	£1,359,084
35%	71%	£974,905	£1,008,418	£977,001	£1,010,514	£979,864	£981,960
40%	71%	£596,773	£635,075	£599,169	£637,470	£602,442	£604,838
45%	71%	£218,642	£261,730	£221,338	£264,426	£225,019	£227,714
50%	71%	-£159,489	-£111,613	-£156,493	-£108,617	-£152,404	-£149,408
100%	71%	-£3,958,863	-£3,861,436	-£3,952,768	-£3,855,341	-£3,944,445	
10%	75%	£2,865,066	£2,873,445	£2,865,696	£2,874,073	£2,866,306	£2,866,935
15%	75%	£2,486,688	£2,499,256	£2,487,632	£2,500,199	£2,488,548	£2,489,492
20%	75%	£2,108,310	£2,125,067	£2,109,568	£2,126,324	£2,110,790	£2,112,048
25%	75%	£1,729,931	£1,750,877	£1,731,505	£1,752,449	£1,733,031	£1,734,604
30%	75%	£1,351,553	£1,376,689	£1,353,441	£1,378,575	£1,355,273	£1,357,160
35%	75%	£973,175	£1,002,499	£975,377	£1,004,700	£977,515	£979,716
40%	75%	£594,797	£628,310	£597,313	£630,826	£599,757	£602,273
45%	75%	£216,419	£254,122	£219,249	£256,951	£221,998	£224,829
50%	75%	-£161,960	-£120,068	-£158,814	-£116,923	-£155,760	-£152,615
10%	60%	£2,867,142	£2,880,547	£2,867,645	£2,881,050	£2,869,125	£2,869,629
15%	60%	£2,489,801	£2,509,909	£2,490,556	£2,510,664	£2,492,777	£2,493,532
20%	60%	£2,112,461	£2,139,271	£2,113,467	£2,140,277	£2,116,428	£2,117,435
25%	60%	£1,735,120	£1,768,633	£1,736,378	£1,769,891	£1,740,080	£1,741,337
30%	60%	£1,357,779	£1,397,995	£1,359,289	£1,399,505	£1,363,731	£1,365,241
35%	60%	£980,438	£1,027,357	£982,200	£1,029,118	£987,382	£989,143
40%	60%	£603,099	£656,719	£605,111	£658,732	£611,034	£613,046
45%	60%	£225,758	£286,081	£228,022	£288,346	£234,685	£236,950

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LI
0%	71%	£4,596,783	£4,596,783	£4,596,783	£4,596,783	£4,596,783	£4,596,783
10%	71%	£3,840,520	£3,850,096	£3,841,120	£3,850,695	£3,841,938	£3,842,536
15%	71%	£3,462,389	£3,476,752	£3,463,288	£3,477,651	£3,464,515	£3,465,414
20%	71%	£3,084,258	£3,103,409	£3,085,456	£3,104,607	£3,087,093	£3,088,290
25%	71%	£2,706,127	£2,730,065	£2,707,625	£2,731,562	£2,709,670	£2,711,168
30%	71%	£2,327,996	£2,356,721	£2,329,793	£2,358,518	£2,332,247	£2,334,044
35%	71%	£1,949,865	£1,983,378	£1,951,961	£1,985,474	£1,954,824	£1,956,920
40%	71%	£1,571,733	£1,610,035	£1,574,129	£1,612,430	£1,577,402	£1,579,798
45%	71%	£1,193,602	£1,236,690	£1,196,298	£1,239,386	£1,199,979	£1,202,674
50%	71%	£815,471	£863,347	£818,467	£866,343	£822,556	£825,552
100%	71%						
10%	75%	£3,840,026	£3,848,405	£3,840,656	£3,849,033	£3,841,266	£3,841,895
15%	75%	£3,461,648	£3,474,216	£3,462,592	£3,475,159	£3,463,508	£3,464,452
20%	75%	£3,083,270	£3,100,027	£3,084,528	£3,101,284	£3,085,750	£3,087,008
25%	75%	£2,704,891	£2,725,837	£2,706,465	£2,727,409	£2,707,991	£2,709,564
30%	75%	£2,326,513	£2,351,649	£2,328,401	£2,353,535	£2,330,233	£2,332,120
35%	75%	£1,948,135	£1,977,459	£1,950,337	£1,979,660	£1,952,475	£1,954,676
40%	75%	£1,569,757	£1,603,270	£1,572,273	£1,605,786	£1,574,717	£1,577,233
45%	75%	£1,191,379	£1,229,082	£1,194,209	£1,231,911	£1,196,958	£1,199,789
50%	75%	£813,000	£854,892	£816,146	£858,037	£819,200	£822,345
10%	60%	£3,842,102	£3,855,507	£3,842,605	£3,856,010	£3,844,085	£3,844,589
15%	60%	£3,464,761	£3,484,869	£3,465,516	£3,485,624	£3,467,737	£3,468,492
20%	60%	£3,087,421	£3,114,231	£3,088,427	£3,115,237	£3,091,388	£3,092,395
25%	60%	£2,710,080	£2,743,593	£2,711,338	£2,744,851	£2,715,040	£2,716,297
30%	60%	£2,332,739	£2,372,955	£2,334,249	£2,374,465	£2,338,691	£2,340,201
35%	60%	£1,955,398	£2,002,317	£1,957,160	£2,004,078	£1,962,342	£1,964,103
40%	60%	£1,578,059	£1,631,679	£1,580,071	£1,633,692	£1,585,994	£1,588,006
45%	60%	£1,200,718	£1,261,041	£1,202,982	£1,263,306	£1,209,645	£1,211,910
50%	60%	£823.377	£890 403	£825.893	£892.919	£833 297	£835.812

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,319,533	£5,319,533	£5,319,533	£5,319,533	£5,319,533	£5,319,533
10%	71%	£4,563,270	£4,572,846	£4,563,870	£4,573,445	£4,564,688	£4,565,286
15%	71%	£4,185,139	£4,199,502	£4,186,038	£4,200,401	£4,187,265	£4,188,164
20%	71%	£3,807,008	£3,826,159	£3,808,206	£3,827,357	£3,809,843	£3,811,040
25%	71%	£3,428,877	£3,452,815	£3,430,375	£3,454,312	£3,432,420	£3,433,918
30%	71%	£3,050,746	£3,079,471	£3,052,543	£3,081,268	£3,054,997	£3,056,794
35%	71%	£2,672,615	£2,706,128	£2,674,711	£2,708,224	£2,677,574	£2,679,670
40%	71%	£2,294,483	£2,332,785	£2,296,879	£2,335,180	£2,300,152	£2,302,548
45%	71%	£1,916,352	£1,959,440	£1,919,048	£1,962,136	£1,922,729	£1,925,424
50%	71%	£1,538,221	£1,586,097	£1,541,217	£1,589,093	£1,545,306	£1,548,302
100%	71%	-£2,261,153	-£2,163,726				
10%	75%	£4,562,776	£4,571,155	£4,563,406	£4,571,783	£4,564,016	£4,564,645
15%	75%	£4,184,398	£4,196,966	£4,185,342	£4,197,909	£4,186,258	£4,187,202
20%	75%	£3,806,020	£3,822,777	£3,807,278	£3,824,034	£3,808,500	£3,809,758
25%	75%	£3,427,641	£3,448,587	£3,429,215	£3,450,159	£3,430,741	£3,432,314
30%	75%	£3,049,263	£3,074,399	£3,051,151	£3,076,285	£3,052,983	£3,054,870
35%	75%	£2,670,885	£2,700,209	£2.673.087	£2,702,410	£2,675,225	£2.677.426
40%	75%	£2,292,507	£2,326,020	£2,295,023	£2,328,536	£2,297,467	£2,299,983
45%	75%	£1,914,129	£1,951,832	£1,916,959	£1,954,661	£1,919,708	£1,922,539
50%	75%	£1,535,750	£1,577,642	£1,538,896	£1,580,787	£1,541,950	£1,545,095
10%	60%	£4,564,852	£4,578,257	£4,565,355	£4,578,760	£4,566,835	£4,567,339
15%	60%	£4,187,511	£4,207,619	£4,188,266	£4,208,374	£4,190,487	£4,191,242
20%	60%	£3,810,171	£3,836,981	£3,811,177	£3,837,987	£3,814,138	£3,815,145
25%	60%	£3,432,830	£3,466,343	£3,434,088	£3,467,601	£3,437,790	£3,439,047
30%	60%	£3,055,489	£3,095,705	£3,056,999	£3,097,215	£3,061,441	£3,062,951
35%	60%	£2,678,148	£2,725,067	£2,679,910	£2,726,828	£2,685,092	£2,686,853
40%	60%	£2,300,809	£2,354,429	£2,302,821	£2,356,442	£2,308,744	£2,310,756
45%	60%	£1,923,468	£1,983,791	£1,925,732	£1,986,056	£1,932,395	£1,934,660
F09/	60%	£1 E46 127	£1 £12 1£2	£1 E40 E42	£1 £15 ££0	£4 EEE 047	C4 EE0 EC2

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,055,583	£6,055,583	£6,055,583	£6,055,583	£6,055,583	£6,055,583
10%	71%	£5,299,320	£5,308,896	£5,299,920	£5,309,495	£5,300,738	£5,301,336
15%	71%	£4,921,189	£4,935,552	£4,922,088	£4,936,451	£4,923,315	£4,924,214
20%	71%	£4,543,058	£4,562,209	£4,544,256	£4,563,407	£4,545,893	£4,547,090
25%	71%	£4,164,927	£4,188,865	£4,166,425	£4,190,362	£4,168,470	£4,169,968
30%	71%	£3,786,796	£3,815,521	£3,788,593	£3,817,318	£3,791,047	£3,792,844
35%	71%	£3,408,665	£3,442,178	£3,410,761	£3,444,274	£3,413,624	£3,415,720
40%	71%	£3,030,533	£3,068,835	£3,032,929	£3,071,230	£3,036,202	£3,038,598
45%	71%	£2,652,402	£2,695,490	£2,655,098	£2,698,186	£2,658,779	£2,661,474
50%	71%	£2,274,271	£2,322,147	£2,277,267	£2,325,143	£2,281,356	£2,284,352
100%	71%	-£1.525.103	-£1.427.676	-£1.519.008	-£1.421.581	-£1.510.685	-£1.504.590
10%	75%	£5,298,826	£5,307,205	£5,299,456	£5,307,833	£5,300,066	£5,300,695
15%	75%	£4.920.448	£4.933.016	£4.921.392	£4,933,959	£4.922.308	£4.923.252
20%	75%	£4,542,070	£4,558,827	£4,543,328	£4,560,084	£4,544,550	£4,545,808
25%	75%	£4.163.691	£4.184.637	£4.165.265	£4,186,209	£4.166.791	£4.168.364
30%	75%	£3,785,313	£3,810,449	£3,787,201	£3,812,335	£3,789,033	£3,790,920
35%	75%	£3,406,935	£3,436,259	£3,409,137	£3,438,460	£3.411.275	£3,413,476
40%	75%	£3,028,557	£3,062,070	£3,031,073	£3,064,586	£3,033,517	£3,036,033
45%	75%	£2.650.179	£2.687.882	£2.653.009	£2,690,711	£2.655.758	£2.658.589
50%	75%	£2,271,800	£2,313,692	£2,274,946	£2,316,837	£2,278,000	£2,281,145
10%	60%	£5,300,902	£5,314,307	£5,301,405	£5,314,810	£5,302,885	£5,303,389
15%	60%	£4,923,561	£4,943,669	£4,924,316	£4,944,424	£4,926,537	£4,927,292
20%	60%	£4,546,221	£4,573,031	£4,547,227	£4,574,037	£4,550,188	£4,551,195
25%	60%	£4,168,880	£4,202,393	£4,170,138	£4,203,651	£4,173,840	£4,175,097
30%	60%	£3,791,539	£3,831,755	£3,793,049	£3,833,265	£3,797,491	£3,799,001
35%	60%	£3,414,198	£3,461,117	£3,415,960	£3,462,878	£3,421,142	£3,422,903
40%	60%	£3,036,859	£3,090,479	£3,038,871	£3,092,492	£3,044,794	£3,046,806
45%	60%	£2,659,518	£2,719,841	£2,661,782	£2,722,106	£2,668,445	£2,670,710
50%	60%	£2.282.177	£2.349.203	£2,284,693	£2,351,719	£2,292,097	£2,294,612

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,574,453	£4,574,453	£4,574,453	£4,574,453	£4,574,453	£4,574,453
10%	71%	£3,818,190	£3,827,766	£3,818,790	£3,828,365	£3,819,608	£3,820,206
15%	71%	£3,440,059	£3,454,422	£3,440,958	£3,455,321	£3,442,185	£3,443,084
20%	71%	£3,061,928	£3,081,079	£3,063,126	£3,082,277	£3,064,763	£3,065,960
25%	71%	£2,683,797	£2,707,735	£2,685,295	£2,709,232	£2,687,340	£2,688,838
30%	71%	£2,305,666	£2,334,391	£2,307,463	£2,336,188	£2,309,917	£2,311,714
35%	71%	£1,927,535	£1,961,048	£1,929,631	£1,963,144	£1,932,494	£1,934,590
40%	71%	£1,549,403	£1,587,705	£1,551,799	£1,590,100	£1,555,072	£1,557,468
45%	71%	£1,171,272	£1,214,360	£1,173,968	£1,217,056	£1,177,649	£1,180,344
50%	71%	£793,141	£841,017	£796,137	£844,013	£800,226	£803,222
100%	71%	-£3,006,233					
10%	75%	£3,817,696	£3,826,075	£3,818,326	£3,826,703	£3,818,936	£3,819,565
15%	75%	£3,439,318	£3,451,886	£3,440,262	£3,452,829	£3,441,178	£3,442,122
20%	75%	£3,060,940	£3,077,697	£3,062,198	£3,078,954	£3,063,420	£3,064,678
25%	75%	£2,682,561	£2,703,507	£2,684,135	£2,705,079	£2,685,661	£2,687,234
30%	75%	£2,304,183	£2,329,319	£2,306,071	£2,331,205	£2,307,903	£2,309,790
35%	75%	£1,925,805	£1,955,129	£1,928,007	£1,957,330	£1,930,145	£1,932,346
40%	75%	£1,547,427	£1,580,940	£1,549,943	£1,583,456	£1,552,387	£1,554,903
45%	75%	£1,169,049	£1,206,752	£1,171,879	£1,209,581	£1,174,628	£1,177,459
50%	75%	£790,670	£832,562	£793,816	£835,707	£796,870	£800,015
10%	60%	£3,819,772	£3,833,177	£3,820,275	£3,833,680	£3,821,755	£3,822,259
15%	60%	£3,442,431	£3,462,539	£3,443,186	£3,463,294	£3,445,407	£3,446,162
20%	60%	£3,065,091	£3,091,901	£3,066,097	£3,092,907	£3,069,058	£3,070,065
25%	60%	£2,687,750	£2,721,263	£2,689,008	£2,722,521	£2,692,710	£2,693,967
30%	60%	£2,310,409	£2,350,625	£2,311,919	£2,352,135	£2,316,361	£2,317,871
35%	60%	£1,933,068	£1,979,987	£1,934,830	£1,981,748	£1,940,012	£1,941,773
40%	60%	£1,555,729	£1,609,349	£1,557,741	£1,611,362	£1,563,664	£1,565,676
45%	60%	£1,178,388	£1,238,711	£1,180,652	£1,240,976	£1,187,315	£1,189,580
E00/	600/	C004.047	0000 072	C002 EC2	C070 E00	C040 007	0040 400

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,587,283	£5,587,283	£5,587,283	£5,587,283	£5,587,283	£5,587,283
10%	71%	£4,831,020	£4,840,596	£4,831,620	£4,841,195	£4,832,438	£4,833,036
15%	71%	£4,452,889	£4,467,252	£4,453,788	£4,468,151	£4,455,015	£4,455,914
20%	71%	£4,074,758	£4,093,909	£4,075,956	£4,095,107	£4,077,593	£4,078,790
25%	71%	£3,696,627	£3,720,565	£3,698,125	£3,722,062	£3,700,170	£3,701,668
30%	71%	£3,318,496	£3,347,221	£3,320,293	£3,349,018	£3,322,747	£3,324,544
35%	71%	£2,940,365	£2,973,878	£2,942,461	£2,975,974	£2,945,324	£2,947,420
40%	71%	£2,562,233	£2,600,535	£2,564,629	£2,602,930	£2,567,902	£2,570,298
45%	71%	£2,184,102	£2,227,190	£2,186,798	£2,229,886	£2,190,479	£2,193,174
50%	71%	£1,805,971	£1,853,847	£1,808,967	£1,856,843	£1,813,056	£1,816,052
100%	71%	-£1,993,403	-£1,895,976	-£1,987,308	-£1,889,881	-£1,978,985	-£1,972,890
10%	75%	£4,830,526	£4,838,905	£4,831,156	£4,839,533	£4,831,766	£4,832,395
15%	75%	£4,452,148	£4,464,716	£4,453,092	£4,465,659	£4,454,008	£4,454,952
20%	75%	£4,073,770	£4,090,527	£4,075,028	£4,091,784	£4,076,250	£4,077,508
25%	75%	£3,695,391	£3,716,337	£3,696,965	£3,717,909	£3,698,491	£3,700,064
30%	75%	£3,317,013	£3,342,149	£3,318,901	£3,344,035	£3,320,733	£3,322,620
35%	75%	£2,938,635	£2,967,959	£2,940,837	£2,970,160	£2,942,975	£2,945,176
40%	75%	£2,560,257	£2,593,770	£2,562,773	£2,596,286	£2,565,217	£2,567,733
45%	75%	£2,181,879	£2,219,582	£2,184,709	£2,222,411	£2,187,458	£2,190,289
50%	75%	£1,803,500	£1,845,392	£1,806,646	£1,848,537	£1,809,700	£1,812,845
10%	60%	£4,832,602	£4,846,007	£4,833,105	£4,846,510	£4,834,585	£4,835,089
15%	60%	£4,455,261	£4,475,369	£4,456,016	£4,476,124	£4,458,237	£4,458,992
20%	60%	£4,077,921	£4,104,731	£4,078,927	£4,105,737	£4,081,888	£4,082,895
25%	60%	£3,700,580	£3,734,093	£3,701,838	£3,735,351	£3,705,540	£3,706,797
30%	60%	£3,323,239	£3,363,455	£3,324,749	£3,364,965	£3,329,191	£3,330,701
35%	60%	£2,945,898	£2,992,817	£2,947,660	£2,994,578	£2,952,842	£2,954,603
40%	60%	£2,568,559	£2,622,179	£2,570,571	£2,624,192	£2,576,494	£2,578,506
45%	60%	£2,191,218	£2,251,541	£2,193,482	£2,253,806	£2,200,145	£2,202,410
50%	60%	£1.813.877	£1.880.903	£1.816.393	£1.883.419	£1.823.797	£1.826.312

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,055,583	£6,055,583	£6,055,583	£6,055,583	£6,055,583	£6,055,583
10%	71%	£5,299,320	£5,308,896	£5,299,920	£5,309,495	£5,300,738	£5,301,336
15%	71%	£4,921,189	£4,935,552	£4,922,088	£4,936,451	£4,923,315	£4,924,214
20%	71%	£4,543,058	£4,562,209	£4,544,256	£4,563,407	£4,545,893	£4,547,090
25%	71%	£4,164,927	£4,188,865	£4,166,425	£4,190,362	£4,168,470	£4,169,968
30%	71%	£3,786,796	£3,815,521	£3,788,593	£3,817,318	£3,791,047	£3,792,844
35%	71%	£3,408,665	£3,442,178	£3,410,761	£3,444,274	£3,413,624	£3,415,720
40%	71%	£3.030.533	£3.068.835	£3.032.929	£3.071,230	£3.036.202	£3.038.598
45%	71%	£2,652,402	£2,695,490	£2,655,098	£2,698,186	£2,658,779	£2,661,474
50%	71%	£2.274.271	£2.322.147	£2,277,267	£2.325.143	£2.281.356	£2.284.352
100%	71%		-£1,427,676	-£1,519,008			
10%	75%	£5,298,826	£5,307,205	£5,299,456	£5,307,833	£5,300,066	£5,300,695
15%	75%	£4,920,448	£4,933,016	£4,921,392	£4,933,959	£4,922,308	£4,923,252
20%	75%	£4,542,070	£4,558,827	£4,543,328	£4,560,084	£4,544,550	£4,545,808
25%	75%	£4,163,691	£4,184,637	£4,165,265	£4,186,209	£4,166,791	£4,168,364
30%	75%	£3.785.313	£3.810.449	£3.787.201	£3.812.335	£3,789,033	£3.790.920
35%	75%	£3,406,935	£3,436,259	£3,409,137	£3,438,460	£3,411,275	£3,413,476
40%	75%	£3.028.557	£3.062.070	£3.031.073	£3.064.586	£3.033.517	£3.036.033
45%	75%	£2,650,179	£2,687,882	£2,653,009	£2,690,711	£2,655,758	£2,658,589
50%	75%	£2.271.800	£2.313.692	£2,274,946	£2.316.837	£2.278.000	£2.281.145
10%	60%	£5,300,902	£5.314.307	£5.301.405	£5.314.810	£5,302,885	£5,303,389
15%	60%	£4.923.561	£4.943.669	£4.924.316	£4.944.424	£4.926.537	£4.927.292
20%	60%	£4.546.221	£4.573.031	£4.547,227	£4,574,037	£4,550,188	£4.551.195
25%	60%	£4,168,880	£4,202,393	£4,170,138	£4,203,651	£4,173,840	£4,175,097
30%	60%	£3.791.539	£3.831.755	£3,793,049	£3,833,265	£3,797,491	£3,799,001
35%	60%	£3,414,198	£3,461,117	£3,415,960	£3,462,878	£3,421,142	£3,422,903
40%	60%	£3.036.859	£3.090.479	£3.038.871	£3.092.492	£3.044.794	£3.046.806
45%	60%	£2,659,518	£2,719,841	£2,661,782	£2,722,106	£2,668,445	£2,670,710
50%	60%	£2 282 177	£2 349 203	£2 284 693	£2 351 719	£2 292 097	£2 294 612

£27,943,000

£13,474,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,685,078	£3,685,078	£3,685,078	£3,685,078	£3,685,078	£3,685,078
10%	71%	£3,212,954	£3,222,529	£3,213,953	£3,223,528	£3,214,311	£3,215,311
15%	71%	£2,976,893	£2,991,255	£2,978,391	£2,992,753	£2,978,929	£2,980,427
20%	71%	£2,740,830	£2,759,981	£2,742,828	£2,761,978	£2,743,546	£2,745,543
25%	71%	£2,504,769	£2,528,707	£2,507,265	£2,531,204	£2,508,163	£2,510,660
30%	71%	£2,268,707	£2,297,432	£2,271,703	£2,300,429	£2,272,780	£2,275,776
35%	71%	£2,032,645	£2,066,158	£2,036,140	£2,069,654	£2,037,398	£2,040,893
40%	71%	£1.796.584	£1.834.884	£1.800.578	£1.838.879	£1.802.015	£1.806.009
45%	71%	£1,560,522	£1,603,610	£1,565,016	£1,608,105	£1,566,631	£1,571,126
50%	71%	£1.324.461	£1.372.336	£1,329,453	£1.377.329	£1.331.249	£1.336.242
100%	71%	-£1,054,290	-£956,862	-£1,044,128	-£946,701	-£1,040,476	-£1,030,314
10%	75%	£3,212,440	£3,220,819	£3,213,488	£3,221,867	£3,213,628	£3,214,677
15%	75%	£2,976,121	£2,988,688	£2,977,694	£2,990,261	£2,977,903	£2,979,476
20%	75%	£2,739,802	£2,756,559	£2,741,899	£2,758,657	£2,742,179	£2,744,276
25%	75%	£2,503,483	£2,524,429	£2,506,105	£2,527,051	£2,506,454	£2,509,075
30%	75%	£2.267.165	£2.292.300	£2,270,311	£2.295.445	£2,270,729	£2.273.875
35%	75%	£2,030,846	£2,060,170	£2,034,516	£2,063,840	£2,035,004	£2,038,675
40%	75%	£1,794,528	£1,828,041	£1,798,722	£1,832,235	£1,799,279	£1,803,474
45%	75%	£1,558,209	£1,595,911	£1,562,928	£1,600,630	£1,563,555	£1,568,274
50%	75%	£1,321,890	£1,363,781	£1,327,133	£1,369,024	£1,327,830	£1,333,073
10%	60%	£3,214,599	£3,228,004	£3,215,438	£3,228,843	£3,216,500	£3,217,339
15%	60%	£2.979.360	£2,999,468	£2.980.618	£3.000.726	£2.982.211	£2.983.470
20%	60%	£2,744,121	£2,770,931	£2,745,799	£2,772,609	£2,747,923	£2,749,600
25%	60%	£2,508,882	£2,542,394	£2,510,979	£2,544,492	£2,513,634	£2,515,731
30%	60%	£2,273,643	£2,313,858	£2,276,159	£2,316,375	£2,279,345	£2,281,861
35%	60%	£2,038,403	£2,085,321	£2,041,339	£2,088,258	£2,045,056	£2,047,992
40%	60%	£1,803,164	£1,856,785	£1,806,520	£1,860,141	£1,810,767	£1,814,123
45%	60%	£1,567,925	£1,628,249	£1,571,700	£1,632,023	£1,576,478	£1,580,254
50%	60%	£1.332.685	£1.399.712	£1.336.880	£1,403,906	£1.342.190	£1.346.384

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

ared to benchmark land values Residual Land values co Benchmark Z1 - Medium

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

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

SR and SO at council Income SR and SO at GLA Income thresholds LAR and SO at council Income thresholds LAR and SO at GLA Income thresholds £90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,751,398	£1,751,398	£1,751,398	£1,751,398	£1,751,398	£1,751,398
10%	71%	£1,279,274	£1,288,849	£1,280,273	£1,289,848	£1,280,631	£1,281,631
15%	71%	£1,043,213	£1,057,575	£1,044,711	£1,059,073	£1,045,249	£1,046,747
20%	71%	£807,150	£826,301	£809,148	£828,298	£809,866	£811,863
25%	71%	£571,089	£595,027	£573,585	£597,524	£574,483	£576,980
30%	71%	£335,027	£363,752	£338,023	£366,749	£339,100	£342,096
35%	71%	£98,965	£132,478	£102,460	£135,974	£103,718	£107,213
40%	71%	-£137,096	-£98,796	-£133,102	-£94,801	-£131,665	-£127,671
45%	71%	-£373,158	-£330,070	-£368,664	-£325,575	-£367,049	-£362,554
50%	71%	-£609,219	-£561,344	-£604,227	-£556,351	-£602,431	-£597,438
100%	71%		-£2,890,542				-£2,963,994
10%	75%	£1,278,760	£1,287,139	£1,279,808	£1,288,187	£1,279,948	£1,280,997
15%	75%	£1,042,441	£1,055,008	£1,044,014	£1,056,581	£1,044,223	£1,045,796
20%	75%	£806,122	£822,879	£808,219	£824,977	£808,499	£810,596
25%	75%	£569.803	£590,749	£572.425	£593.371	£572.774	£575,395
30%	75%	£333,485	£358,620	£336,631	£361,765	£337,049	£340,195
35%	75%	£97.166	£126,490	£100.836	£130.160	£101.324	£104.995
40%	75%	-£139,152	-£105,639	-£134,958	-£101,445	-£134,401	-£130,206
45%	75%	-£375,471	-£337,769	-£370,752	-£333,050	-£370,125	-£365,406
50%	75%	-£611,790	-£569,899	-£606,547	-£564,656	-£605,850	-£600,607
10%	60%	£1,280,919	£1,294,324	£1,281,758	£1,295,163	£1,282,820	£1,283,659
15%	60%	£1,045,680	£1,065,788	£1,046,938	£1,067,046	£1,048,531	£1,049,790
20%	60%	£810,441	£837,251	£812,119	£838,929	£814,243	£815,920
25%	60%	£575,202	£608,714	£577,299	£610,812	£579,954	£582,051
30%	60%	£339,963	£380,178	£342,479	£382,695	£345,665	£348,181
35%	60%	£104,723	£151,641	£107,659	£154,578	£111,376	£114,312
40%	60%	-£130,516	-£76,895	-£127,160	-£73,539	-£122,913	-£119,557
45%	60%	-£365,755	-£305,431	-£361,980	-£301,657	-£357,202	-£353,426
E00/	000/	0000 005	0500.000	0500.000	0500 774	0504 400	

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,474,148	£2,474,148	£2,474,148	£2,474,148	£2,474,148	£2,474,148
10%	71%	£2,002,024	£2,011,599	£2,003,023	£2,012,598	£2,003,381	£2,004,381
15%	71%	£1,765,963	£1,780,325	£1,767,461	£1,781,823	£1,767,999	£1,769,497
20%	71%	£1,529,900	£1,549,051	£1,531,898	£1,551,048	£1,532,616	£1,534,613
25%	71%	£1,293,839	£1,317,777	£1,296,335	£1,320,274	£1,297,233	£1,299,730
30%	71%	£1,057,777	£1,086,502	£1,060,773	£1,089,499	£1,061,850	£1,064,846
35%	71%	£821,715	£855,228	£825,210	£858,724	£826,468	£829,963
40%	71%	£585,654	£623,954	£589,648	£627,949	£591,085	£595,079
45%	71%	£349,592	£392,680	£354,086	£397,175	£355,701	£360,196
50%	71%	£113,531	£161,406	£118,523	£166,399	£120,319	£125,312
100%	71%		-£2,167,792			-£2,251,406	-£2,241,244
10%	75%	£2,001,510	£2,009,889	£2,002,558	£2,010,937	£2,002,698	£2,003,747
15%	75%	£1,765,191	£1,777,758	£1,766,764	£1,779,331	£1,766,973	£1,768,546
20%	75%	£1,528,872	£1,545,629	£1,530,969	£1,547,727	£1,531,249	£1,533,346
25%	75%	£1,292,553	£1,313,499	£1,295,175	£1,316,121	£1,295,524	£1,298,145
30%	75%	£1,056,235	£1,081,370	£1,059,381	£1,084,515	£1,059,799	£1,062,945
35%	75%	£819,916	£849,240	£823,586	£852,910	£824,074	£827,745
40%	75%	£583,598	£617,111	£587,792	£621,305	£588,349	£592,544
45%	75%	£347,279	£384,981	£351,998	£389,700	£352,625	£357,344
50%	75%	£110,960	£152,851	£116,203	£158,094	£116,900	£122,143
10%	60%	£2,003,669	£2,017,074	£2,004,508	£2,017,913	£2,005,570	£2,006,409
15%	60%	£1,768,430	£1,788,538	£1,769,688	£1,789,796	£1,771,281	£1,772,540
20%	60%	£1,533,191	£1,560,001	£1,534,869	£1,561,679	£1,536,993	£1,538,670
25%	60%	£1,297,952	£1,331,464	£1,300,049	£1,333,562	£1,302,704	£1,304,801
30%	60%	£1,062,713	£1,102,928	£1,065,229	£1,105,445	£1,068,415	£1,070,931
35%	60%	£827,473	£874,391	£830,409	£877,328	£834,126	£837,062
40%	60%	£592,234	£645,855	£595,590	£649,211	£599,837	£603,193
45%	60%	£356,995	£417,319	£360,770	£421,093	£365,548	£369,324
50%	60%	£121.755	£188.782	£125.950	£192.976	£131,260	£135,454

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,210,198	£3,210,198	£3,210,198	£3,210,198	£3,210,198	£3,210,198
10%	71%	£2,738,074	£2,747,649	£2,739,073	£2,748,648	£2,739,431	£2,740,431
15%	71%	£2,502,013	£2,516,375	£2,503,511	£2,517,873	£2,504,049	£2,505,547
20%	71%	£2,265,950	£2,285,101	£2,267,948	£2,287,098	£2,268,666	£2,270,663
25%	71%	£2,029,889	£2,053,827	£2,032,385	£2,056,324	£2,033,283	£2,035,780
30%	71%	£1,793,827	£1,822,552	£1,796,823	£1,825,549	£1,797,900	£1,800,896
35%	71%	£1,557,765	£1,591,278	£1,561,260	£1,594,774	£1,562,518	£1,566,013
40%	71%	£1,321,704	£1,360,004	£1,325,698	£1,363,999	£1,327,135	£1,331,129
45%	71%	£1,085,642	£1,128,730	£1,090,136	£1,133,225	£1,091,751	£1,096,246
50%	71%	£849,581	£897,456	£854,573	£902,449	£856,369	£861,362
100%	71%		-£1,431,742				-£1,505,194
10%	75%	£2,737,560	£2,745,939	£2,738,608	£2,746,987	£2,738,748	£2,739,797
15%	75%	£2,501,241	£2,513,808	£2,502,814	£2,515,381	£2,503,023	£2,504,596
20%	75%	£2,264,922	£2,281,679	£2,267,019	£2,283,777	£2,267,299	£2,269,396
25%	75%	£2,028,603	£2,049,549	£2,031,225	£2,052,171	£2,031,574	£2,034,195
30%	75%	£1,792,285	£1,817,420	£1,795,431	£1,820,565	£1,795,849	£1,798,995
35%	75%	£1,555,966	£1,585,290	£1,559,636	£1,588,960	£1,560,124	£1,563,795
40%	75%	£1,319,648	£1,353,161	£1,323,842	£1,357,355	£1,324,399	£1,328,594
45%	75%	£1,083,329	£1,121,031	£1,088,048	£1,125,750	£1,088,675	£1,093,394
50%	75%	£847,010	£888,901	£852,253	£894,144	£852,950	£858,193
10%	60%	£2,739,719	£2,753,124	£2,740,558	£2,753,963	£2,741,620	£2,742,459
15%	60%	£2,504,480	£2,524,588	£2,505,738	£2,525,846	£2,507,331	£2,508,590
20%	60%	£2,269,241	£2,296,051	£2,270,919	£2,297,729	£2,273,043	£2,274,720
25%	60%	£2,034,002	£2,067,514	£2,036,099	£2,069,612	£2,038,754	£2,040,851
30%	60%	£1,798,763	£1,838,978	£1,801,279	£1,841,495	£1,804,465	£1,806,981
35%	60%	£1,563,523	£1,610,441	£1,566,459	£1,613,378	£1,570,176	£1,573,112
40%	60%	£1,328,284	£1,381,905	£1,331,640	£1,385,261	£1,335,887	£1,339,243
45%	60%	£1,093,045	£1,153,369	£1,096,820	£1,157,143	£1,101,598	£1,105,374
EON/	600/	C0E7 00E	CO24 022	0000 000	0000 000	0007.240	C074 E04

£27,624,000

£17,299,000

£6,784,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,729,068	£1,729,068	£1,729,068	£1,729,068	£1,729,068	£1,729,068
10%	71%	£1,256,944	£1,266,519	£1,257,943	£1,267,518	£1,258,301	£1,259,301
15%	71%	£1,020,883	£1,035,245	£1,022,381	£1,036,743	£1,022,919	£1,024,417
20%	71%	£784,820	£803,971	£786,818	£805,968	£787,536	£789,533
25%	71%	£548,759	£572,697	£551,255	£575,194	£552,153	£554,650
30%	71%	£312,697	£341,422	£315,693	£344,419	£316,770	£319,766
35%	71%	£76,635	£110,148	£80,130	£113,644	£81,388	£84,883
40%	71%	-£159,426	-£121,126	-£155,432	-£117,131	-£153,995	-£150,001
45%	71%	-£395,488	-£352,400	-£390,994	-£347,905	-£389,379	-£384,884
50%	71%	-£631,549	-£583,674	-£626,557	-£578,681	-£624,761	-£619,768
100%	71%		-£2,912,872				-£2,986,324
10%	75%	£1,256,430	£1,264,809	£1,257,478	£1,265,857	£1,257,618	£1,258,667
15%	75%	£1,020,111	£1,032,678	£1,021,684	£1,034,251	£1,021,893	£1,023,466
20%	75%	£783,792	£800,549	£785,889	£802,647	£786,169	£788,266
25%	75%	£547,473	£568,419	£550,095	£571,041	£550,444	£553,065
30%	75%	£311,155	£336,290	£314,301	£339,435	£314,719	£317,865
35%	75%	£74,836	£104,160	£78,506	£107,830	£78,994	£82,665
40%	75%	-£161,482	-£127,969	-£157,288	-£123,775	-£156,731	-£152,536
45%	75%	-£397,801	-£360,099	-£393,082	-£355,380	-£392,455	-£387,736
50%	75%	-£634,120	-£592,229	-£628,877	-£586,986	-£628,180	-£622,937
10%	60%	£1,258,589	£1,271,994	£1,259,428	£1,272,833	£1,260,490	£1,261,329
15%	60%	£1,023,350	£1,043,458	£1,024,608	£1,044,716	£1,026,201	£1,027,460
20%	60%	£788,111	£814,921	£789,789	£816,599	£791,913	£793,590
25%	60%	£552,872	£586,384	£554,969	£588,482	£557,624	£559,721
30%	60%	£317,633	£357,848	£320,149	£360,365	£323,335	£325,851
35%	60%	£82,393	£129,311	£85,329	£132,248	£89,046	£91,982
40%	60%	-£152,846	-£99,225	-£149,490	-£95,869	-£145,243	-£141,887
45%	60%	-£388,085	-£327,761	-£384,310	-£323,987	-£379,532	-£375,756
50%	60%	-£623.325	-£556.298	-£619.130	-£552.104	-£613.820	-£609.626

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,741,898	£2,741,898	£2,741,898	£2,741,898	£2,741,898	£2,741,898
10%	71%	£2,269,774	£2,279,349	£2,270,773	£2,280,348	£2,271,131	£2,272,131
15%	71%	£2,033,713	£2,048,075	£2,035,211	£2,049,573	£2,035,749	£2,037,247
20%	71%	£1,797,650	£1,816,801	£1,799,648	£1,818,798	£1,800,366	£1,802,363
25%	71%	£1,561,589	£1,585,527	£1,564,085	£1,588,024	£1,564,983	£1,567,480
30%	71%	£1,325,527	£1,354,252	£1,328,523	£1,357,249	£1,329,600	£1,332,596
35%	71%	£1,089,465	£1,122,978	£1,092,960	£1,126,474	£1,094,218	£1,097,713
40%	71%	£853,404	£891,704	£857,398	£895,699	£858,835	£862,829
45%	71%	£617,342	£660,430	£621,836	£664,925	£623,451	£627,946
50%	71%	£381,281	£429,156	£386,273	£434,149	£388,069	£393,062
100%	71%	-£1,997,470	-£1,900,042	-£1,987,308	-£1,889,881	-£1,983,656	-£1,973,494
10%	75%	£2,269,260	£2,277,639	£2,270,308	£2,278,687	£2,270,448	£2,271,497
15%	75%	£2,032,941	£2,045,508	£2,034,514	£2,047,081	£2,034,723	£2,036,296
20%	75%	£1,796,622	£1,813,379	£1,798,719	£1,815,477	£1,798,999	£1,801,096
25%	75%	£1,560,303	£1,581,249	£1,562,925	£1,583,871	£1,563,274	£1,565,895
30%	75%	£1,323,985	£1,349,120	£1,327,131	£1,352,265	£1,327,549	£1,330,695
35%	75%	£1,087,666	£1,116,990	£1,091,336	£1,120,660	£1,091,824	£1,095,495
40%	75%	£851.348	£884.861	£855.542	£889.055	£856.099	£860.294
45%	75%	£615,029	£652,731	£619,748	£657,450	£620,375	£625,094
50%	75%	£378,710	£420,601	£383,953	£425,844	£384,650	£389,893
10%	60%	£2,271,419	£2,284,824	£2,272,258	£2,285,663	£2,273,320	£2,274,159
15%	60%	£2,036,180	£2,056,288	£2,037,438	£2,057,546	£2,039,031	£2,040,290
20%	60%	£1,800,941	£1,827,751	£1,802,619	£1,829,429	£1,804,743	£1,806,420
25%	60%	£1,565,702	£1,599,214	£1,567,799	£1,601,312	£1,570,454	£1,572,551
30%	60%	£1,330,463	£1,370,678	£1,332,979	£1,373,195	£1,336,165	£1,338,681
35%	60%	£1,095,223	£1,142,141	£1,098,159	£1,145,078	£1,101,876	£1,104,812
40%	60%	£859,984	£913,605	£863,340	£916,961	£867,587	£870,943
45%	60%	£624,745	£685,069	£628,520	£688,843	£633,298	£637,074
50%	60%	£389.505	£456.532	£393,700	£460,726	£399.010	£403.204

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

% of AH a	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,210,198	£3,210,198	£3,210,198	£3,210,198	£3,210,198	£3,210,198
10%	71%	£2,738,074	£2,747,649	£2,739,073	£2,748,648	£2,739,431	£2,740,431
15%	71%	£2,502,013	£2,516,375	£2,503,511	£2,517,873	£2,504,049	£2,505,547
20%	71%	£2,265,950	£2,285,101	£2.267.948	£2.287.098	£2,268,666	£2,270,663
25%	71%	£2,029,889	£2,053,827	£2,032,385	£2,056,324	£2,033,283	£2,035,780
30%	71%	£1,793,827	£1,822,552	£1,796,823	£1,825,549	£1,797,900	£1,800,896
35%	71%	£1,557,765	£1,591,278	£1,561,260	£1,594,774	£1,562,518	£1,566,013
40%	71%	£1,321,704	£1,360,004	£1,325,698	£1.363.999	£1,327,135	£1.331.129
45%	71%	£1,085,642	£1,128,730	£1,090,136	£1,133,225	£1,091,751	£1,096,246
50%	71%	£849.581	£897,456	£854.573	£902.449	£856.369	£861,362
100%	71%		-£1,431,742	-£1,519,008			-£1,505,194
10%	75%	£2.737.560	£2.745.939	£2.738.608	£2.746.987	£2.738.748	£2,739,797
15%	75%	£2,501,241	£2,513,808	£2,502,814	£2,515,381	£2,503,023	£2,504,596
20%	75%	£2,264,922	£2,281,679	£2,267,019	£2.283.777	£2,267,299	£2,269,396
25%	75%	£2,028,603	£2,049,549	£2,031,225	£2,052,171	£2,031,574	£2,034,195
30%	75%	£1.792.285	£1.817.420	£1,795,431	£1.820.565	£1,795,849	£1,798,995
35%	75%	£1,555,966	£1.585.290	£1,559,636	£1.588.960	£1,560,124	£1,563,795
40%	75%	£1.319.648	£1.353.161	£1.323.842	£1,357,355	£1.324.399	£1,328,594
45%	75%	£1,083,329	£1,121,031	£1,088,048	£1,125,750	£1,088,675	£1,093,394
50%	75%	£847.010	£888.901	£852.253	£894.144	£852.950	£858.193
10%	60%	£2,739,719	£2.753.124	£2.740.558	£2,753,963	£2.741.620	£2,742,459
15%	60%	£2.504.480	£2.524.588	£2.505.738	£2.525.846	£2.507.331	£2,508,590
20%	60%	£2,269,241	£2,296,051	£2.270.919	£2,297,729	£2,273,043	£2,274,720
25%	60%	£2.034.002	£2.067.514	£2.036.099	£2,069,612	£2.038.754	£2.040.851
30%	60%	£1,798,763	£1.838.978	£1.801.279	£1.841.495	£1.804.465	£1,806,981
35%	60%	£1.563.523	£1,610,441	£1,566,459	£1.613.378	£1,570,176	£1,573,112
40%	60%	£1,328,284	£1.381.905	£1,331,640	£1.385.261	£1,335,887	£1,339,243
45%	60%	£1.093.045	£1.153.369	£1.096.820	£1,157,143	£1.101.598	£1,105,374
50%	60%	£857 805	F924 832	£862 000	£929.026	£867.310	£871 504

£13,474,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,742,896	£2,742,896	£2,742,896	£2,742,896	£2,742,896	£2,742,896
10%	71%	£2,364,335	£2,373,910	£2,365,990	£2,375,565	£2,365,693	£2,367,348
15%	71%	£2,175,054	£2,189,417	£2,177,537	£2,191,900	£2,177,090	£2,179,573
20%	71%	£1,985,773	£2,004,923	£1,989,084	£2,008,234	£1,988,488	£1,991,799
25%	71%	£1,796,492	£1,820,430	£1,800,631	£1,824,568	£1,799,886	£1,804,024
30%	71%	£1,607,211	£1,635,937	£1,612,176	£1,640,903	£1,611,284	£1,616,250
35%	71%	£1,417,930	£1,451,443	£1,423,723	£1,457,236	£1,422,682	£1,428,475
40%	71%	£1,228,649	£1,266,950	£1,235,270	£1,273,571	£1,234,080	£1,240,701
45%	71%	£1,039,368	£1,082,457	£1,046,817	£1,089,905	£1,045,478	£1,052,926
50%	71%	£850.087	£897.963	£858.364	£906.240	£856.875	£865.151
100%	71%	-£1,060,970	-£963,543	-£1,044,128	-£946,701	-£1,047,156	-£1,030,314
10%	75%	£2,363,788	£2.372.166	£2.365.526	£2.373.905	£2.364.976	£2.366.714
15%	75%	£2,174,234	£2,186,801	£2,176,841	£2,189,408	£2,176,016	£2,178,623
20%	75%	£1.984.679	£2.001.436	£1.988.155	£2.004.912	£1.987.055	£1.990.531
25%	75%	£1.795.124	£1.816.070	£1,799,469	£1.820.415	£1.798.095	£1.802.440
30%	75%	£1.605.570	£1.630.706	£1,610,784	£1.635.919	£1,609,134	£1.614.348
35%	75%	£1.416.016	£1.445.340	£1.422.099	£1.451.423	£1,420,174	£1.426.256
40%	75%	£1.226.462	£1.259.975	£1,233,413	£1,266,926	£1,231,213	£1,238,166
45%	75%	£1,036,907	£1,074,609	£1,044,728	£1,082,430	£1,042,253	£1,050,074
50%	75%	£847.353	£889.244	£856.043	£897.934	£853.293	£861.983
10%	60%	£2,366,085	£2,379,490	£2,367,476	£2,380,881	£2,367,985	£2,369,376
15%	60%	£2,177,680	£2.197.787	£2,179,764	£2.199.872	£2.180.531	£2.182.616
20%	60%	£1,989,273	£2,016,084	£1,992,054	£2,018,865	£1,993,075	£1,995,856
25%	60%	£1,800,867	£1,834,380	£1,804,344	£1,837,856	£1,805,620	£1,809,095
30%	60%	£1,612,462	£1,652,677	£1,616,632	£1,656,848	£1,618,164	£1,622,335
35%	60%	£1,424,056	£1,470,974	£1,428,922	£1,475,841	£1,430,709	£1,435,574
40%	60%	£1,235,649	£1,289,271	£1,241,212	£1,294,832	£1,243,253	£1,248,815
45%	60%	£1,047,244	£1,107,567	£1,053,500	£1,113,824	£1,055,798	£1,062,054
50%	60%	£858.838	£925.864	£865.790	£932.815	£868.342	£875,293

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,557,104	-£3,557,104	-£3,557,104	-£3,557,104	-£3,557,104	-£3,557,104
10%	71%	-£3,935,665	-£3,926,090		-£3,924,435		
15%	71%	-£4,124,946	-£4,110,583		-£4.108.100		
20%	71%	-£4,314,227	-£4,295,077		-£4,291,766	-£4,311,512	
25%	71%	-£4.503.508	-£4,479,570		-£4.475.432	-£4.500.114	
30%	71%	-£4,692,789	-£4,664,063	-£4,687,824	-£4,659,097	-£4,688,716	
35%	71%	-£4,882,070	-£4,848,557		-£4,842,764		
40%	71%	-£5,071,351	-£5,033,050	-£5,064,730	-£5,026,429	-£5,065,920	
45%	71%	-£5,260,632	-£5,217,543		-£5,210,095		-£5,247,074
50%	71%	-£5,449,913	-£5,402,037	-£5,441,636	-£5,393,760	-£5,443,125	
100%	71%	-£7,360,970	-£7,263,543		-£7,246,701		-£7,330,314
10%	75%	-£3,936,212	-£3,927,834	-£3,934,474	-£3,926,095	-£3,935,024	-£3,933,286
15%	75%	-£4,125,766	-£4,113,199		-£4,110,592	-£4,123,984	
20%	75%	-£4,315,321	-£4,298,564	-£4,311,845	-£4,295,088	-£4,312,945	-£4,309,469
25%	75%	-£4,504,876	-£4,483,930		-£4,479,585		
30%	75%	-£4,694,430	-£4,669,294		-£4,664,081		
35%	75%	-£4,883,984	-£4,854,660		-£4,848,577		
40%	75%	-£5,073,538	-£5,040,025		-£5,033,074		
45%	75%	-£5,263,093	-£5,225,391	-£5,255,272	-£5,217,570	-£5,257,747	
50%	75%	-£5,452,647	-£5,410,756		-£5,402,066		
10%	60%	-£3,933,915	-£3,920,510	-£3,932,524	-£3,919,119		-£3,930,624
15%	60%	-£4,122,320	-£4,102,213	-£4,120,236	-£4,100,128		-£4,117,384
20%	60%	-£4,310,727	-£4,283,916	-£4,307,946	-£4,281,135	-£4,306,925	-£4,304,144
25%	60%	-£4,499,133	-£4,465,620		-£4,462,144		
30%	60%	-£4,687,538	-£4,647,323	-£4,683,368	-£4,643,152	-£4,681,836	-£4,677,665
35%	60%	-£4,875,944	-£4,829,026		-£4,824,159		
40%	60%	-£5,064,351	-£5,010,729		-£5,005,168	-£5,056,747	
45%	60%	-£5,252,756	-£5,192,433		-£5,186,176		
50%	60%	-F5 441 162	-F5 374 136		-F5 367 185		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,319,854	-£2,319,854				
10%	71%	-£2,698,415	-£2,688,840	-£2,696,760	-£2,687,185		-£2,695,402
15%	71%	-£2,887,696	-£2,873,333				
20%	71%	-£3,076,977	-£3,057,827				
25%	71%	-£3,266,258	-£3,242,320			-£3,262,864	
30%	71%	-£3,455,539	-£3,426,813	-£3,450,574	-£3,421,847	-£3,451,466	-£3,446,500
35%	71%	-£3,644,820	-£3,611,307		-£3,605,514		
40%	71%	-£3,834,101	-£3,795,800	-£3,827,480	-£3,789,179	-£3,828,670	-£3,822,049
45%	71%	-£4,023,382	-£3,980,293				
50%	71%	-£4,212,663	-£4,164,787	-£4,204,386	-£4,156,510	-£4,205,875	-£4,197,599
100%	71%	-£6,123,720	-£6,026,293	-£6,106,878			
10%	75%	-£2,698,962	-£2,690,584	-£2,697,224			
15%	75%	-£2,888,516	-£2,875,949			-£2,886,734	
20%	75%	-£3,078,071	-£3,061,314	-£3,074,595	-£3,057,838	-£3,075,695	-£3,072,219
25%	75%	-£3,267,626	-£3,246,680				
30%	75%	-£3,457,180	-£3,432,044	-£3,451,966	-£3,426,831	-£3,453,616	-£3,448,402
35%	75%	-£3,646,734	-£3,617,410				-£3,636,494
40%	75%	-£3,836,288	-£3,802,775	-£3,829,337	-£3,795,824	-£3,831,537	-£3,824,584
45%	75%	-£4,025,843	-£3,988,141				
50%	75%	-£4,215,397	-£4,173,506	-£4,206,707	-£4,164,816	-£4,209,457	-£4,200,767
10%	60%	-£2,696,665	-£2,683,260	-£2,695,274			
15%	60%	-£2,885,070	-£2,864,963	-£2,882,986	-£2,862,878	-£2,882,219	-£2,880,134
20%	60%	-£3,073,477	-£3,046,666				
25%	60%	-£3,261,883	-£3,228,370	-£3,258,406	-£3,224,894	-£3,257,130	
30%	60%	-£3,450,288	-£3,410,073	-£3,446,118	-£3,405,902	-£3,444,586	-£3,440,415
35%	60%	-£3,638,694	-£3,591,776				
40%	60%	-£3,827,101	-£3,773,479	-£3,821,538	-£3,767,918	-£3,819,497	
45%	60%	-£4,015,506	-£3,955,183				
50%	60%	-£4,203,912	-£4,136,886				

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£165,744	-£165,744	-£165,744	-£165,744	-£165,744	-£165,744
10%	71%	-£544,305	-£534,730	-£542,650	-£533,075	-£542,947	-£541,292
15%	71%	-£733,586	-£719,223	-£731,103	-£716,740	-£731,550	-£729,067
20%	71%	-£922,867	-£903,717	-£919,556	-£900,406	-£920,152	-£916,841
25%	71%	-£1,112,148	-£1,088,210	-£1,108,009	-£1,084,072	-£1,108,754	-£1,104,616
30%	71%	-£1,301,429	-£1,272,703				
35%	71%	-£1,490,710	-£1,457,197	-£1,484,917	-£1,451,404	-£1,485,958	-£1,480,165
40%	71%	-£1,679,991	-£1,641,690				
45%	71%	-£1,869,272	-£1,826,183	-£1,861,823	-£1,818,735	-£1,863,162	-£1,855,714
50%	71%	-£2,058,553	-£2,010,677				
100%	71%	-£3,969,610	-£3,872,183	-£3,952,768	-£3,855,341	-£3,955,796	-£3,938,954
10%	75%	-£544,852	-£536,474	-£543,114	-£534,735	-£543,664	-£541,926
15%	75%	-£734,406	-£721,839	-£731,799	-£719,232	-£732,624	-£730,017
20%	75%	-£923,961	-£907,204	-£920,485	-£903,728	-£921,585	-£918,109
25%	75%	-£1,113,516	-£1,092,570		-£1,088,225	-£1,110,545	-£1,106,200
30%	75%	-£1,303,070	-£1,277,934				
35%	75%	-£1,492,624	-£1,463,300	-£1,486,541	-£1,457,217	-£1,488,466	
40%	75%	-£1,682,178	-£1,648,665	-£1,675,227	-£1,641,714	-£1,677,427	-£1,670,474
45%	75%	-£1,871,733	-£1,834,031			-£1,866,387	
50%	75%	-£2,061,287	-£2,019,396		-£2,010,706	-£2,055,347	-£2,046,657
10%	60%	-£542,555	-£529,150	-£541,164	-£527,759	-£540,655	-£539,264
15%	60%	-£730,960	-£710,853	-£728,876	-£708,768	-£728,109	-£726,024
20%	60%	-£919,367	-£892,556	-£916,586	-£889,775	-£915,565	-£912,784
25%	60%	-£1,107,773	-£1,074,260	-£1,104,296	-£1,070,784	-£1,103,020	-£1,099,545
30%	60%	-£1,296,178	-£1,255,963				
35%	60%	-£1,484,584	-£1,437,666	-£1,479,718	-£1,432,799	-£1,477,931	-£1,473,066
40%	60%	-£1,672,991	-£1,619,369				
45%	60%	-£1,861,396	-£1,801,073	-£1,855,140	-£1,794,816	-£1,852,842	-£1,846,586
E08/	600/	02.040.002	04 000 770				

£90,000,000

£72,325,000

£41,552,000

Denominary EE Trigo							
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£809,216	£809,216	£809,216	£809,216	£809,216	£809,216
10%	71%	£430,655	£440,230	£432,310	£441,885	£432,013	£433,668
15%	71%	£241,374	£255,737	£243,857	£258,220	£243,410	£245,893
20%	71%	£52,093	£71,243	£55,404	£74,554	£54,808	£58,119
25%	71%	-£137,188	-£113,250	-£133,049	-£109,112	-£133,794	-£129,656
30%	71%	-£326,469	-£297,743	-£321,504	-£292,777	-£322,396	-£317,430
35%	71%	-£515,750	-£482,237	-£509,957	-£476,444	-£510,998	-£505,205
40%	71%	-£705,031	-£666,730	-£698,410	-£660,109	-£699,600	-£692,979
45%	71%	-£894.312	-£851,223	-£886.863	-£843.775	-£888.202	-£880.754
50%	71%	-£1,083,593	-£1,035,717	-£1,075,316	-£1,027,440	-£1,076,805	-£1,068,529
100%	71%	-£2,994,650	-£2,897,223				-£2,963,994
10%	75%	£430,108	£438,486	£431,846	£440,225	£431,296	£433,034
15%	75%	£240,554	£253,121	£243,161	£255,728	£242,336	£244,943
20%	75%	£50,999	£67,756	£54,475	£71,232	£53,375	£56,851
25%	75%	-£138,556	-£117,610	-£134,211	-£113,265	-£135,585	-£131,240
30%	75%	-£328,110	-£302,974	-£322,896	-£297,761	-£324,546	-£319,332
35%	75%	-£517,664	-£488,340	-£511,581	-£482,257	-£513,506	-£507,424
40%	75%	-£707,218	-£673,705	-£700,267	-£666,754	-£702,467	-£695,514
45%	75%	-£896,773	-£859,071	-£888,952	-£851,250	-£891,427	-£883,606
50%	75%	-£1,086,327	-£1,044,436		-£1,035,746		-£1,071,697
10%	60%	£432,405	£445,810	£433,796	£447,201	£434,305	£435,696
15%	60%	£244,000	£264,107	£246,084	£266,192	£246,851	£248,936
20%	60%	£55,593	£82,404	£58,374	£85,185	£59,395	£62,176
25%	60%	-£132,813	-£99,300	-£129,336	-£95,824	-£128,060	-£124,585
30%	60%	-£321,218	-£281,003	-£317,048	-£276,832	-£315,516	-£311,345
35%	60%	-£509,624	-£462,706	-£504,758	-£457,839		-£498,106
40%	60%	-£698,031	-£644,409	-£692,468	-£638,848	-£690,427	-£684,865
4E9/	60%	C00C 42C	C02C 112	£000 100	.010 056	£077 002	£074 £2£

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,531,966	£1,531,966	£1,531,966	£1,531,966	£1,531,966	£1,531,966
10%	71%	£1,153,405	£1,162,980	£1,155,060	£1,164,635	£1,154,763	£1,156,418
15%	71%	£964,124	£978,487	£966,607	£980,970	£966,160	£968,643
20%	71%	£774,843	£793,993	£778,154	£797,304	£777,558	£780,869
25%	71%	£585,562	£609,500	£589,701	£613,638	£588,956	£593,094
30%	71%	£396,281	£425,007	£401,246	£429,973	£400,354	£405,320
35%	71%	£207,000	£240,513	£212,793	£246,306	£211,752	£217,545
40%	71%	£17,719	£56,020	£24,340	£62,641	£23,150	£29,771
45%	71%	-£171,562	-£128,473	-£164,113	-£121,025	-£165,452	-£158,004
50%	71%	-£360,843	-£312,967	-£352,566	-£304,690	-£354,055	-£345,779
100%	71%	-£2,271,900	-£2,174,473				
10%	75%	£1,152,858	£1,161,236	£1,154,596	£1,162,975	£1,154,046	£1,155,784
15%	75%	£963,304	£975,871	£965,911	£978,478	£965,086	£967,693
20%	75%	£773,749	£790,506	£777,225	£793,982	£776,125	£779,601
25%	75%	£584,194	£605,140	£588,539	£609,485	£587,165	£591,510
30%	75%	£394,640	£419,776	£399,854	£424,989	£398,204	£403,418
35%	75%	£205,086	£234,410	£211,169	£240,493	£209,244	£215,326
40%	75%	£15,532	£49,045	£22,483	£55,996	£20,283	£27,236
45%	75%	-£174,023	-£136,321	-£166,202	-£128,500	-£168,677	-£160,856
50%	75%	-£363,577	-£321,686	-£354,887	-£312,996	-£357,637	-£348,947
10%	60%	£1,155,155	£1,168,560	£1,156,546	£1,169,951	£1,157,055	£1,158,446
15%	60%	£966,750	£986,857	£968,834	£988,942	£969,601	£971,686
20%	60%	£778,343	£805,154	£781,124	£807,935	£782,145	£784,926
25%	60%	£589,937	£623,450	£593,414	£626,926	£594,690	£598,165
30%	60%	£401,532	£441,747	£405,702	£445,918	£407,234	£411,405
35%	60%	£213,126	£260,044	£217,992	£264,911	£219,779	£224,644
40%	60%	£24,719	£78,341	£30,282	£83,902	£32,323	£37,885
45%	60%	-£163,686	-£103,363	-£157,430	-£97,106	-£155,132	-£148,876
E09/	60%	C3E3 003	C29E 066	-C24E 140	£270 44E	C242 E00	£22E £27

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,268,016	£2,268,016	£2,268,016	£2,268,016	£2,268,016	£2,268,016
10%	71%	£1,889,455	£1,899,030	£1,891,110	£1,900,685	£1,890,813	£1,892,468
15%	71%	£1,700,174	£1,714,537	£1,702,657	£1,717,020	£1,702,210	£1,704,693
20%	71%	£1,510,893	£1,530,043	£1,514,204	£1,533,354	£1,513,608	£1,516,919
25%	71%	£1,321,612	£1,345,550	£1,325,751	£1,349,688	£1,325,006	£1,329,144
30%	71%	£1,132,331	£1,161,057	£1,137,296	£1,166,023	£1,136,404	£1,141,370
35%	71%	£943,050	£976,563	£948,843	£982,356	£947,802	£953,595
40%	71%	£753,769	£792,070	£760,390	£798,691	£759,200	£765,821
45%	71%	£564,488	£607,577	£571,937	£615,025	£570,598	£578,046
50%	71%	£375,207	£423,083	£383,484	£431,360	£381,995	£390,271
100%	71%	-£1,535,850	-£1,438,423				-£1,505,194
10%	75%	£1,888,908	£1,897,286	£1,890,646	£1,899,025	£1,890,096	£1,891,834
15%	75%	£1,699,354	£1,711,921	£1,701,961	£1,714,528	£1,701,136	£1,703,743
20%	75%	£1,509,799	£1,526,556	£1,513,275	£1,530,032	£1,512,175	£1,515,651
25%	75%	£1,320,244	£1,341,190	£1,324,589	£1,345,535	£1,323,215	£1,327,560
30%	75%	£1,130,690	£1,155,826	£1,135,904	£1,161,039	£1,134,254	£1,139,468
35%	75%	£941,136	£970,460	£947,219	£976,543	£945,294	£951,376
40%	75%	£751,582	£785,095	£758,533	£792,046	£756,333	£763,286
45%	75%	£562,027	£599,729	£569,848	£607,550	£567,373	£575,194
50%	75%	£372,473	£414,364	£381,163	£423,054	£378,413	£387,103
10%	60%	£1,891,205	£1,904,610	£1,892,596	£1,906,001	£1,893,105	£1,894,496
15%	60%	£1,702,800	£1,722,907	£1,704,884	£1,724,992	£1,705,651	£1,707,736
20%	60%	£1,514,393	£1,541,204	£1,517,174	£1,543,985	£1,518,195	£1,520,976
25%	60%	£1,325,987	£1,359,500	£1,329,464	£1,362,976	£1,330,740	£1,334,215
30%	60%	£1,137,582	£1,177,797	£1,141,752	£1,181,968	£1,143,284	£1,147,455
35%	60%	£949,176	£996,094	£954,042	£1,000,961	£955,829	£960,694
40%	60%	£760,769	£814,391	£766,332	£819,952	£768,373	£773,935
45%	60%	£572,364	£632,687	£578,620	£638,944	£580,918	£587,174
50%	60%	£383 958	£450 984	£390 910	£457 035	£303.462	£400.413

£27,624,000

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£786,886	£786,886	£786,886	£786,886	£786,886	£786,886
10%	71%	£408,325	£417,900	£409,980	£419,555	£409,683	£411,338
15%	71%	£219,044	£233,407	£221,527	£235,890	£221,080	£223,563
20%	71%	£29,763	£48,913	£33,074	£52,224	£32,478	£35,789
25%	71%	-£159,518	-£135,580	-£155,379	-£131,442	-£156,124	-£151,986
30%	71%	-£348,799	-£320,073	-£343,834	-£315,107	-£344,726	-£339,760
35%	71%	-£538,080	-£504,567	-£532,287	-£498,774	-£533,328	-£527,535
40%	71%	-£727,361	-£689,060	-£720,740	-£682,439	-£721,930	-£715,309
45%	71%	-£916,642	-£873,553	-£909,193	-£866,105	-£910,532	-£903,084
50%	71%	-£1,105,923	-£1,058,047	-£1,097,646	-£1,049,770	-£1,099,135	-£1,090,859
100%	71%		-£2,919,553				-£2,986,324
10%	75%	£407,778	£416,156	£409,516	£417,895	£408,966	£410,704
15%	75%	£218,224	£230,791	£220,831	£233,398	£220,006	£222,613
20%	75%	£28,669	£45,426	£32,145	£48,902	£31,045	£34,521
25%	75%	-£160,886	-£139,940	-£156,541	-£135,595	-£157,915	-£153,570
30%	75%	-£350,440	-£325,304	-£345,226	-£320,091	-£346,876	-£341,662
35%	75%	-£539,994	-£510,670	-£533,911	-£504,587	-£535,836	-£529,754
40%	75%	-£729,548	-£696,035	-£722,597	-£689,084	-£724,797	-£717,844
45%	75%	-£919,103	-£881,401	-£911,282	-£873,580	-£913,757	-£905,936
50%	75%	-£1,108,657	-£1,066,766	-£1,099,967	-£1,058,076	-£1,102,717	-£1,094,027
10%	60%	£410,075	£423,480	£411,466	£424,871	£411,975	£413,366
15%	60%	£221,670	£241,777	£223,754	£243,862	£224,521	£226,606
20%	60%	£33,263	£60,074	£36,044	£62,855	£37,065	£39,846
25%	60%	-£155,143	-£121,630	-£151,666	-£118,154	-£150,390	-£146,915
30%	60%	-£343,548	-£303,333	-£339,378	-£299,162	-£337,846	-£333,675
35%	60%	-£531,954	-£485,036	-£527,088	-£480,169	-£525,301	-£520,436
40%	60%	-£720,361	-£666,739	-£714,798	-£661,178	-£712,757	-£707,195
45%	60%	-£908,766	-£848,443	-£902,510	-£842,186	-£900,212	-£893,956
50%	60%		-£1,030,146		-£1,023,195		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,799,716	£1,799,716	£1,799,716	£1,799,716	£1,799,716	£1,799,716
10%	71%	£1,421,155	£1,430,730	£1,422,810	£1,432,385	£1,422,513	£1,424,168
15%	71%	£1,231,874	£1,246,237	£1,234,357	£1,248,720	£1,233,910	£1,236,393
20%	71%	£1,042,593	£1,061,743	£1,045,904	£1,065,054	£1,045,308	£1,048,619
25%	71%	£853,312	£877,250	£857,451	£881,388	£856,706	£860,844
30%	71%	£664,031	£692,757	£668,996	£697,723	£668,104	£673,070
35%	71%	£474,750	£508,263	£480,543	£514,056	£479,502	£485,295
40%	71%	£285,469	£323,770	£292,090	£330,391	£290,900	£297,521
45%	71%	£96,188	£139,277	£103,637	£146,725	£102,298	£109,746
50%	71%	-£93,093	-£45,217	-£84,816	-£36,940	-£86,305	-£78,029
100%	71%	-£2,004,150	-£1,906,723				-£1,973,494
10%	75%	£1,420,608	£1,428,986	£1,422,346	£1,430,725	£1,421,796	£1,423,534
15%	75%	£1,231,054	£1,243,621	£1,233,661	£1,246,228	£1,232,836	£1,235,443
20%	75%	£1,041,499	£1,058,256	£1,044,975	£1,061,732	£1,043,875	£1,047,351
25%	75%	£851,944	£872,890	£856,289	£877,235	£854,915	£859,260
30%	75%	£662.390	£687.526	£667.604	£692,739	£665.954	£671.168
35%	75%	£472,836	£502,160	£478,919	£508,243	£476,994	£483,076
40%	75%	£283,282	£316.795	£290,233	£323,746	£288.033	£294.986
45%	75%	£93,727	£131,429	£101,548	£139,250	£99,073	£106,894
50%	75%	-£95.827	-£53.936	-£87.137	-£45.246	-£89.887	-£81.197
10%	60%	£1,422,905	£1,436,310	£1,424,296	£1,437,701	£1,424,805	£1,426,196
15%	60%	£1,234,500	£1.254.607	£1,236,584	£1,256,692	£1,237,351	£1,239,436
20%	60%	£1,046,093	£1,072,904	£1,048,874	£1,075,685	£1,049,895	£1,052,676
25%	60%	£857.687	£891,200	£861.164	£894.676	£862.440	£865.915
30%	60%	£669,282	£709,497	£673,452	£713,668	£674,984	£679,155
35%	60%	£480.876	£527.794	£485,742	£532,661	£487.529	£492.394
40%	60%	£292,469	£346,091	£298,032	£351,652	£300,073	£305,635
45%	60%	£104.064	£164.387	£110.320	£170.644	£112.618	£118.874
E09/	60%	EQ4 242	£17.216	£77 200	£10.265	£74 020	£67 007

50% 60% -E84,342

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,268,016	£2,268,016	£2,268,016	£2,268,016	£2,268,016	£2,268,016
10%	71%	£1,889,455	£1,899,030	£1,891,110	£1,900,685	£1,890,813	£1,892,468
15%	71%	£1,700,174	£1,714,537	£1,702,657	£1,717,020	£1,702,210	£1,704,693
20%	71%	£1.510.893	£1.530.043	£1.514.204	£1.533.354	£1.513.608	£1.516.919
25%	71%	£1,321,612	£1,345,550	£1,325,751	£1,349,688	£1,325,006	£1,329,144
30%	71%	£1,132,331	£1,161,057	£1,137,296	£1,166,023	£1,136,404	£1,141,370
35%	71%	£943,050	£976,563	£948,843	£982,356	£947,802	£953,595
40%	71%	£753,769	£792.070	£760.390	£798.691	£759.200	£765.821
45%	71%	£564,488	£607,577	£571,937	£615,025	£570,598	£578,046
50%	71%	£375.207	£423.083	£383.484	£431.360	£381.995	£390.271
100%	71%	-£1,535,850	-£1,438,423			-£1,522,036	-£1,505,194
10%	75%	£1.888.908	£1.897.286	£1.890.646	£1.899.025	£1.890.096	£1.891.834
15%	75%	£1,699,354	£1,711,921	£1,701,961	£1,714,528	£1,701,136	£1,703,743
20%	75%	£1.509.799	£1.526.556	£1.513.275	£1.530.032	£1.512.175	£1.515.651
25%	75%	£1,320,244	£1,341,190	£1,324,589	£1,345,535	£1,323,215	£1,327,560
30%	75%	£1.130.690	£1.155.826	£1.135.904	£1.161.039	£1.134.254	£1.139.468
35%	75%	£941,136	£970,460	£947,219	£976,543	£945,294	£951,376
40%	75%	£751.582	£785.095	£758.533	£792.046	£756.333	£763,286
45%	75%	£562,027	£599,729	£569,848	£607,550	£567,373	£575,194
50%	75%	£372.473	£414,364	£381.163	£423.054	£378.413	£387,103
10%	60%	£1.891.205	£1.904.610	£1.892.596	£1.906.001	£1.893.105	£1.894.496
15%	60%	£1,702,800	£1,722,907	£1,704,884	£1,724,992	£1,705,651	£1,707,736
20%	60%	£1.514.393	£1.541.204	£1.517.174	£1.543.985	£1,518,195	£1.520.976
25%	60%	£1,325,987	£1,359,500	£1,329,464	£1,362,976	£1,330,740	£1,334,215
30%	60%	£1,137,582	£1,177,797	£1,141,752	£1,181,968	£1,143,284	£1,147,455
35%	60%	£949,176	£996,094	£954,042	£1,000,961	£955,829	£960,694
40%	60%	£760.769	£814.391	£766.332	£819.952	£768.373	£773.935
45%	60%	£572,364	£632,687	£578,620	£638,944	£580,918	£587,174
50%	60%	£383 958	£450 984	£390.910	£457 935	£393.462	£400.413

£13,474,000

	CIL Zone	2
	Value Area	High
Sales value inflation		09
Build cost inflation		0'

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,922,499	£2,922,499	£2,922,499	£2,922,499	£2,922,499	£2,922,499
10%	71%	£2,526,043	£2,535,802	£2,527,632	£2,537,392	£2,524,658	£2,526,248
15%	71%	£2,327,814	£2,342,454	£2,330,199	£2,344,838	£2,325,736	£2,328,121
20%	71%	£2,129,586	£2,149,105	£2,132,765	£2,152,284	£2,126,816	£2,129,995
25%	71%	£1,931,358	£1,955,757	£1,935,333	£1,959,731	£1,927,894	£1,931,868
30%	71%	£1,733,130	£1,762,408	£1,737,899	£1,767,177	£1,728,974	£1,733,742
35%	71%	£1,534,901	£1,569,060	£1,540,466	£1,574,623	£1,530,052	£1,535,615
40%	71%	£1,336,673	£1,375,711	£1,343,032	£1,382,069	£1,331,131	£1,337,490
45%	71%	£1,138,445	£1,182,363	£1,145,599	£1,189,516	£1,132,210	£1,139,363
50%	71%	£940,216	£989,014	£948,165	£996,962	£933,289	£941,237
100%	71%	-£1,060,302	-£960,999	-£1,044,128	-£944,825	-£1,074,400	-£1,058,226
10%	75%	£2,525,499	£2,534,039	£2,527,168	£2,535,708	£2,524,288	£2,525,956
15%	75%	£2,326,999	£2,339,808	£2,329,503	£2,342,313	£2,325,181	£2,327,685
20%	75%	£2,128,500	£2,145,579	£2,131,837	£2,148,916	£2,126,075	£2,129,413
25%	75%	£1,930,000	£1,951,348	£1,934,172	£1,955,521	£1,926,969	£1,931,141
30%	75%	£1,731,499	£1,757,117	£1,736,506	£1,762,125	£1,727,862	£1,732,869
35%	75%	£1,532,999	£1,562,888	£1,538,841	£1,568,729	£1,528,756	£1,534,598
40%	75%	£1,334,499	£1,368,657	£1,341,175	£1,375,334	£1,329,650	£1,336,326
45%	75%	£1,135,999	£1,174,427	£1,143,510	£1,181,937	£1,130,543	£1,138,054
50%	75%	£937,499	£980,197	£945,844	£988,542	£931,437	£939,782
10%	60%	£2,527,782	£2,541,446	£2,529,118	£2,542,781	£2,525,843	£2,527,179
15%	60%	£2,330,424	£2,350,920	£2,332,427	£2,352,923	£2,327,514	£2,329,517
20%	60%	£2,133,066	£2,160,393	£2,135,737	£2,163,063	£2,129,187	£2,131,857
25%	60%	£1,935,707	£1,969,866	£1,939,046	£1,973,203	£1,930,858	£1,934,196
30%	60%	£1,738,349	£1,779,339	£1,742,354	£1,783,345	£1,732,529	£1,736,535
35%	60%	£1,540,990	£1,588,812	£1,545,664	£1,593,485	£1,534,202	£1,538,875
40%	60%	£1,343,632	£1,398,285	£1,348,973	£1,403,627	£1,335,873	£1,341,214
45%	60%	£1,146,273	£1,207,758	£1,152,282	£1,213,767	£1,137,544	£1,143,553
50%	60%	£948.915	£1.017.231	£955.591	£1.023.907	£939.216	£945.892

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

enchmark 21 - H	g						
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,377,501	-£3,377,501	-£3,377,501	-£3,377,501	-£3,377,501	-£3,377,501
10%	71%	-£3,773,957	-£3,764,198				
15%	71%	-£3,972,186	-£3,957,546				
20%	71%	-£4,170,414	-£4,150,895	-£4,167,235	-£4,147,716	-£4,173,184	-£4,170,005
25%	71%	-£4,368,642	-£4,344,243				
30%	71%	-£4,566,870	-£4,537,592	-£4,562,101	-£4,532,823	-£4,571,026	-£4,566,258
35%	71%	-£4,765,099	-£4,730,940				
40%	71%	-£4,963,327	-£4,924,289	-£4,956,968	-£4,917,931	-£4,968,869	-£4,962,510
45%	71%	-£5,161,555	-£5,117,637				
50%	71%	-£5,359,784	-£5,310,986	-£5,351,835	-£5,303,038	-£5,366,711	
100%	71%	-£7,360,302	-£7,260,999				
10%	75%	-£3,774,501	-£3,765,961	-£3,772,832		-£3,775,712	-£3,774,044
15%	75%	-£3,973,001	-£3,960,192				
20%	75%	-£4,171,500	-£4,154,421	-£4,168,163	-£4,151,084	-£4,173,925	-£4,170,587
25%	75%	-£4,370,000	-£4,348,652	-£4,365,828	-£4,344,479	-£4,373,031	-£4,368,859
30%	75%	-£4,568,501	-£4,542,883	-£4,563,494			
35%	75%	-£4,767,001	-£4,737,112	-£4,761,159	-£4,731,271	-£4,771,244	-£4,765,402
40%	75%	-£4,965,501	-£4,931,343				-£4,963,674
45%	75%	-£5,164,001	-£5,125,573	-£5,156,490	-£5,118,063	-£5,169,457	-£5,161,946
50%	75%	-£5,362,501	-£5,319,803				
10%	60%	-£3,772,218	-£3,758,554	-£3,770,882	-£3,757,219	-£3,774,157	-£3,772,821
15%	60%	-£3,969,576	-£3,949,080				
20%	60%	-£4,166,934	-£4,139,607				
25%	60%	-£4,364,293	-£4,330,134				
30%	60%	-£4,561,651	-£4,520,661				
35%	60%	-£4,759,010	-£4,711,188			-£4,765,798	
40%	60%	-£4,956,368	-£4,901,715				
45%	60%	-£5,153,727	-£5,092,242				
50%	60%	-£5,351,085	-£5,282,769			-£5,360,784	

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

SR and SO at	% of AH as	

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,140,251	-£2,140,251				
10%	71%	-£2,536,707	-£2,526,948	-£2,535,118	-£2,525,358		-£2,536,502
15%	71%	-£2,734,936	-£2,720,296				
20%	71%	-£2,933,164	-£2,913,645	-£2,929,985	-£2,910,466	-£2,935,934	-£2,932,755
25%	71%	-£3,131,392	-£3,106,993				
30%	71%	-£3,329,620	-£3,300,342	-£3,324,851		-£3,333,776	-£3,329,008
35%	71%	-£3,527,849	-£3,493,690	-£3,522,284			
40%	71%	-£3,726,077	-£3,687,039	-£3,719,718	-£3,680,681	-£3,731,619	-£3,725,260
45%	71%	-£3,924,305	-£3,880,387				
50%	71%	-£4,122,534	-£4,073,736	-£4,114,585	-£4,065,788	-£4,129,461	-£4,121,513
100%	71%	-£6,123,052	-£6,023,749				
10%	75%	-£2,537,251	-£2,528,711	-£2,535,582	-£2,527,042	-£2,538,462	-£2,536,794
15%	75%	-£2,735,751	-£2,722,942				
20%	75%	-£2,934,250	-£2,917,171	-£2,930,913	-£2,913,834	-£2,936,675	-£2,933,337
25%	75%	-£3,132,750	-£3,111,402				
30%	75%	-£3,331,251	-£3,305,633	-£3,326,244	-£3,300,625	-£3,334,888	-£3,329,881
35%	75%	-£3,529,751	-£3,499,862				
40%	75%	-£3,728,251	-£3,694,093	-£3,721,575	-£3,687,416	-£3,733,100	-£3,726,424
45%	75%	-£3,926,751	-£3,888,323				
50%	75%	-£4,125,251	-£4,082,553	-£4,116,906	-£4,074,208	-£4,131,313	-£4,122,968
10%	60%	-£2,534,968	-£2,521,304				
15%	60%	-£2,732,326	-£2,711,830			-£2,735,236	
20%	60%	-£2,929,684	-£2,902,357				
25%	60%	-£3,127,043	-£3,092,884	-£3,123,704	-£3,089,547		-£3,128,554
30%	60%	-£3,324,401	-£3,283,411	-£3,320,396	-£3,279,405		-£3,326,215
35%	60%	-£3,521,760	-£3,473,938				
40%	60%	-£3,719,118	-£3,664,465	-£3,713,777			-£3,721,536
45%	60%	-£3,916,477	-£3,854,992				
50%	60%	-£4,113,835	-£4,045,519	-£4,107,159	-£4,038,843	-£4,123,534	-£4,116,858

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£13,859	£13,859	£13,859	£13,859	£13,859	£13,859
10%	71%	-£382,597	-£372,838	-£381,008	-£371,248	-£383,982	-£382,392
15%	71%	-£580,826	-£566,186	-£578,441	-£563,802	-£582,904	-£580,519
20%	71%	-£779,054	-£759,535	-£775,875	-£756,356	-£781,824	-£778,645
25%	71%	-£977,282	-£952,883	-£973,307	-£948,909	-£980,746	-£976,772
30%	71%	-£1,175,510			-£1,141,463		
35%	71%	-£1,373,739	-£1,339,580	-£1,368,174	-£1,334,017	-£1,378,588	-£1,373,025
40%	71%	-£1,571,967		-£1,565,608			
45%	71%	-£1,770,195	-£1,726,277	-£1,763,041	-£1,719,124	-£1,776,430	-£1,769,277
50%	71%	-£1,968,424					
100%	71%	-£3,968,942	-£3,869,639	-£3,952,768	-£3,853,465	-£3,983,040	-£3,966,866
10%	75%	-£383,141	-£374,601	-£381,472	-£372,932	-£384,352	-£382,684
15%	75%	-£581,641	-£568,832	-£579,137	-£566,327	-£583,459	-£580,955
20%	75%	-£780,140	-£763,061	-£776,803	-£759,724	-£782,565	-£779,227
25%	75%	-£978,640	-£957,292	-£974,468	-£953,119	-£981,671	-£977,499
30%	75%	-£1,177,141	-£1,151,523	-£1,172,134	-£1,146,515	-£1,180,778	-£1,175,771
35%	75%	-£1,375,641		-£1,369,799		-£1,379,884	
40%	75%	-£1,574,141			-£1,533,306		-£1,572,314
45%	75%	-£1,772,641					
50%	75%	-£1,971,141		-£1,962,796			
10%	60%	-£380,858	-£367,194	-£379,522	-£365,859	-£382,797	-£381,461
15%	60%	-£578,216	-£557,720	-£576,213	-£555,717	-£581,126	-£579,123
20%	60%	-£775,574	-£748,247	-£772,903	-£745,577	-£779,453	-£776,783
25%	60%	-£972,933	-£938,774	-£969,594	-£935,437	-£977,782	-£974,444
30%	60%	-£1,170,291					
35%	60%	-£1,367,650	-£1,319,828	-£1,362,976	-£1,315,155	-£1,374,438	-£1,369,765

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£988.819	£988.819	£988.819	£988.819	£988.819	£988.819
10%	71%	£592,363	£602.122	£593,952	£603,712	£590.978	£592,568
15%	71%	£394.134	£408.774	£396.519	£411.158	£392.056	£394,441
20%	71%	£195.906	£215.425	£199.085	£218.604	£193.136	£196.315
25%	71%	-£2,322	£22.077	£1.653	£26.051	-£5.786	-£1.812
30%	71%	-£200.550	-£171.272	-£195.781	-£166.503	-£204.706	-£199.938
35%	71%	-£398.779	-£364.620	-£393.214	-£359.057	-£403.628	-£398.065
40%	71%	-£597.007	-£557.969	-£590.648	-£551.611	-£602.549	-£596,190
45%	71%	-£795.235	-£751.317	-£788.081	-£744.164	-£801.470	-£794.317
50%	71%	-£993.464	-£944.666	-£985.515	-£936.718	-£1.000.391	-£992.443
100%	71%	-£2.993.982	-£2.894.679	-£2.977.808			-£2,991,906
10%	75%	£591,819	£600,359	£593,488	£602,028	£590,608	£592,276
15%	75%	£393.319	£406.128	£395.823	£408.633	£391.501	£394.005
20%	75%	£194,820	£211,899	£198,157	£215,236	£192,395	£195,733
25%	75%	-£3,680	£17,668	£492	£21,841	-£6,711	-£2,539
30%	75%	-£202,181	-£176,563	-£197,174	-£171,555	-£205,818	-£200,811
35%	75%	-£400.681	-£370.792	-£394.839	-£364.951	-£404.924	-£399.082
40%	75%	-£599,181	-£565,023	-£592,505	-£558,346	-£604,030	-£597,354
45%	75%	-£797,681	-£759,253	-£790,170	-£751,743	-£803,137	-£795,626
50%	75%	-£996,181	-£953,483	-£987,836	-£945,138	-£1,002,243	-£993,898
10%	60%	£594,102	£607,766	£595,438	£609,101	£592,163	£593,499
15%	60%	£396,744	£417,240	£398,747	£419,243	£393,834	£395,837
20%	60%	£199,386	£226,713	£202,057	£229,383	£195,507	£198,177
25%	60%	£2,027	£36,186	£5,366	£39,523	-£2,822	£516
30%	60%	-£195,331	-£154,341	-£191,326	-£150,335	-£201,151	-£197,145
35%	60%	-£392,690	-£344,868	-£388,016	-£340,195	-£399,478	-£394,805
40%	60%	-£590,048	-£535,395	-£584,707	-£530,053	-£597,807	-£592,466
45%	60%	-£787,407	-£725,922	-£781,398	-£719,913	-£796,136	-£790,127
50%	60%	-£984.765	-£916 449	-£978 089	-£909.773	-£994 464	-£987,788

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

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,711,569	£1,711,569	£1,711,569	£1,711,569	£1,711,569	£1,711,569
10%	71%	£1,315,113	£1,324,872	£1,316,702	£1,326,462	£1,313,728	£1,315,318
15%	71%	£1,116,884	£1,131,524	£1,119,269	£1,133,908	£1,114,806	£1,117,191
20%	71%	£918,656	£938,175	£921,835	£941,354	£915,886	£919,065
25%	71%	£720,428	£744,827	£724,403	£748,801	£716,964	£720,938
30%	71%	£522,200	£551,478	£526,969	£556,247	£518,044	£522,812
35%	71%	£323,971	£358,130	£329,536	£363,693	£319,122	£324,685
40%	71%	£125,743	£164,781	£132,102	£171,139	£120,201	£126,560
45%	71%	-£72,485	-£28,567	-£65,331	-£21,414	-£78,720	-£71,567
50%	71%	-£270,714	-£221,916	-£262,765	-£213,968	-£277,641	-£269,693
100%	71%						-£2,269,156
10%	75%	£1,314,569	£1,323,109	£1,316,238	£1,324,778	£1,313,358	£1,315,026
15%	75%	£1,116,069	£1,128,878	£1,118,573	£1,131,383	£1,114,251	£1,116,755
20%	75%	£917,570	£934,649	£920,907	£937,986	£915,145	£918,483
25%	75%	£719,070	£740,418	£723,242	£744,591	£716,039	£720,211
30%	75%	£520,569	£546,187	£525,576	£551,195	£516,932	£521,939
35%	75%	£322,069	£351,958	£327,911	£357,799	£317,826	£323,668
40%	75%	£123,569	£157,727	£130,245	£164,404	£118,720	£125,396
45%	75%	-£74,931	-£36,503	-£67,420	-£28,993	-£80,387	-£72,876
50%	75%	-£273,431	-£230,733	-£265,086	-£222,388	-£279,493	-£271,148
10%	60%	£1,316,852	£1,330,516	£1,318,188	£1,331,851	£1,314,913	£1,316,249
15%	60%	£1,119,494	£1,139,990	£1,121,497	£1,141,993	£1,116,584	£1,118,587
20%	60%	£922,136	£949,463	£924,807	£952,133	£918,257	£920,927
25%	60%	£724,777	£758,936	£728,116	£762,273	£719,928	£723,266
30%	60%	£527,419	£568,409	£531,424	£572,415	£521,599	£525,605
35%	60%	£330,060	£377,882	£334,734	£382,555	£323,272	£327,945
40%	60%	£132,702	£187,355	£138,043	£192,697	£124,943	£130,284
45%	60%	-£64,657	-£3,172	-£58,648	£2,837	-£73,386	-£67,377
50%	60%	-£262.015	-£193.699	-£255.339	-£187.023	-£271.714	-£265.038

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,447,619	£2,447,619	£2,447,619	£2,447,619	£2,447,619	£2,447,619
10%	71%	£2,051,163	£2,060,922	£2,052,752	£2,062,512	£2,049,778	£2,051,368
15%	71%	£1,852,934	£1,867,574	£1,855,319	£1,869,958	£1,850,856	£1,853,241
20%	71%	£1,654,706	£1,674,225	£1,657,885	£1,677,404	£1,651,936	£1,655,115
25%	71%	£1,456,478	£1,480,877	£1,460,453	£1,484,851	£1,453,014	£1,456,988
30%	71%	£1,258,250	£1,287,528	£1,263,019	£1,292,297	£1,254,094	£1,258,862
35%	71%	£1,060,021	£1,094,180	£1,065,586	£1,099,743	£1,055,172	£1,060,735
40%	71%	£861,793	£900,831	£868,152	£907,189	£856,251	£862,610
45%	71%	£663,565	£707,483	£670,719	£714,636	£657,330	£664,483
50%	71%	£465,336	£514,134	£473,285	£522,082	£458,409	£466,357
100%	71%	-£1,535,182					
10%	75%	£2,050,619	£2,059,159	£2,052,288	£2,060,828	£2,049,408	£2,051,076
15%	75%	£1,852,119	£1,864,928	£1,854,623	£1,867,433	£1,850,301	£1,852,805
20%	75%	£1,653,620	£1,670,699	£1,656,957	£1,674,036	£1,651,195	£1,654,533
25%	75%	£1,455,120	£1,476,468	£1,459,292	£1,480,641	£1,452,089	£1,456,261
30%	75%	£1,256,619	£1,282,237	£1,261,626	£1,287,245	£1,252,982	£1,257,989
35%	75%	£1,058,119	£1,088,008	£1,063,961	£1,093,849	£1,053,876	£1,059,718
40%	75%	£859,619	£893,777	£866,295	£900,454	£854,770	£861,446
45%	75%	£661,119	£699,547	£668,630	£707,057	£655,663	£663,174
50%	75%	£462,619	£505,317	£470,964	£513,662	£456,557	£464,902
10%	60%	£2,052,902	£2,066,566	£2,054,238	£2,067,901	£2,050,963	£2,052,299
15%	60%	£1,855,544	£1,876,040	£1,857,547	£1,878,043	£1,852,634	£1,854,637
20%	60%	£1,658,186	£1,685,513	£1,660,857	£1,688,183	£1,654,307	£1,656,977
25%	60%	£1,460,827	£1,494,986	£1,464,166	£1,498,323	£1,455,978	£1,459,316
30%	60%	£1,263,469	£1,304,459	£1,267,474	£1,308,465	£1,257,649	£1,261,655
35%	60%	£1,066,110	£1,113,932	£1,070,784	£1,118,605	£1,059,322	£1,063,995
40%	60%	£868,752	£923,405	£874,093	£928,747	£860,993	£866,334
45%	60%	£671,393	£732,878	£677,402	£738,887	£662,664	£668,673
50%	60%	£474.035	£542.351	£480.711	£549.027	£464.336	£471.012

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

% of AH as

SR and SO at council Income thresholds

£27,943,000

SR and SO at GLA Income thresholds thresholds

LAR and SO at GLA Income thresholds

SR and LLR

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,979,319	£1,979,319	£1,979,319	£1,979,319	£1,979,319	£1,979,319
10%	71%	£1,582,863	£1,592,622	£1,584,452	£1,594,212	£1,581,478	£1,583,068
15%	71%	£1,384,634	£1,399,274	£1,387,019	£1,401,658	£1,382,556	£1,384,941
20%	71%	£1,186,406	£1,205,925	£1,189,585	£1,209,104	£1,183,636	£1,186,815
25%	71%	£988,178	£1,012,577	£992,153	£1,016,551	£984,714	£988,688
30%	71%	£789,950	£819,228	£794,719	£823,997	£785,794	£790,562
35%	71%	£591,721	£625,880	£597,286	£631,443	£586,872	£592,435
40%	71%	£393,493	£432,531	£399,852	£438,889	£387,951	£394,310
45%	71%	£195,265	£239,183	£202,419	£246,336	£189,030	£196,183
50%	71%	-£2,964	£45,834	£4,985	£53,782	-£9,891	-£1,943
100%	71%	-£2,003,482	-£1,904,179	-£1,987,308	-£1,888,005		-£2,001,406
10%	75%	£1,582,319	£1,590,859	£1,583,988	£1,592,528	£1,581,108	£1,582,776
15%	75%	£1,383,819	£1,396,628	£1,386,323	£1,399,133	£1,382,001	£1,384,505
20%	75%	£1,185,320	£1,202,399	£1,188,657	£1,205,736	£1,182,895	£1,186,233
25%	75%	£986,820	£1,008,168	£990,992	£1,012,341	£983,789	£987,961
30%	75%	£788,319	£813,937	£793,326	£818,945	£784,682	£789,689
35%	75%	£589,819	£619,708	£595,661	£625,549	£585,576	£591,418
40%	75%	£391,319	£425,477	£397,995	£432,154	£386,470	£393,146
45%	75%	£192,819	£231,247	£200,330	£238,757	£187,363	£194,874
50%	75%	-£5,681	£37,017	£2,664	£45,362	-£11,743	-£3,398
10%	60%	£1,584,602	£1,598,266	£1,585,938	£1,599,601	£1,582,663	£1,583,999
15%	60%	£1,387,244	£1,407,740	£1,389,247	£1,409,743	£1,384,334	£1,386,337
20%	60%	£1,189,886	£1,217,213	£1,192,557	£1,219,883	£1,186,007	£1,188,677
25%	60%	£992,527	£1,026,686	£995,866	£1,030,023	£987,678	£991,016
30%	60%	£795,169	£836,159	£799,174	£840,165	£789,349	£793,355
35%	60%	£597,810	£645,632	£602,484	£650,305	£591,022	£595,695
40%	60%	£400,452	£455,105	£405,793	£460,447	£392,693	£398,034
45%	60%	£203,093	£264,578	£209,102	£270,587	£194,364	£200,373
50%	60%	£5.735	£74.051	£12.411	£80.727	-£3.964	£2.712

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,447,619	£2,447,619	£2,447,619	£2,447,619	£2,447,619	£2,447,619
10%	71%	£2,051,163	£2,060,922	£2,052,752	£2,062,512	£2,049,778	£2,051,368
15%	71%	£1,852,934	£1,867,574	£1,855,319	£1,869,958	£1,850,856	£1,853,241
20%	71%	£1,654,706	£1,674,225	£1,657,885	£1,677,404	£1,651,936	£1,655,115
25%	71%	£1,456,478	£1,480,877	£1,460,453	£1,484,851	£1,453,014	£1,456,988
30%	71%	£1,258,250	£1,287,528	£1,263,019	£1,292,297	£1,254,094	£1,258,862
35%	71%	£1,060,021	£1,094,180	£1,065,586	£1,099,743	£1,055,172	£1,060,735
40%	71%	£861.793	£900.831	£868,152	£907.189	£856.251	£862,610
45%	71%	£663,565	£707,483	£670,719	£714,636	£657,330	£664,483
50%	71%	£465.336	£514.134	£473,285	£522.082	£458,409	£466.357
100%	71%	-£1,535,182	-£1,435,879		-£1,419,705		-£1,533,106
10%	75%	£2.050.619	£2.059.159	£2.052.288	£2.060.828	£2.049.408	£2.051.076
15%	75%	£1,852,119	£1,864,928	£1,854,623	£1,867,433	£1,850,301	£1,852,805
20%	75%	£1.653.620	£1.670.699	£1.656.957	£1.674.036	£1.651.195	£1,654,533
25%	75%	£1,455,120	£1,476,468	£1,459,292	£1,480,641	£1,452,089	£1,456,261
30%	75%	£1,256,619	£1,282,237	£1,261,626	£1,287,245	£1,252,982	£1,257,989
35%	75%	£1.058.119	£1.088.008	£1.063.961	£1.093.849	£1.053.876	£1,059,718
40%	75%	£859.619	£893,777	£866,295	£900.454	£854.770	£861,446
45%	75%	£661,119	£699.547	£668,630	£707.057	£655.663	£663,174
50%	75%	£462.619	£505.317	£470.964	£513.662	£456.557	£464.902
10%	60%	£2 052 902	£2 066 566	£2 054 238	£2 067 901	£2 050 963	£2 052 299
15%	60%	£1.855.544	£1.876.040	£1.857.547	£1.878.043	£1.852.634	£1.854.637
20%	60%	£1,658,186	£1.685.513	£1.660.857	£1.688.183	£1.654.307	£1,656,977
25%	60%	£1.460.827	£1,494,986	£1,464,166	£1,498,323	£1,455,978	£1,459,316
30%	60%	£1,263,469	£1.304.459	£1,267,474	£1,308,465	£1,257,649	£1,261,655
35%	60%	£1,066,110	£1.113.932	£1.070.784	£1.118.605	£1.059.322	£1.063.995
40%	60%	£868.752	£923.405	£874.093	£928.747	£860.993	£866.334
45%	60%	£671.393	£732.878	£677.402	£738.887	£662.664	£668,673
609/	60%	£474.03E	CE42 2E4	6490 711	CE40 027	E464 226	£471.012

£13,474,000

	CIL Zone	2
	Value Area	Med
ales value inflation		0%
uild cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,697,665	£1,697,665	£1,697,665	£1,697,665	£1,697,665	£1,697,665
10%	71%	£1,421,779	£1,429,142	£1,425,282	£1,432,644	£1,419,582	£1,423,085
15%	71%	£1,283,836	£1,294,881	£1,289,089	£1,300,134	£1,280,540	£1,285,795
20%	71%	£1,145,893	£1,160,619	£1,152,898	£1,167,624	£1,141,499	£1,148,505
25%	71%	£1,007,950	£1,026,358	£1,016,706	£1,035,114	£1,002,457	£1,011,213
30%	71%	£870,007	£892,095	£880,514	£902,604	£863,416	£873,923
35%	71%	£732,064	£757,834	£744,322	£770,093	£724,375	£736,633
40%	71%	£594,121	£623,572	£608,131	£637,583	£585,333	£599,343
45%	71%	£456,178	£489,311	£471,939	£505,072	£446,292	£462,053
50%	71%	£318,234	£355,050	£335,747	£372,562	£307,251	£324,763
100%	71%	-£1,079,767	-£1,004,848	-£1,044,128	-£969,210	-£1,102,120	-£1,066,482
10%	75%	£1,421,140	£1,427,583	£1,424,817	£1,431,260	£1,419,217	£1,422,895
15%	75%	£1,282,877	£1,292,540	£1,288,393	£1,298,057	£1,279,994	£1,285,510
20%	75%	£1,144,614	£1,157,499	£1,151,970	£1,164,855	£1,140,770	£1,148,125
25%	75%	£1,006,351	£1,022,458	£1,015,545	£1,031,652	£1,001,546	£1,010,740
30%	75%	£868,089	£887,417	£879,122	£898,450	£862,322	£873,355
35%	75%	£729,826	£752,376	£742,698	£765,248	£723,098	£735,970
40%	75%	£591.564	£617.334	£606.274	£632.045	£583.875	£598.585
45%	75%	£453,301	£482,292	£469,850	£498,842	£444,651	£461,200
50%	75%	£315,038	£347,251	£333,427	£365,639	£305,427	£323,815
10%	60%	£1,423,825	£1,434,133	£1,426,767	£1,437,075	£1,420,749	£1,423,692
15%	60%	£1.286.905	£1.302.367	£1,291,318	£1.306.780	£1.282.291	£1,286,704
20%	60%	£1,149,985	£1,170,600	£1,155,868	£1,176,485	£1,143,833	£1,149,717
25%	60%	£1,013,064	£1,038,834	£1,020,420	£1,046,190	£1,005,374	£1,012,730
30%	60%	£876,144	£907,069	£884,970	£915,895	£866,917	£875,744
35%	60%	£739.223	£775.303	£749.521	£785.600	£728.459	£738.756
40%	60%	£602,303	£643,537	£614,072	£655,305	£590,001	£601,769
45%	60%	£465,383	£511,771	£478,623	£525,010	£451,543	£464,783
50%	60%	£328.463	£380.004	£343.174	£394,715	£313.085	£327,796

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,602,335	-£4,602,335	-£4,602,335	-£4,602,335	-£4,602,335	-£4,602,335
10%	71%	-£4,878,221	-£4,870,858	-£4,874,718	-£4,867,356	-£4,880,418	-£4,876,915
15%	71%	-£5,016,164	-£5,005,119				-£5,014,205
20%	71%	-£5,154,107	-£5,139,381	-£5,147,102	-£5,132,376		-£5,151,495
25%	71%	-£5,292,050	-£5,273,642	-£5,283,294			-£5,288,787
30%	71%	-£5,429,993	-£5,407,905	-£5,419,486	-£5,397,396	-£5,436,584	-£5,426,077
35%	71%	-£5,567,936	-£5,542,166				-£5,563,367
40%	71%	-£5,705,879	-£5,676,428	-£5,691,869	-£5,662,417	-£5,714,667	-£5,700,657
45%	71%	-£5,843,822	-£5,810,689				-£5,837,947
50%	71%	-£5,981,766	-£5,944,950	-£5,964,253	-£5,927,438	-£5,992,749	-£5,975,237
100%	71%	-£7,379,767	-£7,304,848				-£7,366,482
10%	75%	-£4,878,860	-£4,872,417	-£4,875,183	-£4,868,740	-£4,880,783	-£4,877,105
15%	75%	-£5,017,123	-£5,007,460				-£5,014,490
20%	75%	-£5,155,386	-£5,142,501	-£5,148,030	-£5,135,145		-£5,151,875
25%	75%	-£5,293,649	-£5,277,542	-£5,284,455	-£5,268,348	-£5,298,454	-£5,289,260
30%	75%	-£5,431,911	-£5,412,583		-£5,401,550		-£5,426,645
35%	75%	-£5,570,174	-£5,547,624				-£5,564,030
40%	75%	-£5,708,436	-£5,682,666				-£5,701,415
45%	75%	-£5,846,699	-£5,817,708	-£5,830,150	-£5,801,158	-£5,855,349	-£5,838,800
50%	75%	-£5,984,962	-£5,952,749				-£5,976,185
10%	60%	-£4,876,175	-£4,865,867	-£4,873,233	-£4,862,925	-£4,879,251	-£4,876,308
15%	60%	-£5,013,095	-£4,997,633				-£5,013,296
20%	60%	-£5,150,015	-£5,129,400	-£5,144,132		-£5,156,167	-£5,150,283
25%	60%	-£5,286,936	-£5,261,166				-£5,287,270
30%	60%	-£5,423,856	-£5,392,931	-£5,415,030	-£5,384,105	-£5,433,083	-£5,424,256
35%	60%	-£5,560,777	-£5,524,697				-£5,561,244
40%	60%	-£5,697,697	-£5,656,463		-£5,644,695		-£5,698,231
45%	60%	-£5,834,617	-£5,788,229				-£5,835,217
50%	60%	-£5 971 537	-£5.919.996				-£5 972 204

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,365,085	-£3,365,085				-£3,365,085
10%	71%	-£3,640,971	-£3,633,608	-£3,637,468	-£3,630,106	-£3,643,168	-£3,639,665
15%	71%	-£3,778,914	-£3,767,869				-£3,776,955
20%	71%	-£3,916,857	-£3,902,131		-£3,895,126		-£3,914,245
25%	71%	-£4,054,800	-£4,036,392	-£4,046,044	-£4,027,636		-£4,051,537
30%	71%	-£4,192,743	-£4,170,655	-£4,182,236	-£4,160,146	-£4,199,334	-£4,188,827
35%	71%	-£4,330,686	-£4,304,916				-£4,326,117
40%	71%	-£4,468,629	-£4,439,178	-£4,454,619	-£4,425,167	-£4,477,417	-£4,463,407
45%	71%	-£4,606,572	-£4,573,439				-£4,600,697
50%	71%	-£4,744,516	-£4,707,700	-£4,727,003	-£4,690,188	-£4,755,499	-£4,737,987
100%	71%	-£6,142,517	-£6,067,598				-£6,129,232
10%	75%	-£3,641,610	-£3,635,167	-£3,637,933	-£3,631,490	-£3,643,533	-£3,639,855
15%	75%	-£3,779,873	-£3,770,210				-£3,777,240
20%	75%	-£3,918,136	-£3,905,251	-£3,910,780			-£3,914,625
25%	75%	-£4,056,399	-£4,040,292				-£4,052,010
30%	75%	-£4,194,661	-£4,175,333	-£4,183,628	-£4,164,300	-£4,200,428	-£4,189,395
35%	75%	-£4,332,924	-£4,310,374				-£4,326,780
40%	75%	-£4,471,186	-£4,445,416	-£4,456,476	-£4,430,705	-£4,478,875	-£4,464,165
45%	75%	-£4,609,449	-£4,580,458				-£4,601,550
50%	75%	-£4,747,712	-£4,715,499	-£4,729,323	-£4,697,111	-£4,757,323	-£4,738,935
10%	60%	-£3,638,925	-£3,628,617				-£3,639,058
15%	60%	-£3,775,845	-£3,760,383	-£3,771,432		-£3,780,459	-£3,776,046
20%	60%	-£3,912,765	-£3,892,150				-£3,913,033
25%	60%	-£4,049,686	-£4,023,916	-£4,042,330	-£4,016,560	-£4,057,376	-£4,050,020
30%	60%	-£4,186,606	-£4,155,681	-£4,177,780	-£4,146,855	-£4,195,833	-£4,187,006
35%	60%	-£4,323,527	-£4,287,447				-£4,323,994
40%	60%	-£4,460,447	-£4,419,213	-£4,448,678	-£4,407,445	-£4,472,749	-£4,460,981
45%	60%	-£4,597,367	-£4,550,979				-£4,597,967
50%	60%	-£4,734,287	-£4.682.746				-£4.734.954

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,210,975	-£1,210,975	-£1,210,975	-£1,210,975	-£1,210,975	-£1,210,975
10%	71%	-£1,486,861	-£1,479,498		-£1,475,996		
15%	71%	-£1,624,804	-£1,613,759	-£1,619,551	-£1,608,506	-£1,628,100	-£1,622,845
20%	71%	-£1,762,747	-£1,748,021		-£1,741,016		
25%	71%	-£1,900,690	-£1,882,282	-£1,891,934	-£1,873,526	-£1,906,183	-£1,897,427
30%	71%	-£2,038,633	-£2,016,545		-£2,006,036		
35%	71%	-£2,176,576	-£2,150,806	-£2,164,318	-£2,138,547	-£2,184,265	-£2,172,007
40%	71%	-£2,314,519	-£2,285,068		-£2,271,057		
45%	71%	-£2,452,462	-£2,419,329	-£2,436,701	-£2,403,568	-£2,462,348	-£2,446,587
50%	71%	-£2.590.406	-£2.553.590		-£2.536.078		
100%	71%	-£3,988,407	-£3,913,488		-£3,877,850		
10%	75%	-£1.487.500	-£1.481.057		-£1.477.380		
15%	75%	-£1,625,763	-£1,616,100		-£1,610,583		
20%	75%	-£1.764.026	-£1,751,141		-£1.743.785		
25%	75%	-£1,902,289	-£1,886,182		-£1,876,988		
30%	75%	-£2,040,551	-£2,021,223		-£2,010,190	-£2,046,318	
35%	75%	-£2,178,814	-£2,156,264		-£2,143,392		
40%	75%	-£2,317,076	-£2,291,306	-£2,302,366	-£2,276,595		
45%	75%	-£2,455,339	-£2,426,348		-£2,409,798		
50%	75%	-£2,593,602	-£2,561,389		-£2,543,001		
10%	60%	-£1,484,815	-£1.474.507		-£1.471.565		-£1.484.948
15%	60%	-£1.621.735	-£1.606.273		-£1.601.860		-£1,621,936
20%	60%	-£1,758,655	-£1.738.040	-£1.752.772	-£1.732.155		-£1,758,923
25%	60%	-£1.895.576	-£1,869,806		-£1.862.450		-£1,895,910
30%	60%	-£2.032.496	-£2 001 571		-£1.992.745		-£2.032.896
35%	60%	-£2,169,417	-£2.133.337		-£2.123.040		-£2,169,884
40%	60%	-£2,306,337	-£2,165,557 -£2,265,103	-£2 294 568	-£2 253 335		-£2,306,871
45%	60%	-£2.443.257	-£2,396,869	-£2,430,017	-£2,383,630		-£2,443,857
F00/	60%	CO E00 477	CO FOO FOO	CO FOE 400	CO E42 00E		CO 500 044

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
	rented						
0%	71%	-£236,015	-£236,015	-£236,015	-£236,015	-£236,015	-£236,015
10%	71%	-£511,901	-£504,538	-£508,398	-£501,036	-£514,098	-£510,595
15%	71%	-£649,844	-£638,799	-£644,591	-£633,546	-£653,140	-£647,885
20%	71%	-£787,787	-£773,061	-£780,782	-£766,056	-£792,181	-£785,175
25%	71%	-£925,730	-£907,322	-£916,974	-£898,566	-£931,223	-£922,467
30%	71%	-£1,063,673	-£1,041,585	-£1,053,166	-£1,031,076	-£1,070,264	-£1,059,757
35%	71%	-£1,201,616	-£1,175,846	-£1,189,358	-£1,163,587		-£1,197,047
40%	71%	-£1,339,559	-£1,310,108		-£1,296,097		-£1,334,337
45%	71%	-£1,477,502	-£1,444,369				-£1,471,627
50%	71%	-£1,615,446	-£1,578,630		-£1,561,118		-£1,608,917
100%	71%	-£3,013,447	-£2,938,528	-£2,977,808	-£2,902,890		-£3,000,162
10%	75%	-£512,540	-£506,097	-£508,863	-£502,420	-£514,463	-£510,785
15%	75%	-£650,803	-£641,140	-£645,287	-£635,623	-£653,686	-£648,170
20%	75%	-£789,066	-£776,181	-£781,710	-£768,825	-£792,910	-£785,555
25%	75%	-£927,329	-£911,222	-£918,135	-£902,028	-£932,134	-£922,940
30%	75%	-£1,065,591	-£1,046,263	-£1,054,558	-£1,035,230	-£1,071,358	-£1,060,325
35%	75%	-£1,203,854	-£1,181,304				-£1,197,710
40%	75%	-£1,342,116	-£1,316,346	-£1,327,406		-£1,349,805	-£1,335,095
45%	75%	-£1,480,379	-£1,451,388	-£1,463,830	-£1,434,838	-£1,489,029	-£1,472,480
50%	75%	-£1,618,642	-£1,586,429				-£1,609,865
10%	60%	-£509,855	-£499,547	-£506,913	-£496,605	-£512,931	-£509,988
15%	60%	-£646,775	-£631,313	-£642,362	-£626,900	-£651,389	-£646,976
20%	60%	-£783,695	-£763,080	-£777,812	-£757,195	-£789,847	-£783,963
25%	60%	-£920,616	-£894,846	-£913,260	-£887,490	-£928,306	-£920,950
30%	60%	-£1,057,536	-£1,026,611	-£1,048,710	-£1,017,785	-£1,066,763	-£1,057,936
35%	60%	-£1,194,457	-£1,158,377		-£1,148,080		-£1,194,924
40%	60%	-£1,331,377	-£1,290,143	-£1,319,608	-£1,278,375	-£1,343,679	-£1,331,911
45%	60%	-£1,468,297	-£1,421,909		-£1,408,670		-£1,468,897
50%	60%	-£1.605.217	-£1 553 676				-£1.605.884

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£486,735	£486,735	£486,735	£486,735	£486,735	£486,735
10%	71%	£210,849	£218,212	£214,352	£221,714	£208,652	£212,155
15%	71%	£72,906	£83,951	£78,159	£89,204	£69,610	£74,865
20%	71%	-£65,037	-£50,311	-£58,032	-£43,306	-£69,431	-£62,425
25%	71%	-£202,980	-£184,572	-£194,224	-£175,816	-£208,473	-£199,717
30%	71%	-£340,923	-£318,835	-£330,416	-£308,326	-£347,514	-£337,007
35%	71%	-£478,866	-£453,096	-£466,608	-£440,837	-£486,555	-£474,297
40%	71%	-£616,809	-£587,358	-£602,799	-£573,347	-£625,597	-£611,587
45%	71%	-£754,752	-£721,619	-£738,991	-£705,858	-£764,638	-£748,877
50%	71%	-£892,696	-£855,880	-£875,183	-£838,368	-£903,679	-£886,167
100%	71%	-£2,290,697	-£2,215,778				-£2,277,412
10%	75%	£210,210	£216,653	£213,887	£220,330	£208,287	£211,965
15%	75%	£71,947	£81,610	£77,463	£87,127	£69,064	£74,580
20%	75%	-£66,316	-£53,431	-£58,960	-£46,075	-£70,160	-£62,805
25%	75%	-£204,579	-£188,472	-£195,385	-£179,278	-£209,384	-£200,190
30%	75%	-£342,841	-£323,513	-£331,808	-£312,480	-£348,608	-£337,575
35%	75%	-£481,104	-£458,554	-£468,232	-£445,682	-£487,832	-£474,960
40%	75%	-£619,366	-£593,596	-£604,656	-£578,885	-£627,055	-£612,345
45%	75%	-£757,629	-£728,638	-£741,080	-£712,088	-£766,279	-£749,730
50%	75%	-£895,892	-£863,679	-£877,503	-£845,291	-£905,503	-£887,115
10%	60%	£212,895	£223,203	£215,837	£226,145	£209,819	£212,762
15%	60%	£75,975	£91,437	£80,388	£95,850	£71,361	£75,774
20%	60%	-£60,945	-£40,330	-£55,062	-£34,445	-£67,097	-£61,213
25%	60%	-£197,866	-£172,096	-£190,510	-£164,740	-£205,556	-£198,200
30%	60%	-£334,786	-£303,861	-£325,960	-£295,035	-£344,013	-£335,186
35%	60%	-£471,707	-£435,627	-£461,409	-£425,330	-£482,471	-£472,174
40%	60%	-£608,627	-£567,393	-£596,858	-£555,625	-£620,929	-£609,161
45%	60%	-£745,547	-£699,159	-£732,307	-£685,920	-£759,387	-£746,147
50%	60%	-£882.467	-£830.926	-£867.756	-£816.215	-£897 845	-£883.134

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,222,785	£1,222,785	£1,222,785	£1,222,785	£1,222,785	£1,222,785
10%	71%	£946,899	£954,262	£950,402	£957,764	£944,702	£948,205
15%	71%	£808,956	£820,001	£814,209	£825,254	£805,660	£810,915
20%	71%	£671,013	£685,739	£678,018	£692,744	£666,619	£673,625
25%	71%	£533,070	£551,478	£541,826	£560,234	£527,577	£536,333
30%	71%	£395,127	£417,215	£405,634	£427,724	£388,536	£399,043
35%	71%	£257,184	£282,954	£269,442	£295,213	£249,495	£261,753
40%	71%	£119,241	£148,692	£133,251	£162,703	£110,453	£124,463
45%	71%	-£18,702	£14,431	-£2,941	£30,192	-£28,588	-£12,827
50%	71%	-£156,646	-£119,830	-£139,133	-£102,318	-£167,629	-£150,117
100%	71%	-£1,554,647					
10%	75%	£946,260	£952,703	£949,937	£956,380	£944,337	£948,015
15%	75%	£807,997	£817,660	£813,513	£823,177	£805,114	£810,630
20%	75%	£669,734	£682,619	£677,090	£689,975	£665,890	£673,245
25%	75%	£531,471	£547,578	£540,665	£556,772	£526,666	£535,860
30%	75%	£393,209	£412,537	£404,242	£423,570	£387,442	£398,475
35%	75%	£254,946	£277,496	£267,818	£290,368	£248,218	£261,090
40%	75%	£116,684	£142,454	£131,394	£157,165	£108,995	£123,705
45%	75%	-£21.579	£7.412	-£5.030	£23.962	-£30.229	-£13.680
50%	75%	-£159,842	-£127,629	-£141,453	-£109,241	-£169,453	-£151,065
10%	60%	£948,945	£959,253	£951,887	£962,195	£945,869	£948,812
15%	60%	£812,025	£827,487	£816,438	£831,900	£807,411	£811,824
20%	60%	£675,105	£695,720	£680,988	£701,605	£668,953	£674,837
25%	60%	£538,184	£563,954	£545,540	£571,310	£530,494	£537,850
30%	60%	£401,264	£432,189	£410,090	£441,015	£392,037	£400,864
35%	60%	£264,343	£300,423	£274,641	£310,720	£253,579	£263,876
40%	60%	£127,423	£168,657	£139,192	£180,425	£115,121	£126,889
45%	60%	-£9,497	£36,891	£3,743	£50,130	-£23,337	-£10,097
50%	60%	-£146.417	-£94.876	-£131.706	-£80.165	-£161.795	-£147.084

£17,299,000

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

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£258,345	-£258,345	-£258,345	-£258,345	-£258,345	-£258,345
10%	71%	-£534,231	-£526,868	-£530,728	-£523,366	-£536,428	-£532,925
15%	71%	-£672,174	-£661,129	-£666,921	-£655,876	-£675,470	-£670,215
20%	71%	-£810,117	-£795,391	-£803,112	-£788,386	-£814,511	-£807,505
25%	71%	-£948,060	-£929,652	-£939,304	-£920,896		-£944,797
30%	71%	-£1,086,003	-£1,063,915	-£1,075,496	-£1,053,406	-£1,092,594	-£1,082,087
35%	71%	-£1,223,946	-£1,198,176				-£1,219,377
40%	71%	-£1,361,889	-£1,332,438		-£1,318,427	-£1,370,677	-£1,356,667
45%	71%	-£1,499,832	-£1,466,699				-£1,493,957
50%	71%	-£1,637,776	-£1,600,960	-£1,620,263	-£1,583,448	-£1,648,759	-£1,631,247
100%	71%	-£3,035,777	-£2,960,858				-£3,022,492
10%	75%	-£534,870	-£528,427	-£531,193	-£524,750	-£536,793	-£533,115
15%	75%	-£673,133	-£663,470	-£667,617	-£657,953	-£676,016	-£670,500
20%	75%	-£811,396	-£798,511	-£804,040	-£791,155	-£815,240	-£807,885
25%	75%	-£949,659	-£933,552	-£940,465	-£924,358	-£954,464	-£945,270
30%	75%	-£1,087,921	-£1,068,593	-£1,076,888	-£1,057,560	-£1,093,688	-£1,082,655
35%	75%	-£1,226,184	-£1,203,634	-£1,213,312		-£1,232,912	-£1,220,040
40%	75%	-£1,364,446	-£1,338,676	-£1,349,736	-£1,323,965	-£1,372,135	-£1,357,425
45%	75%	-£1,502,709	-£1,473,718				-£1,494,810
50%	75%	-£1,640,972	-£1,608,759	-£1,622,583	-£1,590,371	-£1,650,583	-£1,632,195
10%	60%	-£532,185	-£521,877	-£529,243	-£518,935	-£535,261	-£532,318
15%	60%	-£669,105	-£653,643	-£664,692	-£649,230	-£673,719	-£669,306
20%	60%	-£806,025	-£785,410	-£800,142	-£779,525	-£812,177	-£806,293
25%	60%	-£942,946	-£917,176	-£935,590	-£909,820	-£950,636	-£943,280
30%	60%	-£1,079,866	-£1,048,941	-£1,071,040	-£1,040,115	-£1,089,093	-£1,080,266
35%	60%	-£1,216,787	-£1,180,707		-£1,170,410		-£1,217,254
40%	60%	-£1,353,707	-£1,312,473				-£1,354,241
45%	60%	-£1,490,627	-£1,312,473 -£1,444,239				-£1,491,227
50%	60%	-£1.627.547	-£1.576.006				-£1.628.214

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

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£754,485	£754,485	£754,485	£754,485	£754,485	£754,485
10%	71%	£478,599	£485,962	£482,102	£489,464	£476,402	£479,905
15%	71%	£340,656	£351,701	£345,909	£356,954	£337,360	£342,615
20%	71%	£202,713	£217,439	£209,718	£224,444	£198,319	£205,325
25%	71%	£64,770	£83,178	£73,526	£91,934	£59,277	£68,033
30%	71%	-£73,173	-£51,085	-£62,666	-£40,576	-£79,764	-£69,257
35%	71%	-£211,116	-£185,346	-£198,858	-£173,087	-£218,805	-£206,547
40%	71%	-£349,059	-£319,608	-£335,049	-£305,597	-£357,847	-£343,837
45%	71%	-£487,002	-£453,869	-£471,241	-£438,108	-£496,888	-£481,127
50%	71%	-£624,946	-£588,130	-£607,433	-£570,618	-£635,929	-£618,417
100%	71%	-£2,022,947	-£1,948,028	-£1,987,308	-£1,912,390	-£2,045,300	-£2,009,662
10%	75%	£477,960	£484,403	£481,637	£488,080	£476,037	£479,715
15%	75%	£339,697	£349,360	£345,213	£354,877	£336,814	£342,330
20%	75%	£201,434	£214,319	£208,790	£221,675	£197,590	£204,945
25%	75%	£63,171	£79,278	£72,365	£88,472	£58,366	£67,560
30%	75%	-£75,091	-£55,763	-£64,058	-£44,730	-£80,858	-£69,825
35%	75%	-£213,354	-£190,804	-£200,482	-£177,932	-£220,082	-£207,210
40%	75%	-£351,616	-£325,846	-£336,906	-£311,135	-£359,305	-£344,595
45%	75%	-£489,879	-£460,888	-£473,330	-£444,338	-£498,529	-£481,980
50%	75%	-£628,142	-£595,929	-£609,753	-£577,541	-£637,753	-£619,365
10%	60%	£480,645	£490,953	£483,587	£493,895	£477,569	£480,512
15%	60%	£343,725	£359,187	£348,138	£363,600	£339,111	£343,524
20%	60%	£206,805	£227,420	£212,688	£233,305	£200,653	£206,537
25%	60%	£69,884	£95,654	£77,240	£103,010	£62,194	£69,550
30%	60%	-£67,036	-£36,111	-£58,210	-£27,285	-£76,263	-£67,436
35%	60%	-£203,957	-£167,877	-£193,659	-£157,580	-£214,721	-£204,424
40%	60%	-£340,877	-£299,643	-£329,108	-£287,875	-£353,179	-£341,411
45%	60%	-£477,797	-£431,409	-£464,557	-£418,170	-£491,637	-£478,397
50%	60%	-£614 717	-£563 176	-£600,006	-£548 465	-£630.095	-£615.384

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,222,785	£1,222,785	£1,222,785	£1,222,785	£1,222,785	£1,222,785
10%	71%	£946,899	£954,262	£950,402	£957,764	£944,702	£948,205
15%	71%	£808,956	£820,001	£814,209	£825,254	£805,660	£810,915
20%	71%	£671,013	£685,739	£678,018	£692,744	£666,619	£673,625
25%	71%	£533,070	£551,478	£541,826	£560,234	£527,577	£536,333
30%	71%	£395,127	£417,215	£405,634	£427,724	£388,536	£399,043
35%	71%	£257,184	£282,954	£269,442	£295,213	£249,495	£261,753
40%	71%	£119,241	£148,692	£133,251	£162,703	£110,453	£124,463
45%	71%	-£18,702	£14,431	-£2,941	£30,192	-£28,588	-£12,827
50%	71%	-£156,646	-£119,830	-£139,133	-£102,318	-£167,629	-£150,117
100%	71%	-£1,554,647	-£1,479,728	-£1,519,008	-£1,444,090		-£1,541,362
10%	75%	£946,260	£952,703	£949,937	£956,380	£944,337	£948,015
15%	75%	£807,997	£817,660	£813,513	£823,177	£805,114	£810,630
20%	75%	£669,734	£682,619	£677,090	£689,975	£665,890	£673,245
25%	75%	£531,471	£547,578	£540,665	£556,772	£526,666	£535,860
30%	75%	£393,209	£412,537	£404,242	£423,570	£387,442	£398,475
35%	75%	£254,946	£277,496	£267,818	£290,368	£248,218	£261,090
40%	75%	£116,684	£142,454	£131,394	£157,165	£108,995	£123,705
45%	75%	-£21,579	£7,412	-£5,030	£23,962	-£30,229	-£13,680
50%	75%	-£159,842	-£127,629	-£141,453	-£109,241	-£169,453	-£151,065
10%	60%	£948,945	£959,253	£951,887	£962,195	£945,869	£948,812
15%	60%	£812,025	£827,487	£816,438	£831,900	£807,411	£811,824
20%	60%	£675,105	£695,720	£680,988	£701,605	£668,953	£674,837
25%	60%	£538,184	£563,954	£545,540	£571,310	£530,494	£537,850
30%	60%	£401,264	£432,189	£410,090	£441,015	£392,037	£400,864
35%	60%	£264,343	£300,423	£274,641	£310,720	£253,579	£263,876
40%	60%	£127,423	£168,657	£139,192	£180,425	£115,121	£126,889
45%	60%	-£9,497	£36,891	£3,743	£50,130	-£23,337	-£10,097
50%	60%	-£146,417	-£94,876	-£131,706	-£80,165	-£161,795	-£147,084

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,170,044	£1,170,044	£1,170,044	£1,170,044	£1,170,044	£1,170,044
10%	71%	£945,057	£950,909	£950,423	£956,274	£941,569	£946,933
15%	71%	£832,564	£841,342	£840,612	£849,388	£827,331	£835,379
20%	71%	£720,072	£731,774	£730,801	£742,504	£713,094	£723,824
25%	71%	£607,578	£622,207	£620,991	£635,618	£598,857	£612,268
30%	71%	£495,085	£512,639	£511,180	£528,734	£484,619	£500,713
35%	71%	£382,592	£403,071	£401,369	£421,848	£370,381	£389,158
40%	71%	£270,098	£293,505	£291,559	£314,964	£256,143	£277,603
45%	71%	£157,606	£183,937	£181,747	£208,078	£141,906	£166,048
50%	71%	£45,113	£74,369	£71,936	£101,194	£27,668	£54,493
100%	71%	-£1,098,716	-£1,039,178	-£1,044,128	-£984,591	-£1,134,214	-£1,079,626
10%	75%	£944,325	£949,445	£949,958	£955,078	£941,272	£946,905
15%	75%	£831,466	£839,146	£839,916	£847,595	£826,887	£835,337
20%	75%	£718,606	£728,846	£729,872	£740,112	£712,501	£723,767
25%	75%	£605,747	£618,547	£619,830	£632,629	£598,116	£612,198
30%	75%	£492,888	£508,248	£509,787	£525,147	£483,729	£500,629
35%	75%	£380,029	£397,948	£399,744	£417,665	£369,344	£389,060
40%	75%	£267,169	£287,649	£289,702	£310,182	£254,959	£277,491
45%	75%	£154,309	£177,349	£179,659	£202,699	£140,573	£165,922
50%	75%	£41,451	£67,050	£69,616	£95,216	£26,187	£54,352
10%	60%	£947,401	£955,594	£951,908	£960,100	£942,517	£947,024
15%	60%	£836,079	£848,368	£842,839	£855,128	£828,754	£835,513
20%	60%	£724,759	£741,142	£733,772	£750,156	£714,990	£724,003
25%	60%	£613,438	£633,918	£624,704	£645,184	£601,227	£612,493
30%	60%	£502,116	£526,692	£515,636	£540,211	£487,463	£500,983
35%	60%	£390,795	£419,466	£406,567	£435,239	£373,700	£389,473
40%	60%	£279,473	£312,241	£297,499	£330,267	£259,937	£277,962
45%	60%	£168,152	£205,016	£188,432	£225,295	£146,173	£166,452
50%	60%	£56.831	£97.790	£79.364	£120.323	£32.409	£54.942

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

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

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

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

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

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£763,636	-£763,636	-£763,636	-£763,636	-£763,636	-£763,636
10%	71%	-£988,623	-£982,771	-£983,257	-£977,406	-£992,111	-£986,747
15%	71%	-£1,101,116	-£1,092,338				
20%	71%	-£1,213,608	-£1,201,906	-£1,202,879	-£1,191,176	-£1,220,586	-£1,209,856
25%	71%	-£1,326,102	-£1,311,473	-£1,312,689			-£1,321,412
30%	71%	-£1,438,595	-£1,421,041	-£1,422,500	-£1,404,946	-£1,449,061	-£1,432,967
35%	71%	-£1,551,088	-£1,530,609				
40%	71%	-£1,663,582	-£1,640,175	-£1,642,121	-£1,618,716	-£1,677,537	-£1,656,077
45%	71%	-£1,776,074	-£1,749,743				
50%	71%	-£1,888,567	-£1,859,311	-£1,861,744	-£1,832,486	-£1,906,012	-£1,879,187
100%	71%	-£3,032,396	-£2,972,858				
10%	75%	-£989,355	-£984,235	-£983,722	-£978,602	-£992,408	-£986,775
15%	75%	-£1,102,214	-£1,094,534				
20%	75%	-£1,215,074	-£1,204,834	-£1,203,808	-£1,193,568	-£1,221,179	-£1,209,913
25%	75%	-£1,327,933	-£1,315,133				
30%	75%	-£1,440,792	-£1,425,432	-£1,423,893	-£1,408,533	-£1,449,951	-£1,433,051
35%	75%	-£1,553,651	-£1,535,732				
40%	75%	-£1,666,511	-£1,646,031	-£1,643,978	-£1,623,498	-£1,678,721	-£1,656,189
45%	75%	-£1,779,371	-£1,756,331	-£1,754,021	-£1,730,981	-£1,793,107	-£1,767,758
50%	75%	-£1,892,229	-£1,866,630	-£1,864,064	-£1,838,464	-£1,907,493	
10%	60%	-£986,279	-£978,086	-£981,772	-£973,580	-£991,163	-£986,656
15%	60%	-£1,097,601	-£1,085,312				
20%	60%	-£1,208,921	-£1,192,538	-£1,199,908	-£1,183,524	-£1,218,690	-£1,209,677
25%	60%	-£1,320,242	-£1,299,762				
30%	60%	-£1,431,564	-£1,406,988	-£1,418,044	-£1,393,469	-£1,446,217	-£1,432,697
35%	60%	-£1,542,885	-£1,514,214				
40%	60%	-£1,654,207	-£1,621,439	-£1,636,181	-£1,603,413	-£1,673,743	-£1,655,718
45%	60%	-£1,765,528	-£1,728,664				
50%	60%	-£1 876 849	-£1.835.890				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£40,886	-£40,886	-£40,886	-£40,886	-£40,886	-£40,886
10%	71%	-£265,873	-£260,021	-£260,507	-£254,656	-£269,361	-£263,997
15%	71%	-£378,366	-£369,588	-£370,318	-£361,542	-£383,599	-£375,551
20%	71%	-£490,858	-£479,156	-£480,129	-£468,426	-£497,836	-£487,106
25%	71%	-£603,352	-£588,723	-£589,939	-£575,312	-£612,073	-£598,662
30%	71%	-£715,845	-£698,291	-£699,750	-£682,196	-£726,311	-£710,217
35%	71%	-£828,338	-£807,859	-£809,561	-£789,082	-£840,549	-£821,772
40%	71%	-£940,832	-£917,425	-£919,371	-£895,966	-£954,787	-£933,327
45%	71%	-£1,053,324	-£1,026,993	-£1,029,183	-£1,002,852	-£1,069,024	-£1,044,882
50%	71%	-£1,165,817	-£1,136,561	-£1,138,994	-£1,109,736	-£1,183,262	-£1,156,437
100%	71%	-£2,309,646					
10%	75%	-£266,605	-£261,485	-£260,972	-£255,852	-£269,658	-£264,025
15%	75%	-£379,464	-£371,784	-£371,014	-£363,335	-£384,043	-£375,593
20%	75%	-£492,324	-£482,084	-£481,058	-£470,818	-£498,429	-£487,163
25%	75%	-£605,183	-£592,383	-£591,100	-£578,301	-£612,814	-£598,732
30%	75%	-£718,042	-£702,682	-£701,143	-£685,783	-£727,201	-£710,301
35%	75%	-£830,901	-£812,982	-£811,186	-£793,265	-£841,586	-£821,870
40%	75%	-£943,761	-£923,281	-£921,228	-£900,748	-£955,971	-£933,439
45%	75%	-£1,056,621	-£1,033,581	-£1,031,271	-£1,008,231		-£1,045,008
50%	75%	-£1,169,479	-£1,143,880	-£1,141,314	-£1,115,714	-£1,184,743	-£1,156,578
10%	60%	-£263,529	-£255,336	-£259,022	-£250,830	-£268,413	-£263,906
15%	60%	-£374,851	-£362,562	-£368,091	-£355,802	-£382,176	-£375,417
20%	60%	-£486,171	-£469,788	-£477,158	-£460,774	-£495,940	-£486,927
25%	60%	-£597,492	-£577,012	-£586,226	-£565,746	-£609,703	-£598,437
30%	60%	-£708,814	-£684,238	-£695,294	-£670,719	-£723,467	-£709,947
35%	60%	-£820,135	-£791,464	-£804,363	-£775,691	-£837,230	-£821,457
40%	60%	-£931,457	-£898,689	-£913,431	-£880,663	-£950,993	-£932,968
45%	60%	-£1,042,778	-£1,005,914	-£1,022,498	-£985,635	-£1,064,757	-£1,044,478
50%	60%	-£1.154.099	-£1,113,140	-£1.131.566			-£1.155.988

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£695,164	£695,164	£695,164	£695,164	£695,164	£695,164
10%	71%	£470,177	£476,029	£475,543	£481,394	£466,689	£472,053
15%	71%	£357,684	£366,462	£365,732	£374,508	£352,451	£360,499
20%	71%	£245,192	£256,894	£255,921	£267,624	£238,214	£248,944
25%	71%	£132,698	£147,327	£146,111	£160,738	£123,977	£137,388
30%	71%	£20,205	£37,759	£36,300	£53,854	£9,739	£25,833
35%	71%	-£92,288	-£71,809	-£73,511	-£53,032	-£104,499	-£85,722
40%	71%	-£204,782	-£181,375	-£183,321	-£159,916	-£218,737	-£197,277
45%	71%	-£317,274	-£290,943	-£293,133	-£266,802	-£332,974	-£308,832
50%	71%	-£429,767	-£400,511	-£402,944	-£373,686	-£447,212	-£420,387
100%	71%	-£1,573,596					
10%	75%	£469,445	£474,565	£475,078	£480,198	£466,392	£472,025
15%	75%	£356,586	£364,266	£365,036	£372,715	£352,007	£360,457
20%	75%	£243,726	£253,966	£254,992	£265,232	£237,621	£248,887
25%	75%	£130,867	£143,667	£144,950	£157,749	£123,236	£137,318
30%	75%	£18,008	£33,368	£34,907	£50,267	£8,849	£25,749
35%	75%	-£94,851	-£76,932	-£75,136	-£57,215	-£105,536	-£85,820
40%	75%	-£207,711	-£187,231	-£185,178	-£164,698	-£219,921	-£197,389
45%	75%	-£320,571	-£297,531	-£295,221	-£272,181	-£334,307	-£308,958
50%	75%	-£433,429	-£407,830	-£405,264	-£379,664	-£448,693	-£420,528
10%	60%	£472,521	£480,714	£477,028	£485,220	£467,637	£472,144
15%	60%	£361,199	£373,488	£367,959	£380,248	£353,874	£360,633
20%	60%	£249,879	£266,262	£258,892	£275,276	£240,110	£249,123
25%	60%	£138,558	£159,038	£149,824	£170,304	£126,347	£137,613
30%	60%	£27,236	£51,812	£40,756	£65,331	£12,583	£26,103
35%	60%	-£84,085	-£55,414	-£68,313	-£39,641	-£101,180	-£85,407
40%	60%	-£195,407	-£162,639	-£177,381	-£144,613	-£214,943	-£196,918
45%	60%	-£306,728	-£269,864	-£286,448	-£249,585	-£328,707	-£308,428
50%	60%	-£418,049	-£377,090	-£395,516	-£354,557	-£442,471	-£419,938

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£785,966	-£785,966	-£785,966	-£785,966	-£785,966	-£785,966
10%	71%	-£1,010,953	-£1,005,101	-£1,005,587	-£999,736	-£1,014,441	-£1,009,077
15%	71%	-£1,123,446	-£1,114,668				-£1,120,631
20%	71%	-£1,235,938	-£1,224,236	-£1,225,209	-£1,213,506	-£1,242,916	-£1,232,186
25%	71%	-£1,348,432	-£1,333,803				-£1,343,742
30%	71%	-£1,460,925	-£1,443,371	-£1,444,830	-£1,427,276	-£1,471,391	-£1,455,297
35%	71%	-£1,573,418	-£1,552,939				-£1,566,852
40%	71%	-£1,685,912	-£1,662,505	-£1,664,451	-£1,641,046	-£1,699,867	-£1,678,407
45%	71%	-£1,798,404	-£1,772,073			-£1,814,104	-£1,789,962
50%	71%	-£1,910,897	-£1,881,641	-£1,884,074	-£1,854,816	-£1,928,342	-£1,901,517
100%	71%	-£3,054,726	-£2,995,188			-£3,090,224	-£3,035,636
10%	75%	-£1,011,685	-£1,006,565	-£1,006,052	-£1,000,932	-£1,014,738	-£1,009,105
15%	75%	-£1,124,544	-£1,116,864	-£1,116,094			-£1,120,673
20%	75%	-£1,237,404	-£1,227,164	-£1,226,138	-£1,215,898	-£1,243,509	-£1,232,243
25%	75%	-£1,350,263	-£1,337,463			-£1,357,894	-£1,343,812
30%	75%	-£1,463,122	-£1,447,762	-£1,446,223	-£1,430,863	-£1,472,281	-£1,455,381
35%	75%	-£1,575,981	-£1,558,062				-£1,566,950
40%	75%	-£1,688,841	-£1,668,361	-£1,666,308	-£1,645,828	-£1,701,051	-£1,678,519
45%	75%	-£1,801,701	-£1,778,661				-£1,790,088
50%	75%	-£1,914,559	-£1,888,960	-£1,886,394	-£1,860,794	-£1,929,823	-£1,901,658
10%	60%	-£1,008,609	-£1,000,416	-£1,004,102	-£995,910	-£1,013,493	-£1,008,986
15%	60%	-£1,119,931	-£1,107,642	-£1,113,171	-£1,100,882	-£1,127,256	-£1,120,497
20%	60%	-£1,231,251	-£1,214,868	-£1,222,238	-£1,205,854	-£1,241,020	-£1,232,007
25%	60%	-£1,342,572	-£1,322,092				-£1,343,517
30%	60%	-£1,453,894	-£1,429,318	-£1,440,374			-£1,455,027
35%	60%	-£1,565,215	-£1,536,544				-£1,566,537
40%	60%	-£1,676,537	-£1,643,769	-£1,658,511	-£1,625,743	-£1,696,073	-£1,678,048
45%	60%	-£1,787,858	-£1,750,994				-£1,789,558
50%	60%	-£1.899.179	-£1,858,220				-£1.901.068

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£226,864	£226,864	£226,864	£226,864	£226,864	£226,864
10%	71%	£1,877	£7,729	£7,243	£13,094	-£1,611	£3,753
15%	71%	-£110,616	-£101,838	-£102,568	-£93,792	-£115,849	-£107,801
20%	71%	-£223,108	-£211,406	-£212,379	-£200,676	-£230,086	-£219,356
25%	71%	-£335,602	-£320,973	-£322,189	-£307,562	-£344,323	-£330,912
30%	71%	-£448,095	-£430,541	-£432,000	-£414,446	-£458,561	-£442,467
35%	71%	-£560,588	-£540,109	-£541,811	-£521,332	-£572,799	-£554,022
40%	71%	-£673,082	-£649,675		-£628,216	-£687,037	-£665,577
45%	71%	-£785,574	-£759,243	-£761,433	-£735,102	-£801,274	-£777,132
50%	71%	-£898,067	-£868,811	-£871,244	-£841,986	-£915,512	-£888,687
100%	71%	-£2,041,896	-£1,982,358	-£1,987,308	-£1,927,771	-£2,077,394	-£2,022,806
10%	75%	£1,145	£6,265	£6,778	£11,898	-£1,908	£3,725
15%	75%	-£111,714	-£104,034	-£103,264	-£95,585	-£116,293	-£107,843
20%	75%	-£224,574	-£214,334	-£213,308	-£203,068	-£230,679	-£219,413
25%	75%	-£337,433	-£324,633	-£323,350	-£310,551	-£345,064	-£330,982
30%	75%	-£450,292	-£434,932	-£433,393	-£418,033	-£459,451	-£442,551
35%	75%	-£563,151	-£545,232	-£543,436	-£525,515	-£573,836	-£554,120
40%	75%	-£676,011	-£655,531	-£653,478	-£632,998	-£688,221	-£665,689
45%	75%	-£788,871	-£765,831	-£763,521	-£740,481	-£802,607	-£777,258
50%	75%	-£901,729	-£876,130	-£873,564	-£847,964	-£916,993	-£888,828
10%	60%	£4,221	£12,414	£8,728	£16,920	-£663	£3,844
15%	60%	-£107,101	-£94,812	-£100,341	-£88,052	-£114,426	-£107,667
20%	60%	-£218,421	-£202,038	-£209,408	-£193,024	-£228,190	-£219,177
25%	60%	-£329,742	-£309,262	-£318,476	-£297,996	-£341,953	-£330,687
30%	60%	-£441,064	-£416,488	-£427,544	-£402,969	-£455,717	-£442,197
35%	60%	-£552,385	-£523,714	-£536,613	-£507,941	-£569,480	-£553,707
40%	60%	-£663,707	-£630,939	-£645,681	-£612,913	-£683,243	-£665,218
45%	60%	-£775,028	-£738,164	-£754,748	-£717,885	-£797,007	-£776,728
50%	60%	-F886 349	-£845.390	-£863.816	-£822.857	-£910 771	-£888.238

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£695,164	£695,164	£695,164	£695,164	£695,164	£695,164
10%	71%	£470,177	£476,029	£475,543	£481,394	£466,689	£472,053
15%	71%	£357,684	£366,462	£365,732	£374,508	£352,451	£360,499
20%	71%	£245,192	£256,894	£255,921	£267,624	£238,214	£248,944
25%	71%	£132,698	£147,327	£146,111	£160,738	£123,977	£137,388
30%	71%	£20,205	£37,759	£36,300	£53,854	£9,739	£25,833
35%	71%	-£92,288	-£71,809	-£73,511	-£53,032	-£104,499	-£85,722
40%	71%	-£204,782	-£181,375	-£183,321	-£159,916	-£218,737	-£197,277
45%	71%	-£317,274	-£290,943	-£293,133	-£266,802	-£332,974	-£308,832
50%	71%	-£429,767	-£400,511	-£402,944	-£373,686	-£447,212	-£420,387
100%	71%	-£1,573,596	-£1,514,058	-£1,519,008	-£1,459,471	-£1,609,094	-£1,554,506
10%	75%	£469,445	£474,565	£475,078	£480,198	£466,392	£472,025
15%	75%	£356,586	£364,266	£365,036	£372,715	£352,007	£360,457
20%	75%	£243,726	£253,966	£254,992	£265,232	£237,621	£248,887
25%	75%	£130,867	£143,667	£144,950	£157,749	£123,236	£137,318
30%	75%	£18,008	£33,368	£34,907	£50,267	£8,849	£25,749
35%	75%	-£94,851	-£76,932	-£75,136	-£57,215	-£105,536	-£85,820
40%	75%	-£207,711	-£187,231	-£185,178	-£164,698	-£219,921	-£197,389
45%	75%	-£320,571	-£297,531	-£295,221	-£272,181	-£334,307	-£308,958
50%	75%	-£433,429	-£407,830	-£405,264	-£379,664	-£448,693	-£420,528
10%	60%	£472.521	£480.714	£477.028	£485,220	£467.637	£472.144
15%	60%	£361,199	£373,488	£367,959	£380,248	£353,874	£360,633
20%	60%	£249,879	£266,262	£258,892	£275,276	£240,110	£249,123
25%	60%	£138,558	£159,038	£149,824	£170,304	£126,347	£137,613
30%	60%	£27,236	£51,812	£40,756	£65,331	£12,583	£26,103
35%	60%	-£84,085	-£55,414	-£68,313	-£39,641	-£101,180	-£85,407
40%	60%	-£195,407	-£162,639	-£177,381	-£144,613	-£214,943	-£196,918
45%	60%	-£306,728	-£269,864	-£286,448	-£249,585	-£328,707	-£308,428
E09/	60%	£419 040	£277.000	£20E E16	C2E4 EE7	£442.474	£410 020

£13,474,000

T23 - 5 Unit Development					
No Units		5			
Site Area		0.07 Ha			

	CIL Zone	3
	Value Area	High
Sales value inflation		05
Build cost inflation		01

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,479,542	£1,479,542	£1,479,542	£1,479,542	£1,479,542	£1,479,542
10%	71%	£1,224,609	£1,231,419	£1,228,970	£1,235,780	£1,222,776	£1,227,136
15%	71%	£1,097,143	£1,107,358	£1,103,685	£1,113,899	£1,094,393	£1,100,934
20%	71%	£969,677	£983,296	£978,399	£992,019	£966,010	£974,731
25%	71%	£842,210	£859,235	£853,114	£870,139	£837,627	£848,529
30%	71%	£714,744	£735,175	£727,828	£748,258	£709,244	£722,327
35%	71%	£587,278	£611,113	£602,542	£626,377	£580,861	£596,124
40%	71%	£459,812	£487,052	£477,257	£504,496	£452,478	£469,922
45%	71%	£332,346	£362,991	£351,971	£382,616	£324,095	£343,720
50%	71%	£204,880	£238,929	£226,686	£260,735	£195,712	£217,517
100%	71%	-£1,088,502	-£1,019,211	-£1,044,128	-£974,837	-£1,107,161	-£1,062,787
10%	75%	£1,223,927	£1,229,886	£1,228,506	£1,234,465	£1,222,323	£1,226,902
15%	75%	£1,096,120	£1,105,057	£1,102,988	£1,111,926	£1,093,712	£1,100,581
20%	75%	£968,313	£980,230	£977,470	£989,388	£965,103	£974,262
25%	75%	£840,505	£855,402	£851,953	£866,849	£836,493	£847,942
30%	75%	£712,698	£730,574	£726,435	£744,311	£707,884	£721,621
35%	75%	£584,891	£605,746	£600,917	£621,774	£579,274	£595,302
40%	75%	£457,084	£480,919	£475,400	£499,235	£450,665	£468,982
45%	75%	£329,276	£356,090	£349,882	£376,697	£322,055	£342,662
50%	75%	£201,469	£231,263	£224,365	£254,158	£193,446	£216,342
10%	60%	£1,226,792	£1,236,326	£1,230,455	£1,239,990	£1,224,225	£1,227,889
15%	60%	£1,100,417	£1,114,719	£1,105,912	£1,120,214	£1,096,567	£1,102,062
20%	60%	£974,042	£993,110	£981,370	£1,000,438	£968,908	£976,236
25%	60%	£847,668	£871,503	£856,827	£880,662	£841,250	£850,409
30%	60%	£721,293	£749,896	£732,284	£760,886	£713,592	£724,582
35%	60%	£594,919	£628,288	£607,740	£641,110	£585,933	£598,756
40%	60%	£468,544	£506,680	£483,198	£521,334	£458,276	£472,929
45%	60%	£342,170	£385,073	£358,655	£401,558	£330,618	£347,103
50%	60%	£215.795	£263,465	£234.112	£281.782	£202.960	£221.276

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

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		CD and

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,820,458	-£4,820,458				
10%	71%	-£5,075,391	-£5,068,581		-£5,064,220	-£5,077,224	-£5,072,864
15%	71%	-£5,202,857	-£5,192,642	-£5,196,315			
20%	71%	-£5,330,323	-£5,316,704		-£5,307,981	-£5,333,990	
25%	71%	-£5,457,790	-£5,440,765				
30%	71%	-£5,585,256	-£5,564,825		-£5,551,742	-£5,590,756	
35%	71%	-£5,712,722	-£5,688,887				
40%	71%	-£5,840,188	-£5,812,948		-£5,795,504		-£5,830,078
45%	71%	-£5,967,654	-£5,937,009				
50%	71%	-£6,095,120	-£6,061,071	-£6,073,314		-£6,104,288	-£6,082,483
100%	71%	-£7,388,502	-£7,319,211				
10%	75%	-£5,076,073	-£5,070,114	-£5,071,494	-£5,065,535		-£5,073,098
15%	75%	-£5,203,880	-£5,194,943				
20%	75%	-£5,331,687	-£5,319,770			-£5,334,897	-£5,325,738
25%	75%	-£5,459,495	-£5,444,598	-£5,448,047	-£5,433,151	-£5,463,507	-£5,452,058
30%	75%	-£5,587,302	-£5,569,426				
35%	75%	-£5,715,109	-£5,694,254	-£5,699,083	-£5,678,226	-£5,720,726	-£5,704,698
40%	75%	-£5,842,916	-£5,819,081				-£5,831,018
45%	75%	-£5,970,724	-£5,943,910	-£5,950,118		-£5,977,945	-£5,957,338
50%	75%	-£6,098,531	-£6,068,737			-£6,106,554	
10%	60%	-£5,073,208	-£5,063,674	-£5,069,545	-£5,060,010		
15%	60%	-£5,199,583	-£5,185,281				
20%	60%	-£5,325,958	-£5,306,890				-£5,323,764
25%	60%	-£5,452,332	-£5,428,497				
30%	60%	-£5,578,707	-£5,550,104	-£5,567,716	-£5,539,114	-£5,586,408	-£5,575,418
35%	60%	-£5,705,081	-£5,671,712				
40%	60%	-£5,831,456	-£5,793,320	-£5,816,802	-£5,778,666	-£5,841,724	
45%	60%	-£5,957,830	-£5,914,927				
50%	60%	-£6,084,205	-£6,036,535		-£6,018,218		-£6,078,724

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,583,208	-£3,583,208	-£3,583,208	-£3,583,208	-£3,583,208	-£3,583,208
10%	71%	-£3,838,141	-£3,831,331	-£3,833,780		-£3,839,974	-£3,835,614
15%	71%	-£3,965,607	-£3,955,392				-£3,961,816
20%	71%	-£4,093,073	-£4,079,454	-£4,084,351	-£4,070,731	-£4,096,740	-£4,088,019
25%	71%	-£4,220,540	-£4,203,515				-£4,214,221
30%	71%	-£4,348,006	-£4,327,575	-£4,334,922	-£4,314,492	-£4,353,506	-£4,340,423
35%	71%	-£4,475,472	-£4,451,637				-£4,466,626
40%	71%	-£4,602,938	-£4,575,698	-£4,585,493	-£4,558,254	-£4,610,272	-£4,592,828
45%	71%	-£4,730,404	-£4,699,759				-£4,719,030
50%	71%	-£4,857,870	-£4,823,821	-£4,836,064	-£4,802,015	-£4,867,038	-£4,845,233
100%	71%	-£6,151,252	-£6,081,961	-£6,106,878			-£6,125,537
10%	75%	-£3,838,823	-£3,832,864				-£3,835,848
15%	75%	-£3,966,630	-£3,957,693		-£3,950,824		-£3,962,169
20%	75%	-£4,094,437	-£4,082,520	-£4,085,280	-£4,073,362	-£4,097,647	-£4,088,488
25%	75%	-£4,222,245	-£4,207,348				-£4,214,808
30%	75%	-£4,350,052	-£4,332,176	-£4,336,315	-£4,318,439	-£4,354,866	-£4,341,129
35%	75%	-£4,477,859	-£4,457,004				-£4,467,448
40%	75%	-£4,605,666	-£4,581,831	-£4,587,350	-£4,563,515	-£4,612,085	-£4,593,768
45%	75%	-£4,733,474	-£4,706,660				-£4,720,088
50%	75%	-£4,861,281	-£4,831,487			-£4,869,304	-£4,846,408
10%	60%	-£3,835,958	-£3,826,424				-£3,834,861
15%	60%	-£3,962,333	-£3,948,031	-£3,956,838	-£3,942,536	-£3,966,183	-£3,960,688
20%	60%	-£4,088,708	-£4,069,640				-£4,086,514
25%	60%	-£4,215,082	-£4,191,247	-£4,205,923	-£4,182,088	-£4,221,500	-£4,212,341
30%	60%	-£4,341,457	-£4,312,854				-£4,338,168
35%	60%	-£4,467,831	-£4,434,462				-£4,463,994
40%	60%	-£4,594,206	-£4,556,070	-£4,579,552	-£4,541,416	-£4,604,474	-£4,589,821
45%	60%	-£4,720,580	-£4,677,677				-£4,715,647
50%	60%	-£4.846.955	-£4,799,285				-£4.841.474

50% 60% £4.846.955

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,429,098	-£1,429,098	-£1,429,098	-£1,429,098	-£1,429,098	-£1,429,098
10%	71%	-£1,684,031	-£1,677,221			-£1,685,864	-£1,681,504
15%	71%	-£1,811,497	-£1,801,282	-£1,804,955	-£1,794,741	-£1,814,247	-£1,807,706
20%	71%	-£1,938,963	-£1,925,344				
25%	71%	-£2,066,430	-£2,049,405	-£2,055,526	-£2,038,501	-£2,071,013	-£2,060,111
30%	71%	-£2,193,896	-£2,173,465				
35%	71%	-£2,321,362	-£2,297,527	-£2,306,098	-£2,282,263	-£2,327,779	-£2,312,516
40%	71%	-£2,448,828	-£2,421,588				
45%	71%	-£2,576,294	-£2,545,649	-£2,556,669	-£2,526,024	-£2,584,545	-£2,564,920
50%	71%	-£2,703,760	-£2,669,711				
100%	71%	-£3,997,142	-£3,927,851	-£3,952,768	-£3,883,477	-£4,015,801	-£3,971,427
10%	75%	-£1,684,713	-£1,678,754	-£1,680,134	-£1,674,175	-£1,686,317	-£1,681,738
15%	75%	-£1,812,520	-£1,803,583		-£1,796,714		
20%	75%	-£1,940,327	-£1,928,410				-£1,934,378
25%	75%	-£2,068,135	-£2,053,238		-£2,041,791	-£2,072,147	
30%	75%	-£2,195,942	-£2,178,066	-£2,182,205	-£2,164,329	-£2,200,756	-£2,187,019
35%	75%	-£2,323,749	-£2,302,894				
40%	75%	-£2,451,556	-£2,427,721				
45%	75%	-£2,579,364	-£2,552,550				
50%	75%	-£2,707,171	-£2,677,377		-£2,654,482	-£2,715,194	-£2,692,298
10%	60%	-£1,681,848	-£1,672,314				
15%	60%	-£1,808,223	-£1,793,921	-£1,802,728	-£1,788,426		-£1,806,578
20%	60%	-£1,934,598	-£1,915,530				-£1,932,404
25%	60%	-£2,060,972	-£2,037,137		-£2,027,978	-£2,067,390	
30%	60%	-£2,187,347	-£2,158,744		-£2,147,754		
35%	60%	-£2,313,721	-£2,280,352				-£2,309,884
40%	60%	-£2,440,096	-£2,401,960				
45%	60%	-£2,566,470	-£2,523,567				
50%	60%	-£2 692 845	-£2 645 175	-£2 674 528	-£2 626 858		-£2 687 364

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£454,138	-£454,138	-£454,138	-£454,138	-£454,138	-£454,138
10%	71%	-£709,071	-£702,261	-£704,710	-£697,900	-£710,904	-£706,544
15%	71%	-£836,537	-£826,322	-£829,995	-£819,781	-£839,287	-£832,746
20%	71%	-£964,003	-£950,384	-£955,281	-£941,661	-£967,670	-£958,949
25%	71%	-£1,091,470	-£1,074,445				
30%	71%	-£1,218,936	-£1,198,505	-£1,205,852	-£1,185,422	-£1,224,436	-£1,211,353
35%	71%	-£1,346,402	-£1,322,567				
40%	71%	-£1,473,868	-£1,446,628	-£1,456,423	-£1,429,184	-£1,481,202	-£1,463,758
45%	71%	-£1,601,334	-£1,570,689				
50%	71%	-£1,728,800	-£1,694,751	-£1,706,994	-£1,672,945	-£1,737,968	-£1,716,163
100%	71%	-£3,022,182	-£2,952,891				
10%	75%	-£709,753	-£703,794	-£705,174	-£699,215	-£711,357	-£706,778
15%	75%	-£837,560	-£828,623	-£830,692	-£821,754	-£839,968	-£833,099
20%	75%	-£965,367	-£953,450	-£956,210	-£944,292	-£968,577	-£959,418
25%	75%	-£1,093,175	-£1,078,278				
30%	75%	-£1,220,982	-£1,203,106	-£1,207,245	-£1,189,369	-£1,225,796	-£1,212,059
35%	75%	-£1,348,789	-£1,327,934				
40%	75%	-£1,476,596	-£1,452,761	-£1,458,280	-£1,434,445	-£1,483,015	-£1,464,698
45%	75%	-£1,604,404	-£1,577,590	-£1,583,798	-£1,556,983	-£1,611,625	-£1,591,018
50%	75%	-£1,732,211	-£1,702,417	-£1,709,315		-£1,740,234	
10%	60%	-£706,888	-£697,354	-£703,225	-£693,690	-£709,455	-£705,791
15%	60%	-£833,263	-£818,961	-£827,768	-£813,466	-£837,113	-£831,618
20%	60%	-£959,638	-£940,570	-£952,310	-£933,242	-£964,772	-£957,444
25%	60%	-£1,086,012	-£1,062,177				
30%	60%	-£1,212,387	-£1,183,784	-£1,201,396	-£1,172,794	-£1,220,088	-£1,209,098
35%	60%	-£1,338,761	-£1,305,392				
40%	60%	-£1,465,136	-£1,427,000	-£1,450,482	-£1,412,346	-£1,475,404	-£1,460,751
45%	60%	-£1,591,510	-£1,548,607				
50%	60%	-£1 717 885	-£1 670 215				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£268,612	£268,612	£268,612	£268,612	£268,612	£268,612
10%	71%	£13,679	£20,489	£18,040	£24,850	£11,846	£16,206
15%	71%	-£113,787	-£103,572	-£107,245	-£97,031	-£116,537	-£109,996
20%	71%	-£241,253	-£227,634	-£232,531	-£218,911	-£244,920	-£236,199
25%	71%	-£368,720	-£351,695	-£357,816	-£340,791	-£373,303	-£362,401
30%	71%	-£496,186	-£475,755	-£483,102	-£462,672	-£501,686	-£488,603
35%	71%	-£623,652	-£599,817	-£608,388	-£584,553	-£630,069	-£614,806
40%	71%	-£751,118	-£723,878	-£733,673	-£706,434	-£758,452	-£741,008
45%	71%	-£878,584	-£847,939	-£858,959	-£828,314	-£886,835	-£867,210
50%	71%	-£1,006,050	-£972,001	-£984,244	-£950,195	-£1,015,218	-£993,413
100%	71%	-£2,299,432	-£2,230,141				
10%	75%	£12,997	£18,956	£17,576	£23,535	£11,393	£15,972
15%	75%	-£114,810	-£105,873	-£107,942	-£99,004	-£117,218	-£110,349
20%	75%	-£242,617	-£230,700	-£233,460	-£221,542	-£245,827	-£236,668
25%	75%	-£370,425	-£355,528	-£358,977	-£344,081	-£374,437	-£362,988
30%	75%	-£498,232	-£480,356	-£484,495	-£466,619	-£503,046	-£489,309
35%	75%	-£626,039	-£605,184	-£610,013	-£589,156	-£631,656	-£615,628
40%	75%	-£753,846	-£730,011	-£735,530	-£711,695	-£760,265	-£741,948
45%	75%	-£881,654	-£854,840	-£861,048	-£834,233	-£888,875	-£868,268
50%	75%	-£1,009,461	-£979,667	-£986,565	-£956,772	-£1,017,484	-£994,588
10%	60%	£15,862	£25,396	£19,525	£29,060	£13,295	£16,959
15%	60%	-£110,513	-£96,211	-£105,018	-£90,716	-£114,363	-£108,868
20%	60%	-£236,888	-£217,820	-£229,560	-£210,492	-£242,022	-£234,694
25%	60%	-£363,262	-£339,427	-£354,103	-£330,268	-£369,680	-£360,521
30%	60%	-£489,637	-£461,034	-£478,646	-£450,044	-£497,338	-£486,348
35%	60%	-£616,011	-£582,642	-£603,190	-£569,820	-£624,997	-£612,174
40%	60%	-£742,386	-£704,250	-£727,732	-£689,596	-£752,654	-£738,001
45%	60%	-£868,760	-£825,857	-£852,275	-£809,372	-£880,312	-£863,827
50%	60%	-£995.135	-£947.465	-£976.818	-£929.148	-£1.007.970	-£989.654

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,004,662	£1,004,662	£1,004,662	£1,004,662	£1,004,662	£1,004,662
10%	71%	£749,729	£756,539	£754,090	£760,900	£747,896	£752,256
15%	71%	£622,263	£632,478	£628,805	£639,019	£619,513	£626,054
20%	71%	£494,797	£508,416	£503,519	£517,139	£491,130	£499,851
25%	71%	£367,330	£384,355	£378,234	£395,259	£362,747	£373,649
30%	71%	£239,864	£260,295	£252,948	£273,378	£234,364	£247,447
35%	71%	£112,398	£136,233	£127,662	£151,497	£105,981	£121,244
40%	71%	-£15,068	£12,172	£2,377	£29,616	-£22,402	-£4,958
45%	71%	-£142,534	-£111,889	-£122,909	-£92,264	-£150,785	-£131,160
50%	71%	-£270,000	-£235,951	-£248,194	-£214,145	-£279,168	-£257,363
100%	71%	-£1,563,382					-£1,537,667
10%	75%	£749,047	£755,006	£753,626	£759,585	£747,443	£752,022
15%	75%	£621,240	£630,177	£628,108	£637,046	£618,832	£625,701
20%	75%	£493,433	£505,350	£502,590	£514,508	£490,223	£499,382
25%	75%	£365,625	£380,522	£377,073	£391,969	£361,613	£373,062
30%	75%	£237,818	£255,694	£251,555	£269,431	£233,004	£246,741
35%	75%	£110,011	£130,866	£126,037	£146,894	£104,394	£120,422
40%	75%	-£17,796	£6,039	£520	£24,355	-£24,215	-£5,898
45%	75%	-£145,604	-£118,790	-£124,998	-£98,183	-£152,825	-£132,218
50%	75%	-£273,411	-£243,617	-£250,515	-£220,722	-£281,434	-£258,538
10%	60%	£751,912	£761,446	£755,575	£765,110	£749,345	£753,009
15%	60%	£625,537	£639,839	£631,032	£645,334	£621,687	£627,182
20%	60%	£499,162	£518,230	£506,490	£525,558	£494,028	£501,356
25%	60%	£372,788	£396,623	£381,947	£405,782	£366,370	£375,529
30%	60%	£246,413	£275,016	£257,404	£286,006	£238,712	£249,702
35%	60%	£120,039	£153,408	£132,860	£166,230	£111,053	£123,876
40%	60%	-£6,336	£31,800	£8,318	£46,454	-£16,604	-£1,951
45%	60%	-£132,710	-£89,807	-£116,225	-£73,322	-£144,262	-£127,777
E00/	600/						

£17,299,000

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

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

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£536,362	£536,362	£536,362	£536,362	£536,362	£536,362
10%	71%	£281,429	£288,239	£285,790	£292,600	£279,596	£283,956
15%	71%	£153,963	£164,178	£160,505	£170,719	£151,213	£157,754
20%	71%	£26,497	£40,116	£35,219	£48,839	£22,830	£31,551
25%	71%	-£100,970	-£83,945	-£90,066	-£73,041	-£105,553	-£94,651
30%	71%	-£228,436	-£208,005	-£215,352	-£194,922	-£233,936	-£220,853
35%	71%	-£355,902	-£332,067	-£340,638	-£316,803	-£362,319	-£347,056
40%	71%	-£483,368	-£456,128	-£465,923	-£438,684	-£490,702	-£473,258
45%	71%	-£610,834	-£580,189	-£591,209	-£560,564	-£619,085	-£599,460
50%	71%	-£738,300	-£704,251	-£716,494	-£682,445	-£747,468	-£725,663
100%	71%	-£2,031,682	-£1,962,391	-£1,987,308	-£1,918,017	-£2,050,341	-£2,005,967
10%	75%	£280,747	£286,706	£285,326	£291,285	£279,143	£283,722
15%	75%	£152,940	£161,877	£159,808	£168,746	£150,532	£157,401
20%	75%	£25,133	£37,050	£34,290	£46,208	£21,923	£31,082
25%	75%	-£102,675	-£87,778	-£91,227	-£76,331	-£106,687	-£95,238
30%	75%	-£230,482	-£212,606	-£216,745	-£198,869	-£235,296	-£221,559
35%	75%	-£358,289	-£337,434	-£342,263	-£321,406	-£363,906	-£347,878
40%	75%	-£486,096	-£462,261	-£467,780	-£443,945	-£492,515	-£474,198
45%	75%	-£613,904	-£587,090	-£593,298	-£566,483	-£621,125	-£600,518
50%	75%	-£741,711	-£711,917	-£718,815	-£689,022	-£749,734	-£726,838
10%	60%	£283,612	£293,146	£287,275	£296,810	£281,045	£284,709
15%	60%	£157,237	£171,539	£162,732	£177,034	£153,387	£158,882
20%	60%	£30,862	£49,930	£38,190	£57,258	£25,728	£33,056
25%	60%	-£95,512	-£71,677	-£86,353	-£62,518	-£101,930	-£92,771
30%	60%	-£221,887	-£193,284	-£210,896	-£182,294	-£229,588	-£218,598
35%	60%	-£348,261	-£314,892	-£335,440	-£302,070	-£357,247	-£344,424
40%	60%	-£474,636	-£436,500	-£459,982	-£421,846	-£484,904	-£470,251
45%	60%	-£601,010	-£558,107	-£584,525	-£541,622	-£612,562	-£596,077
50%	60%	.C727 20E	£670.74E	. 6700 069	-F661 308	-£740 220	£724 004

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

,,	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,004,662	£1,004,662	£1,004,662	£1,004,662	£1,004,662	£1,004,662
10%	71%	£749,729	£756,539	£754,090	£760,900	£747,896	£752,256
15%	71%	£622,263	£632,478	£628,805	£639,019	£619,513	£626,054
20%	71%	£494,797	£508,416	£503.519	£517,139	£491.130	£499.851
25%	71%	£367,330	£384,355	£378,234	£395,259	£362,747	£373,649
30%	71%	£239.864	£260.295	£252.948	£273.378	£234.364	£247,447
35%	71%	£112,398	£136,233	£127,662	£151,497	£105,981	£121,244
40%	71%	-£15.068	£12.172	£2.377	£29.616	-£22,402	-£4.958
45%	71%	-£142,534	-£111,889	-£122,909	-£92,264	-£150,785	-£131,160
50%	71%	-£270.000	-£235.951	-£248.194	-£214.145	-£279.168	-£257,363
100%	71%	-£1,563,382	-£1,494,091				-£1,537,667
10%	75%	£749.047	£755.006	£753.626	£759.585	£747.443	£752.022
15%	75%	£621,240	£630,177	£628,108	£637,046	£618,832	£625,701
20%	75%	£493,433	£505,350	£502.590	£514.508	£490.223	£499.382
25%	75%	£365,625	£380,522	£377,073	£391,969	£361,613	£373,062
30%	75%	£237.818	£255,694	£251.555	£269.431	£233.004	£246,741
35%	75%	£110,011	£130,866	£126,037	£146,894	£104,394	£120,422
40%	75%	-£17.796	£6.039	£520	£24.355	-£24.215	-£5.898
45%	75%	-£145,604	-£118,790	-£124,998	-£98,183	-£152,825	-£132,218
50%	75%	-£273.411	-£243.617	-£250.515	-£220.722	-£281.434	-£258.538
10%	60%	£751.912	£761.446	£755.575	£765.110	£749.345	£753.009
15%	60%	£625.537	£639.839	£631.032	£645.334	£621.687	£627,182
20%	60%	£499.162	£518,230	£506,490	£525,558	£494.028	£501,356
25%	60%	£372.788	£396.623	£381.947	£405.782	£366.370	£375,529
30%	60%	£246,413	£275.016	£257.404	£286,006	£238.712	£249,702
35%	60%	£120.039	£153,408	£132.860	£166,230	£111.053	£123.876
40%	60%	-£6.336	£31.800	£8.318	£46,454	-£16.604	-£1.951
45%	60%	-£132.710	-£89.807	-£116.225	-£73.322	-£144,262	-£127,777
50%	60%	-£259 085	-£211 415	-£240.768	-£193.098	-£271 920	-£253.604

£27,943,000

£13,474,000

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

,,	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,291,105	£1,291,105	£1,291,105	£1,291,105	£1,291,105	£1,291,105
10%	71%	£1,054,244	£1,060,317	£1,059,377	£1,065,450	£1,051,565	£1,056,699
15%	71%	£935,814	£944,923	£943,514	£952,622	£931,796	£939,495
20%	71%	£817,384	£829,528	£827,650	£839,795	£812,025	£822,292
25%	71%	£698,953	£714,135	£711,786	£726,967	£692,256	£705,089
30%	71%	£580,522	£598,740	£595,923	£614,140	£572,486	£587,886
35%	71%	£462,092	£483,346	£480,058	£501,313	£452,716	£470,682
40%	71%	£343,662	£367,953	£364,195	£388,486	£332,947	£353,480
45%	71%	£225,232	£252,558	£248,331	£275,658	£213,176	£236,276
50%	71%	£106,802	£137,164	£132,467	£162,831	£93,407	£119,073
100%	71%	-£1,096,359	-£1,034,570	-£1,044,128	-£982,339	-£1,123,616	-£1,071,386
10%	75%	£1,053,523	£1,058,837	£1,058,913	£1,064,227	£1,051,180	£1,056,569
15%	75%	£934,733	£942,703	£942,818	£950,788	£931,216	£939,301
20%	75%	£815,942	£826,569	£826,721	£837,349	£811,254	£822,033
25%	75%	£697,151	£710,435	£710,626	£723,910	£691,291	£704,765
30%	75%	£578,360	£594,301	£594,530	£610,470	£571,328	£587,498
35%	75%	£459,569	£478,167	£478,434	£497,032	£451,366	£470,230
40%	75%	£340,778	£362,033	£362,338	£383,593	£331,402	£352,962
45%	75%	£221,987	£245,899	£246,243	£270,153	£211,440	£235,694
50%	75%	£103,197	£129,765	£130,146	£156,714	£91,477	£118,426
10%	60%	£1,056,551	£1,065,052	£1,060,863	£1,069,365	£1,052,800	£1,057,113
15%	60%	£939,274	£952,026	£945,741	£958,494	£933,648	£940,116
20%	60%	£821,997	£839,000	£830,621	£847,624	£814,496	£823,120
25%	60%	£704,720	£725,974	£715,499	£736,753	£695,344	£706,123
30%	60%	£587,442	£612,948	£600,379	£625,884	£576,191	£589,127
35%	60%	£470,165	£499,921	£485,257	£515,013	£457,039	£472,131
40%	60%	£352,889	£386,895	£370,136	£404,142	£337,886	£355,134
45%	60%	£235,611	£273,869	£255,015	£293,272	£218,735	£238,138
50%	60%	£118 334	£160.843	£130.804	£182.402	£99 582	£121 141

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

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

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

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

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

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£642,575	-£642,575	-£642,575	-£642,575	-£642,575	-£642,575
10%	71%	-£879,436	-£873,363	-£874,303	-£868,230	-£882,115	-£876,981
15%	71%	-£997,866	-£988,757	-£990,166	-£981,058	-£1,001,884	-£994,185
20%	71%	-£1,116,296	-£1,104,152	-£1,106,030	-£1,093,885	-£1,121,655	-£1,111,388
25%	71%	-£1,234,727	-£1,219,545				
30%	71%	-£1,353,158	-£1,334,940	-£1,337,757	-£1,319,540	-£1,361,194	-£1,345,794
35%	71%	-£1,471,588	-£1,450,334				
40%	71%	-£1,590,018	-£1,565,727	-£1,569,485	-£1,545,194	-£1,600,733	-£1,580,200
45%	71%	-£1,708,448	-£1,681,122				
50%	71%	-£1,826,878	-£1,796,516	-£1,801,213	-£1,770,849	-£1,840,273	-£1,814,607
100%	71%	-£3,030,039	-£2,968,250				
10%	75%	-£880,157	-£874,843	-£874,767	-£869,453	-£882,500	-£877,111
15%	75%	-£998,947	-£990,977	-£990,862	-£982,892	-£1,002,464	-£994,379
20%	75%	-£1,117,738	-£1,107,111	-£1,106,959	-£1,096,331	-£1,122,426	-£1,111,647
25%	75%	-£1,236,529	-£1,223,245				
30%	75%	-£1,355,320	-£1,339,379	-£1,339,150	-£1,323,210	-£1,362,352	-£1,346,182
35%	75%	-£1,474,111	-£1,455,513				
40%	75%	-£1,592,902	-£1,571,647	-£1,571,342	-£1,550,087	-£1,602,278	-£1,580,718
45%	75%	-£1,711,693	-£1,687,781	-£1,687,437	-£1,663,527	-£1,722,240	-£1,697,986
50%	75%	-£1,830,483	-£1,803,915	-£1,803,534			-£1,815,254
10%	60%	-£877,129	-£868,628	-£872,817	-£864,315	-£880,880	-£876,567
15%	60%	-£994,406	-£981,654	-£987,939	-£975,186	-£1,000,032	-£993,564
20%	60%	-£1,111,683	-£1,094,680	-£1,103,059	-£1,086,056	-£1,119,184	-£1,110,560
25%	60%	-£1,228,960	-£1,207,706				
30%	60%	-£1,346,238	-£1,320,732	-£1,333,301	-£1,307,796	-£1,357,489	-£1,344,553
35%	60%	-£1,463,515	-£1,433,759				
40%	60%	-£1,580,791	-£1,546,785	-£1,563,544	-£1,529,538	-£1,595,794	-£1,578,546
45%	60%	-£1,698,069	-£1,659,811				
50%	60%	-£1.815.346	-£1 772 837				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£80,175	£80,175	£80,175	£80,175	£80,175	£80,175
10%	71%	-£156,686	-£150,613	-£151,553	-£145,480	-£159,365	-£154,231
15%	71%	-£275,116	-£266,007	-£267,416	-£258,308	-£279,134	-£271,435
20%	71%	-£393,546	-£381,402	-£383,280	-£371,135	-£398,905	-£388,638
25%	71%	-£511,977	-£496,795	-£499,144	-£483,963	-£518,674	-£505,841
30%	71%	-£630,408	-£612,190	-£615,007	-£596,790	-£638,444	-£623,044
35%	71%	-£748,838	-£727,584	-£730,872	-£709,617	-£758,214	-£740,248
40%	71%	-£867,268	-£842,977	-£846,735	-£822,444	-£877,983	-£857,450
45%	71%	-£985,698	-£958,372	-£962,599	-£935,272	-£997,754	-£974,654
50%	71%	-£1,104,128	-£1,073,766	-£1,078,463	-£1,048,099	-£1,117,523	-£1,091,857
100%	71%	-£2,307,289	-£2,245,500	-£2,255,058		-£2,334,546	-£2,282,316
10%	75%	-£157,407	-£152,093	-£152,017	-£146,703	-£159,750	-£154,361
15%	75%	-£276,197	-£268,227	-£268,112	-£260,142	-£279,714	-£271,629
20%	75%	-£394,988	-£384,361	-£384,209	-£373,581	-£399,676	-£388,897
25%	75%	-£513,779	-£500,495	-£500,304	-£487,020	-£519,639	-£506,165
30%	75%	-£632,570	-£616,629	-£616,400	-£600,460	-£639,602	-£623,432
35%	75%	-£751,361	-£732,763	-£732,496	-£713,898	-£759,564	-£740,700
40%	75%	-£870,152	-£848,897	-£848,592	-£827,337	-£879,528	-£857,968
45%	75%	-£988,943	-£965,031	-£964,687	-£940,777	-£999,490	-£975,236
50%	75%	-£1,107,733	-£1,081,165		-£1,054,216	-£1,119,453	-£1,092,504
10%	60%	-£154,379	-£145,878	-£150,067	-£141,565	-£158,130	-£153,817
15%	60%	-£271,656	-£258,904	-£265,189	-£252,436	-£277,282	-£270,814
20%	60%	-£388,933	-£371,930	-£380,309	-£363,306	-£396,434	-£387,810
25%	60%	-£506,210	-£484,956	-£495,431	-£474,177	-£515,586	-£504,807
30%	60%	-£623,488	-£597,982	-£610,551	-£585,046	-£634,739	-£621,803
35%	60%	-£740,765	-£711,009	-£725,673	-£695,917	-£753,891	-£738,799
40%	60%	-£858,041	-£824,035	-£840,794	-£806,788	-£873,044	-£855,796
45%	60%	-£975,319	-£937,061	-£955,915	-£917,658	-£992,195	-£972,792
50%	60%	-£1 092 596	-£1.050.087		-£1.028.528		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£816,225	£816,225	£816,225	£816,225	£816,225	£816,225
10%	71%	£579,364	£585,437	£584,497	£590,570	£576,685	£581,819
15%	71%	£460,934	£470,043	£468,634	£477,742	£456,916	£464,615
20%	71%	£342,504	£354,648	£352,770	£364,915	£337,145	£347,412
25%	71%	£224,073	£239,255	£236,906	£252,087	£217,376	£230,209
30%	71%	£105,642	£123,860	£121,043	£139,260	£97,606	£113,006
35%	71%	-£12,788	£8,466	£5,178	£26,433	-£22,164	-£4,198
40%	71%	-£131,218	-£106,927	-£110,685	-£86,394	-£141,933	-£121,400
45%	71%	-£249,648	-£222,322	-£226,549	-£199,222	-£261,704	-£238,604
50%	71%	-£368,078	-£337,716	-£342,413	-£312,049	-£381,473	-£355,807
100%	71%	-£1,571,239	-£1,509,450		-£1,457,219	-£1,598,496	-£1,546,266
10%	75%	£578,643	£583,957	£584,033	£589,347	£576,300	£581,689
15%	75%	£459,853	£467,823	£467,938	£475,908	£456,336	£464,421
20%	75%	£341,062	£351,689	£351,841	£362,469	£336,374	£347,153
25%	75%	£222,271	£235,555	£235,746	£249,030	£216,411	£229,885
30%	75%	£103,480	£119,421	£119,650	£135,590	£96,448	£112,618
35%	75%	-£15,311	£3,287	£3,554	£22,152	-£23,514	-£4,650
40%	75%	-£134,102	-£112,847	-£112,542	-£91,287	-£143,478	-£121,918
45%	75%	-£252,893	-£228,981	-£228,637	-£204,727	-£263,440	-£239,186
50%	75%	-£371,683	-£345,115	-£344,734	-£318,166	-£383,403	-£356,454
10%	60%	£581,671	£590,172	£585,983	£594,485	£577,920	£582,233
15%	60%	£464,394	£477,146	£470,861	£483,614	£458,768	£465,236
20%	60%	£347,117	£364,120	£355,741	£372,744	£339,616	£348,240
25%	60%	£229,840	£251,094	£240,619	£261,873	£220,464	£231,243
30%	60%	£112,562	£138,068	£125,499	£151,004	£101,311	£114,247
35%	60%	-£4,715	£25,041	£10,377	£40,133	-£17,841	-£2,749
40%	60%	-£121,991	-£87,985	-£104,744	-£70,738	-£136,994	-£119,746
45%	60%	-£239,269	-£201,011	-£219,865	-£181,608	-£256,145	-£236,742
50%	60%	-£356.546	-£314.037	-£334.986	-£292.478	-£375,298	-£353,739

£17,299,000

£27,943,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£664.905	-F664 905	-£664.905	-£664.905	-£664.905	-£664.905
10%	71%	-£901,766	-£895 693	-£896.633	-£890.560	-£904 445	-£899.311
15%	71%	-£1.020.196	-£1.011.087	-£1.012.496	-£1.003.388	-£1.024.214	-£1.016.515
20%	71%	-£1,138,626	-£1.126.482	-£1.128.360	-£1.116.215	-£1,143,985	-£1,133,718
25%	71%	-£1,257,057	-£1,241,875	-£1,244,224		-£1.263.754	
30%	71%	-£1.375.488					
35%	71%	-£1,493,918	-£1,472,664			-£1,503,294	
40%	71%	-£1.612.348					
45%	71%	-£1,730,778					-£1.719.734
50%	71%	-£1,849,208					
100%	71%	-£3,052,369					-£3,027,396
10%	75%	-£902,487	-£897,173	-£897,097	-£891,783	-£904,830	-£899,441
15%	75%	-£1,021,277	-£1,013,307	-£1,013,192	-£1,005,222	-£1,024,794	-£1,016,709
20%	75%	-£1,140,068	-£1,129,441	-£1,129,289	-£1,118,661	-£1,144,756	-£1,133,977
25%	75%	-£1,258,859					
30%	75%	-£1,377,650	-£1,361,709	-£1,361,480	-£1,345,540	-£1,384,682	-£1,368,512
35%	75%	-£1,496,441					
40%	75%	-£1,615,232	-£1,593,977	-£1,593,672	-£1,572,417	-£1,624,608	-£1,603,048
45%	75%	-£1,734,023					
50%	75%	-£1,852,813	-£1,826,245	-£1,825,864	-£1,799,296	-£1,864,533	-£1,837,584
10%	60%	-£899,459	-£890,958	-£895,147	-£886,645	-£903,210	-£898,897
15%	60%	-£1,016,736	-£1,003,984	-£1,010,269	-£997,516	-£1,022,362	-£1,015,894
20%	60%	-£1,134,013	-£1,117,010	-£1,125,389	-£1,108,386	-£1,141,514	-£1,132,890
25%	60%	-£1,251,290					
30%	60%	-£1,368,568	-£1,343,062	-£1,355,631	-£1,330,126	-£1,379,819	-£1,366,883
35%	60%	-£1,485,845					
40%	60%	-£1,603,121		-£1,585,874	-£1,551,868	-£1,618,124	-£1,600,876
45%	60%	-£1,720,399					
50%	60%	-£1,837,676	-£1,795,167	-£1,816,116	-£1,773,608	-£1,856,428	-£1,834,869

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£347,925	£347,925	£347,925	£347,925	£347,925	£347,925
10%	71%	£111,064	£117,137	£116,197	£122,270	£108,385	£113,519
15%	71%	-£7,366	£1,743	£334	£9,442	-£11,384	-£3,685
20%	71%	-£125,796	-£113,652	-£115,530	-£103,385	-£131,155	-£120,888
25%	71%	-£244,227	-£229,045	-£231,394	-£216,213	-£250,924	-£238,091
30%	71%	-£362,658	-£344,440	-£347,257	-£329,040	-£370,694	-£355,294
35%	71%	-£481,088	-£459,834	-£463,122	-£441,867	-£490,464	-£472,498
40%	71%	-£599,518	-£575,227	-£578,985	-£554,694	-£610,233	-£589,700
45%	71%	-£717,948	-£690,622	-£694,849	-£667,522	-£730,004	-£706,904
50%	71%	-£836,378	-£806,016	-£810,713	-£780,349	-£849,773	-£824,107
100%	71%	-£2,039,539	-£1,977,750	-£1,987,308	-£1,925,519	-£2,066,796	-£2,014,566
10%	75%	£110,343	£115,657	£115,733	£121,047	£108,000	£113,389
15%	75%	-£8,447	-£477	-£362	£7,608	-£11,964	-£3,879
20%	75%	-£127,238	-£116,611	-£116,459	-£105,831	-£131,926	-£121,147
25%	75%	-£246,029	-£232,745	-£232,554	-£219,270	-£251,889	-£238,415
30%	75%	-£364,820	-£348,879	-£348,650	-£332,710	-£371,852	-£355,682
35%	75%	-£483,611	-£465,013	-£464,746	-£446,148	-£491,814	-£472,950
40%	75%	-£602,402	-£581,147	-£580,842	-£559,587	-£611,778	-£590,218
45%	75%	-£721,193	-£697,281	-£696,937	-£673,027	-£731,740	-£707,486
50%	75%	-£839,983	-£813,415	-£813,034	-£786,466	-£851,703	-£824,754
10%	60%	£113,371	£121,872	£117,683	£126,185	£109,620	£113,933
15%	60%	-£3,906	£8,846	£2,561	£15,314	-£9,532	-£3,064
20%	60%	-£121,183	-£104,180	-£112,559	-£95,556	-£128,684	-£120,060
25%	60%	-£238,460	-£217,206	-£227,681	-£206,427	-£247,836	-£237,057
30%	60%	-£355,738	-£330,232	-£342,801	-£317,296	-£366,989	-£354,053
35%	60%	-£473,015	-£443,259	-£457,923	-£428,167	-£486,141	-£471,049
40%	60%	-£590,291	-£556,285	-£573,044	-£539,038	-£605,294	-£588,046
45%	60%	-£707,569	-£669,311	-£688,165	-£649,908	-£724,445	-£705,042
E00/	600/	0004040	0700 007	0000 000	C7C0 770	C042 E00	0000 000

 45%
 60%
 -£707,569

 50%
 60%
 -£824,846

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£816,225	£816,225	£816,225	£816,225	£816,225	£816,225
10%	71%	£579,364	£585,437	£584,497	£590,570	£576,685	£581,819
15%	71%	£460,934	£470,043	£468,634	£477,742	£456,916	£464,615
20%	71%	£342,504	£354,648	£352,770	£364,915	£337,145	£347,412
25%	71%	£224,073	£239,255	£236,906	£252,087	£217,376	£230,209
30%	71%	£105,642	£123,860	£121,043	£139,260	£97,606	£113,006
35%	71%	-£12,788	£8,466	£5,178	£26,433	-£22,164	-£4,198
40%	71%	-£131,218	-£106,927	-£110,685	-£86,394	-£141,933	-£121,400
45%	71%	-£249,648	-£222,322	-£226,549	-£199,222	-£261,704	-£238,604
50%	71%	-£368,078	-£337,716	-£342,413	-£312,049	-£381,473	-£355,807
100%	71%	-£1,571,239	-£1,509,450		-£1,457,219	-£1,598,496	
10%	75%	£578,643	£583,957	£584,033	£589,347	£576,300	£581,689
15%	75%	£459,853	£467,823	£467,938	£475,908	£456,336	£464,421
20%	75%	£341,062	£351,689	£351,841	£362,469	£336,374	£347,153
25%	75%	£222,271	£235,555	£235,746	£249,030	£216,411	£229,885
30%	75%	£103,480	£119,421	£119,650	£135,590	£96,448	£112,618
35%	75%	-£15,311	£3,287	£3,554	£22,152	-£23,514	-£4,650
40%	75%	-£134,102	-£112,847	-£112,542	-£91,287	-£143,478	-£121,918
45%	75%	-£252,893	-£228,981	-£228,637	-£204,727	-£263,440	-£239,186
50%	75%	-£371,683	-£345,115	-£344,734	-£318,166	-£383,403	-£356,454
10%	60%	£581,671	£590,172	£585,983	£594,485	£577,920	£582,233
15%	60%	£464,394	£477,146	£470,861	£483,614	£458,768	£465,236
20%	60%	£347,117	£364,120	£355,741	£372,744	£339,616	£348,240
25%	60%	£229,840	£251,094	£240,619	£261,873	£220,464	£231,243
30%	60%	£112,562	£138,068	£125,499	£151,004	£101,311	£114,247
35%	60%	-£4,715	£25,041	£10,377	£40,133	-£17,841	-£2,749
40%	60%	-£121,991	-£87,985	-£104,744	-£70,738	-£136,994	-£119,746
45%	60%	-£239,269	-£201,011	-£219,865	-£181,608	-£256,145	-£236,742
50%	60%	-£356 546	-£314 037	-£334.986	-£292 478	-£375 298	-£353 739

£13,474,000

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,008,451	£1,008,451	£1,008,451	£1,008,451	£1,008,451	£1,008,451
10%	71%	£798,697	£803,664	£804,989	£809,956	£794,588	£800,880
15%	71%	£693,821	£701,270	£703,257	£710,708	£687,657	£697,094
20%	71%	£588,944	£598,877	£601,527	£611,460	£580,725	£593,308
25%	71%	£484,067	£496,483	£499,795	£512,212	£473,794	£489,523
30%	71%	£379,190	£394,090	£398,065	£412,965	£366,862	£385,737
35%	71%	£274,314	£291,696	£296,333	£313,716	£259,931	£281,951
40%	71%	£169,437	£189,303	£194,603	£214,468	£153,000	£178,166
45%	71%	£64,560	£86,909	£92,871	£115,220	£46,069	£74,380
50%	71%	-£40,976	-£15,738	-£9,005	£15,973	-£61,859	-£29,886
100%	71%	-£1,108,143	-£1,057,609	-£1,044,128	-£993,594	-£1,149,955	-£1,085,939
10%	75%	£797,919	£802,265	£804,525	£808,871	£794,323	£800,929
15%	75%	£692,652	£699,171	£702,561	£709,080	£687,259	£697,168
20%	75%	£587,386	£596,077	£600,599	£609,289	£580,195	£593,407
25%	75%	£482,120	£492,984	£498,635	£509,499	£473,132	£489,647
30%	75%	£376,854	£389,891	£396,672	£409,709	£366,067	£385,885
35%	75%	£271,588	£286,798	£294,709	£309,919	£259,004	£282,125
40%	75%	£166,322	£183,705	£192,746	£210,129	£151,939	£178,363
45%	75%	£61,055	£80,611	£90,782	£110,339	£44,876	£74,603
50%	75%	-£44,934	-£22,850	-£11,363	£10,548	-£63,205	-£29,635
10%	60%	£801,189	£808,143	£806,475	£813,427	£795,436	£800,721
15%	60%	£697,558	£707,988	£705,486	£715,916	£688,929	£696,856
20%	60%	£593,927	£607,834	£604,497	£618,403	£582,422	£592,992
25%	60%	£490,297	£507,680	£503,509	£520,892	£475,915	£489,127
30%	60%	£386,666	£407,525	£402,521	£423,380	£369,408	£385,262
35%	60%	£283,035	£307,371	£301,532	£325,868	£262,900	£281,397
40%	60%	£179,404	£207,217	£200,544	£228,356	£156,393	£177,532
45%	60%	£75,773	£107,063	£99,555	£130,844	£49,885	£73,667
50%	60%	-£28.313	£6.909	-£1,457	£33.332	-£57.547	-£30.692

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£5,291,549	-£5,291,549	-£5,291,549	-£5,291,549	-£5,291,549	-£5,291,549
10%	71%	-£5,501,303	-£5,496,336	-£5,495,011	-£5,490,044	-£5,505,412	-£5,499,120
15%	71%	-£5,606,179	-£5,598,730				
20%	71%	-£5,711,056	-£5,701,123				
25%	71%	-£5,815,933	-£5,803,517				
30%	71%	-£5,920,810	-£5,905,910				
35%	71%	-£6,025,686	-£6,008,304				
40%	71%	-£6,130,563	-£6,110,697	-£6,105,397		-£6,147,000	-£6,121,834
45%	71%	-£6,235,440	-£6,213,091				
50%	71%	-£6,340,976	-£6,315,738				
100%	71%	-£7,408,143	-£7,357,609	-£7,344,128	-£7,293,594		
10%	75%	-£5,502,081	-£5,497,735	-£5,495,475	-£5,491,129		-£5,499,071
15%	75%	-£5,607,348	-£5,600,829				
20%	75%	-£5,712,614	-£5,703,923	-£5,699,401	-£5,690,711		-£5,706,593
25%	75%	-£5,817,880	-£5,807,016	-£5,801,365	-£5,790,501	-£5,826,868	-£5,810,353
30%	75%	-£5,923,146	-£5,910,109				
35%	75%	-£6,028,412	-£6,013,202		-£5,990,081	-£6,040,996	-£6,017,875
40%	75%	-£6,133,678	-£6,116,295				
45%	75%	-£6,238,945	-£6,219,389	-£6,209,218	-£6,189,661		
50%	75%	-£6,344,934	-£6,322,850				
10%	60%	-£5,498,811	-£5,491,857				
15%	60%	-£5,602,442	-£5,592,012				
20%	60%	-£5,706,073	-£5,692,166				
25%	60%	-£5,809,703	-£5,792,320				
30%	60%	-£5,913,334	-£5,892,475	-£5,897,479			-£5,914,738
35%	60%	-£6,016,965	-£5,992,629				
40%	60%	-£6,120,596	-£6,092,783	-£6,099,456	-£6,071,644	-£6,143,607	-£6,122,468
45%	60%	-£6,224,227	-£6,192,937				
50%	60%	-£6.328.313	-£6,293,091				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,054,299	-£4,054,299				
10%	71%	-£4,264,053	-£4,259,086	-£4,257,761	-£4,252,794	-£4,268,162	-£4,261,870
15%	71%	-£4,368,929	-£4,361,480				
20%	71%	-£4,473,806	-£4,463,873	-£4,461,223	-£4,451,290	-£4,482,025	-£4,469,442
25%	71%	-£4,578,683	-£4,566,267				
30%	71%	-£4,683,560	-£4,668,660	-£4,664,685	-£4,649,785	-£4,695,888	-£4,677,013
35%	71%	-£4,788,436	-£4,771,054		-£4,749,034		
40%	71%	-£4,893,313	-£4,873,447	-£4,868,147	-£4,848,282	-£4,909,750	-£4,884,584
45%	71%	-£4,998,190	-£4,975,841	-£4,969,879			
50%	71%	-£5,103,726	-£5,078,488		-£5,046,777		-£5,092,636
100%	71%	-£6,170,893	-£6,120,359		-£6,056,344		
10%	75%	-£4,264,831	-£4,260,485				-£4,261,821
15%	75%	-£4,370,098	-£4,363,579				
20%	75%	-£4,475,364	-£4,466,673	-£4,462,151	-£4,453,461	-£4,482,555	-£4,469,343
25%	75%	-£4,580,630	-£4,569,766			-£4,589,618	
30%	75%	-£4,685,896	-£4,672,859	-£4,666,078	-£4,653,041	-£4,696,683	-£4,676,865
35%	75%	-£4,791,162	-£4,775,952			-£4,803,746	
40%	75%	-£4,896,428	-£4,879,045	-£4,870,004	-£4,852,621	-£4,910,811	-£4,884,387
45%	75%	-£5,001,695	-£4,982,139				
50%	75%	-£5,107,684	-£5,085,600	-£5,074,113			
10%	60%	-£4,261,561	-£4,254,607			-£4,267,314	
15%	60%	-£4,365,192	-£4,354,762	-£4,357,264	-£4,346,834	-£4,373,821	-£4,365,894
20%	60%	-£4,468,823	-£4,454,916				
25%	60%	-£4,572,453	-£4,555,070	-£4,559,241	-£4,541,858	-£4,586,835	-£4,573,623
30%	60%	-£4,676,084	-£4,655,225	-£4,660,229	-£4,639,370	-£4,693,342	-£4,677,488
35%	60%	-£4,779,715	-£4,755,379				
40%	60%	-£4,883,346	-£4,855,533		-£4,834,394		-£4,885,218
45%	60%	-£4,986,977	-£4,955,687				
50%	60%	-£5 091 063	-£5.055.841				

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

Delicilliark 21 - L							
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,900,189	-£1,900,189	-£1,900,189	-£1,900,189	-£1,900,189	-£1,900,189
10%	71%	-£2.109.943					
15%	71%	-£2,214,819		-£2,205,383			-£2,211,546
20%	71%	-£2,319,696					
25%	71%	-£2,424,573	-£2,412,157	-£2,408,845	-£2,396,428	-£2,434,846	-£2,419,117
30%	71%	-£2,529,450					
35%	71%	-£2,634,326	-£2,616,944				
40%	71%	-£2,739,203					
45%	71%	-£2,844,080		-£2,815,769			-£2,834,260
50%	71%	-£2,949,616		-£2,917,645 -£3,952,768			
100%	71%	-£4,016,783		-£3,952,768		-£4,058,595	-£3,994,579
10%	75%	-£2,110,721	-£2,106,375	-£2,104,115		-£2,114,317	
15%	75%	-£2,215,988					
20%	75%	-£2,321,254		-£2,308,041		-£2,328,445	
25%	75%	-£2,426,520			-£2,399,141	-£2,435,508	
30%	75%	-£2,531,786	-£2,518,749	-£2,511,968	-£2,498,931		
35%	75%	-£2,637,052				-£2,649,636	
40%	75%	-£2,742,318		-£2,715,894		-£2,756,701	
45%	75%	-£2,847,585					
50%	75%	-£2,953,574					
10%	60%	-£2,107,451					
15%	60%	-£2,211,082					-£2,211,784
20%	60%	-£2,314,713	-£2,300,806				
25%	60%	-£2,418,343	-£2,400,960	-£2,405,131			
30%	60%	-£2,521,974	-£2,501,115	-£2,506,119		-£2,539,232	-£2,523,378
35%	60%	-£2,625,605					
40%	60%	-£2,729,236	-£2,701,423	-£2,708,096	-£2,680,284		-£2,731,108
45%	60%	-£2,832,867			-£2,777,796		
50%	60%	-£2,936,953			-£2,875,308		

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£925,229	-£925,229	-£925,229	-£925,229	-£925,229	-£925,229
10%	71%	-£1,134,983	-£1,130,016	-£1,128,691	-£1,123,724	-£1,139,092	-£1,132,800
15%	71%	-£1,239,859	-£1,232,410				
20%	71%	-£1,344,736	-£1,334,803	-£1,332,153	-£1,322,220	-£1,352,955	-£1,340,372
25%	71%	-£1,449,613	-£1,437,197				-£1,444,157
30%	71%	-£1,554,490	-£1,539,590	-£1,535,615	-£1,520,715	-£1,566,818	-£1,547,943
35%	71%	-£1,659,366	-£1,641,984		-£1,619,964		
40%	71%	-£1,764,243	-£1,744,377	-£1,739,077	-£1,719,212	-£1,780,680	-£1,755,514
45%	71%	-£1,869,120	-£1,846,771				
50%	71%	-£1,974,656	-£1,949,418	-£1,942,685	-£1,917,707	-£1,995,539	-£1,963,566
100%	71%	-£3,041,823	-£2,991,289		-£2,927,274		
10%	75%	-£1,135,761	-£1,131,415	-£1,129,155	-£1,124,809	-£1,139,357	-£1,132,751
15%	75%	-£1,241,028	-£1,234,509	-£1,231,119			
20%	75%	-£1,346,294	-£1,337,603		-£1,324,391	-£1,353,485	-£1,340,273
25%	75%	-£1,451,560	-£1,440,696				-£1,444,033
30%	75%	-£1,556,826	-£1,543,789	-£1,537,008	-£1,523,971	-£1,567,613	-£1,547,795
35%	75%	-£1,662,092	-£1,646,882				
40%	75%	-£1,767,358	-£1,749,975	-£1,740,934	-£1,723,551	-£1,781,741	-£1,755,317
45%	75%	-£1,872,625	-£1,853,069			-£1,888,804	
50%	75%	-£1,978,614	-£1,956,530				
10%	60%	-£1,132,491	-£1,125,537			-£1,138,244	
15%	60%	-£1,236,122	-£1,225,692	-£1,228,194	-£1,217,764		-£1,236,824
20%	60%	-£1,339,753	-£1,325,846	-£1,329,183			-£1,340,688
25%	60%	-£1,443,383	-£1,426,000				-£1,444,553
30%	60%	-£1,547,014	-£1,526,155	-£1,531,159			-£1,548,418
35%	60%	-£1,650,645	-£1,626,309				
40%	60%	-£1,754,276	-£1,726,463				
45%	60%	-£1,857,907	-£1,826,617				
50%	60%	-£1 961 993	-£1 926 771				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£202,479	-£202,479	-£202,479	-£202,479	-£202,479	-£202,479
10%	71%	-£412,233	-£407,266	-£405,941	-£400,974	-£416,342	-£410,050
15%	71%	-£517,109	-£509,660		-£500,222	-£523,273	-£513,836
20%	71%	-£621,986	-£612,053	-£609,403	-£599,470	-£630,205	-£617,622
25%	71%	-£726,863	-£714,447	-£711,135	-£698,718	-£737,136	-£721,407
30%	71%	-£831,740	-£816,840	-£812,865	-£797,965	-£844,068	-£825,193
35%	71%	-£936,616	-£919,234	-£914,597	-£897,214	-£950,999	-£928,979
40%	71%	-£1,041,493	-£1,021,627	-£1,016,327	-£996,462	-£1,057,930	-£1,032,764
45%	71%	-£1,146,370					
50%	71%	-£1,251,906	-£1,226,668	-£1,219,935	-£1,194,957	-£1,272,789	-£1,240,816
100%	71%	-£2,319,073					
10%	75%	-£413,011	-£408,665	-£406,405	-£402,059	-£416,607	-£410,001
15%	75%	-£518,278	-£511,759	-£508,369	-£501,850	-£523,671	-£513,762
20%	75%	-£623,544	-£614,853	-£610,331	-£601,641	-£630,735	-£617,523
25%	75%	-£728,810	-£717,946	-£712,295	-£701,431	-£737,798	-£721,283
30%	75%	-£834,076	-£821,039	-£814,258	-£801,221	-£844,863	-£825,045
35%	75%	-£939,342	-£924,132	-£916,221	-£901,011	-£951,926	-£928,805
40%	75%	-£1,044,608	-£1,027,225	-£1,018,184	-£1,000,801	-£1,058,991	-£1,032,567
45%	75%	-£1,149,875					
50%	75%	-£1,255,864				-£1,274,135	-£1,240,565
10%	60%	-£409,741	-£402,787	-£404,455	-£397,503	-£415,494	-£410,209
15%	60%	-£513,372	-£502,942	-£505,444	-£495,014	-£522,001	-£514,074
20%	60%	-£617,003	-£603,096	-£606,433	-£592,527	-£628,508	-£617,938
25%	60%	-£720,633	-£703,250	-£707,421	-£690,038	-£735,015	-£721,803
30%	60%	-£824,264	-£803,405	-£808,409	-£787,550	-£841,522	-£825,668
35%	60%	-£927,895	-£903,559	-£909,398	-£885,062	-£948,030	-£929,533
40%	60%	-£1,031,526	-£1,003,713	-£1,010,386	-£982,574	-£1,054,537	-£1,033,398
45%	60%	-£1,135,157					-£1,137,263
50%	60%	-£1,239,243					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£533,571	£533,571	£533,571	£533,571	£533,571	£533,571
10%	71%	£323,817	£328,784	£330,109	£335,076	£319,708	£326,000
15%	71%	£218,941	£226,390	£228,377	£235,828	£212,777	£222,214
20%	71%	£114,064	£123,997	£126,647	£136,580	£105,845	£118,428
25%	71%	£9,187	£21,603	£24,915	£37,332	-£1,086	£14,643
30%	71%	-£95,690	-£80,790	-£76,815	-£61,915	-£108,018	-£89,143
35%	71%	-£200,566	-£183,184	-£178,547	-£161,164	-£214,949	-£192,929
40%	71%	-£305,443	-£285,577	-£280,277	-£260,412	-£321,880	-£296,714
45%	71%	-£410,320	-£387,971	-£382,009	-£359,660	-£428,811	-£400,500
50%	71%	-£515,856	-£490,618	-£483,885	-£458,907	-£536,739	-£504,766
100%	71%	-£1.583.023	-£1.532.489	-£1.519.008	-£1.468.474		-£1.560.819
10%	75%	£323,039	£327,385	£329,645	£333,991	£319,443	£326,049
15%	75%	£217.772	£224.291	£227.681	£234,200	£212.379	£222.288
20%	75%	£112,506	£121,197	£125,719	£134,409	£105,315	£118,527
25%	75%	£7,240	£18.104	£23.755	£34,619	-£1.748	£14.767
30%	75%	-£98,026	-£84,989	-£78,208	-£65,171	-£108,813	-£88,995
35%	75%	-£203.292	-£188.082	-£180.171	-£164.961	-£215.876	-£192.755
40%	75%	-£308,558	-£291,175	-£282,134	-£264,751	-£322,941	-£296,517
45%	75%	-£413.825	-£394,269	-£384.098	-£364.541	-£430.004	-£400.277
50%	75%	-£519,814	-£497,730	-£486,243	-£464,332	-£538,085	-£504,515
10%	60%	£326.309	£333,263	£331.595	£338.547	£320.556	£325.841
15%	60%	£222,678	£233,108	£230,606	£241,036	£214,049	£221,976
20%	60%	£119,047	£132,954	£129,617	£143,523	£107,542	£118,112
25%	60%	£15,417	£32,800	£28,629	£46,012	£1,035	£14,247
30%	60%	-£88,214	-£67,355	-£72,359	-£51,500	-£105,472	-£89,618
35%	60%	-£191,845	-£167,509	-£173,348	-£149,012	-£211,980	-£193,483
40%	60%	-£295,476	-£267,663	-£274,336	-£246,524	-£318,487	-£297,348
45%	60%	-£399,107	-£367,817	-£375,325	-£344,036	-£424,995	-£401,213
50%	60%	-£503.193	-£467.971	-£476.337	-£441.548	-£532.427	-£505.572

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£947,559	-£947,559	-£947,559	-£947,559	-£947,559	-£947,559
10%	71%	-£1,157,313	-£1,152,346	-£1,151,021	-£1,146,054	-£1,161,422	-£1,155,130
15%	71%	-£1,262,189	-£1,254,740				
20%	71%	-£1,367,066	-£1,357,133	-£1,354,483	-£1,344,550	-£1,375,285	-£1,362,702
25%	71%	-£1,471,943	-£1,459,527				
30%	71%	-£1,576,820	-£1,561,920	-£1,557,945	-£1,543,045	-£1,589,148	-£1,570,273
35%	71%	-£1,681,696	-£1,664,314				
40%	71%	-£1,786,573	-£1,766,707	-£1,761,407	-£1,741,542	-£1,803,010	-£1,777,844
45%	71%	-£1,891,450	-£1,869,101				
50%	71%	-£1,996,986	-£1,971,748	-£1,965,015	-£1,940,037	-£2,017,869	-£1,985,896
100%	71%	-£3,064,153	-£3,013,619				
10%	75%	-£1,158,091	-£1,153,745	-£1,151,485	-£1,147,139	-£1,161,687	-£1,155,081
15%	75%	-£1,263,358	-£1,256,839				
20%	75%	-£1,368,624	-£1,359,933	-£1,355,411	-£1,346,721	-£1,375,815	-£1,362,603
25%	75%	-£1,473,890	-£1,463,026				
30%	75%	-£1,579,156	-£1,566,119	-£1,559,338	-£1,546,301	-£1,589,943	-£1,570,125
35%	75%	-£1,684,422	-£1,669,212				
40%	75%	-£1,789,688	-£1,772,305	-£1,763,264	-£1,745,881	-£1,804,071	-£1,777,647
45%	75%	-£1,894,955	-£1,875,399				
50%	75%	-£2,000,944	-£1,978,860	-£1,967,373	-£1,945,462		-£1,985,645
10%	60%	-£1,154,821	-£1,147,867	-£1,149,535	-£1,142,583	-£1,160,574	-£1,155,289
15%	60%	-£1,258,452	-£1,248,022				
20%	60%	-£1,362,083	-£1,348,176	-£1,351,513	-£1,337,607	-£1,373,588	-£1,363,018
25%	60%	-£1,465,713	-£1,448,330				
30%	60%	-£1,569,344	-£1,548,485	-£1,553,489	-£1,532,630	-£1,586,602	-£1,570,748
35%	60%	-£1,672,975	-£1,648,639				
40%	60%	-£1,776,606	-£1,748,793	-£1,755,466	-£1,727,654	-£1,799,617	-£1,778,478
45%	60%	-£1,880,237	-£1,848,947				
50%	60%	-£1.984.323	-£1.949.101				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£65,271	£65,271	£65,271	£65,271	£65,271	£65,271
10%	71%	-£144,483	-£139,516	-£138,191	-£133,224	-£148,592	-£142,300
15%	71%	-£249,359	-£241,910	-£239,923	-£232,472	-£255,523	-£246,086
20%	71%	-£354,236	-£344,303	-£341,653	-£331,720	-£362,455	-£349,872
25%	71%	-£459,113	-£446,697	-£443,385	-£430,968	-£469,386	-£453,657
30%	71%	-£563,990	-£549,090	-£545,115	-£530,215	-£576,318	-£557,443
35%	71%	-£668,866	-£651,484	-£646,847	-£629,464	-£683,249	-£661,229
40%	71%	-£773,743	-£753,877	-£748,577	-£728,712	-£790,180	-£765,014
45%	71%	-£878,620	-£856,271	-£850,309	-£827,960	-£897,111	-£868,800
50%	71%	-£984,156	-£958,918	-£952,185	-£927,207	-£1,005,039	-£973,066
100%	71%	-£2,051,323		-£1,987,308	-£1,936,774		-£2,029,119
10%	75%	-£145,261	-£140,915	-£138,655	-£134,309	-£148,857	-£142,251
15%	75%	-£250,528	-£244,009	-£240,619	-£234,100	-£255,921	-£246,012
20%	75%	-£355,794	-£347,103	-£342,581	-£333,891	-£362,985	-£349,773
25%	75%	-£461,060	-£450,196	-£444,545	-£433,681	-£470,048	-£453,533
30%	75%	-£566,326	-£553,289	-£546,508	-£533,471	-£577,113	-£557,295
35%	75%	-£671,592	-£656,382	-£648,471	-£633,261	-£684,176	-£661,055
40%	75%	-£776,858	-£759,475	-£750,434	-£733,051	-£791,241	-£764,817
45%	75%	-£882,125	-£862,569	-£852,398	-£832,841	-£898,304	-£868,577
50%	75%	-£988,114	-£966,030	-£954,543	-£932,632	-£1,006,385	-£972,815
10%	60%	-£141,991	-£135,037	-£136,705	-£129,753	-£147,744	-£142,459
15%	60%	-£245,622	-£235,192	-£237,694	-£227,264	-£254,251	-£246,324
20%	60%	-£349,253	-£335,346	-£338,683	-£324,777	-£360,758	-£350,188
25%	60%	-£452,883	-£435,500	-£439,671	-£422,288	-£467,265	-£454,053
30%	60%	-£556,514	-£535,655	-£540,659	-£519,800	-£573,772	-£557,918
35%	60%	-£660,145	-£635,809	-£641,648	-£617,312	-£680,280	-£661,783
40%	60%	-£763,776	-£735,963	-£742,636	-£714,824	-£786,787	-£765,648
45%	60%	-£867,407	-£836,117	-£843,625	-£812,336	-£893,295	-£869,513

 45%
 60%
 -£867,407

 50%
 60%
 -£971,493

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£533,571	£533,571	£533,571	£533,571	£533,571	£533,571
10%	71%	£323,817	£328,784	£330,109	£335,076	£319,708	£326,000
15%	71%	£218,941	£226,390	£228,377	£235,828	£212,777	£222,214
20%	71%	£114,064	£123,997	£126,647	£136,580	£105,845	£118,428
25%	71%	£9,187	£21,603	£24,915	£37,332	-£1,086	£14,643
30%	71%	-£95,690	-£80,790	-£76,815	-£61,915	-£108,018	-£89,143
35%	71%	-£200,566	-£183,184	-£178,547	-£161,164	-£214,949	-£192,929
40%	71%	-£305.443	-£285.577	-£280.277	-£260.412	-£321.880	-£296.714
45%	71%	-£410,320	-£387,971	-£382,009	-£359,660	-£428,811	-£400,500
50%	71%	-£515.856	-£490.618	-£483.885	-£458.907	-£536.739	-£504,766
100%	71%	-£1,583,023	-£1,532,489		-£1,468,474		-£1,560,819
10%	75%	£323,039	£327,385	£329,645	£333,991	£319,443	£326,049
15%	75%	£217,772	£224,291	£227,681	£234,200	£212,379	£222,288
20%	75%	£112.506	£121.197	£125.719	£134,409	£105.315	£118.527
25%	75%	£7,240	£18,104	£23,755	£34,619	-£1,748	£14,767
30%	75%	-£98,026	-£84,989	-£78,208	-£65,171	-£108,813	-£88,995
35%	75%	-£203,292	-£188,082	-£180,171	-£164,961	-£215,876	-£192,755
40%	75%	-£308,558	-£291,175	-£282,134	-£264,751	-£322,941	-£296,517
45%	75%	-£413,825	-£394,269	-£384,098	-£364,541	-£430,004	-£400,277
50%	75%	-£519.814	-£497,730	-£486.243	-£464.332	-£538.085	-£504.515
10%	60%	£326.309	£333,263	£331.595	£338.547	£320.556	£325.841
15%	60%	£222,678	£233,108	£230,606	£241,036	£214,049	£221,976
20%	60%	£119.047	£132.954	£129.617	£143.523	£107.542	£118,112
25%	60%	£15,417	£32,800	£28,629	£46,012	£1,035	£14,247
30%	60%	-£88.214	-£67.355	-£72.359	-£51.500	-£105.472	-£89.618
35%	60%	-£191.845	-£167.509	-£173.348	-£149.012	-£211.980	-£193,483
40%	60%	-£295.476	-£267,663	-£274.336	-£246.524	-£318.487	-£297.348
45%	60%	-£399.107	-£367.817	-£375.325	-£344.036	-£424.995	-£401,213
50%	60%	-£503 193	-£467 971	-£476 337	-£441 548	-£532 427	-£505 572

£13,474,000

LB Southwark New Southwark Plan Evidence Base Note on Additional Small Sites Viability Testing 28 June 2021



APPENDIX 3 – APPRAISAL RESULTS OF PAYMENTS IN LIEU OF ONSITE AFFORDABLE HOUSING

LB SOUTHWARK

HOUSING POLICY VIABILITY STUDY UPDATE - ADDITIONAL SMALL SITES TESTING

Including Payments in Lieu of On-site Affordable Housing

Sales value inflation		0%
Build cost inflation		0%

Residual land values:

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 1	High	£611,204	£617,196	£1,621,410	£845,170	£1,778,954	£2,991,493	£6,131,976
Zone 1	Medium	£242,357	£200,927	£883,717	£318,247	£777,800	£1,516,108	£3,286,590
Zone 1	Low	£120,222	£63,090	£639,448	£143,769	£446,292	£1,027,569	£2,344,410
Zone 2	High	£261,035	£204,129	£684,222	£334,002	£670,015	£1,249,988	£2,715,286
Zone 2	Medium	£102,261	£24,940	£241,126	£107,180	£239,054	£614,889	£1,490,452
Zone 2	Low	£33,866	-£53,103	-£10,151	£9,473	£53,410	£341,308	£962,831
Zone 3	High	£121,983	£38,935	£119,234	£130,982	£229,192	£558,672	£1,348,837
Zone 3	Medium	£97,556	£11,369	£26,966	£96,086	£162,890	£460,964	£1,160,402
Zone 3	Low	£60,916	-£30,474	-£59,174	£43,743	£63,438	£314,404	£877,747

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 1	High	-£288,796	£14,196	£721,410	-£830	-£381,046	£2,352,493	-£168,024
Zone 1	Medium	-£657,643	-£402,073	-£16,283	-£527,753	-£1,382,200	£877,108	-£3,013,410
Zone 1	Low	-£779,778	-£539,910	-£260,552	-£702,231	-£1,713,708	£388,569	-£3,955,590

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

£72,325,000

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 1	High	-£112,046	£132,619	£898,160	£165,315	£43,154	£2,477,985	£1,069,226
Zone 1	Medium	-£480,893	-£283,650	£160,467	-£361,608	-£958,000	£1,002,600	-£1,776,160
Zone 1	Low	-£603,028	-£421,488	-£83,802	-£536,086	-£1,289,508	£514,062	-£2,718,340

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

£41,552,000

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 1	High	£195,684	£338,798	£1,205,890	£454,582	£781,706	£2,696,474	£3,223,336
Zone 1	Medium	-£173,163	-£77,471	£468,197	-£72,342	-£219,448	£1,221,088	£377,950
Zone 1	Low	-£295,298	-£215,309	£223,928	-£246,820	-£550,956	£732,550	-£564,230

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

£27,624,000

CIL Zone	Value area	T17 - 1 Unit Development	T18 - 1 Unit Development	T19 - 2 Unit Development	T20 - 2 Unit Development	T21 - 3 Unit Development	T22 - 4 Unit Development	T23 - 5 Unit Development
Zone 2	High	-£15,205	£19,048	£407,982	£74,336	£7,039	£1,053,858	£781,606
Zone 2	Medium	-£173,979	-£160,141	-£35,114	-£152,485	-£423,922	£418,758	-£443,228
Zone 2	Low	-£242,374	-£238,184	-£286,391	-£250,193	-£609,566	£145,177	-£970,849

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

£17,299,000

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 2	High	£88,045	£88,226	£511,232	£171,391	£254,839	£1,127,165	£1,504,356
Zone 2	Medium	-£70,729	-£90,963	£68,136	-£55,430	-£176,122	£492,066	£279,522
Zone 2	Low	-£139,124	-£169,007	-£183,141	-£153,138	-£361,766	£218,485	-£248,099

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

£6,784,000

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 2	High	£193,195	£158,676	£616,382	£270,232	£507,199	£1,201,822	£2,240,406
Zone 2	Medium	£34,421	-£20,513	£173,286	£43,411	£76,238	£566,722	£1,015,572
Zone 2	Low	-£33,974	-£98,556	-£77,991	-£54,297	-£109,406	£293,141	£487,951

Residual Land values compared to benchmark land values

Benchmark Z3 - High

£27,943,000

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 3	High	-£157,447	-£148,283	-£160,196	-£131,682	-£441,440	£360,277	-£607,173
Zone 3	Medium	-£181,874	-£175,850	-£252,464	-£166,578	-£507,742	£262,569	-£795,608
Zone 3	Low	-£218,514	-£217,692	-£338,604	-£218,921	-£607,194	£116,008	-£1,078,263

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

£13,474,000

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 3	High	-£12,757	-£51,340	-£15,506	£4,326	-£94,184	£463,007	£405,657
Zone 3	Medium	-£37,184	-£78,907	-£107,774	-£30,569	-£160,486	£365,299	£217,222
Zone 3	Low	-£73,824	-£120,750	-£193,914	-£82,913	-£259,938	£218,738	-£65,433

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

CIL Zone	Value area	T17 - 1 Unit Development	T18 - 1 Unit Development	T19 - 2 Unit Development	T20 - 2 Unit Development	T21 - 3 Unit Development	T22 - 4 Unit Development	T23 - 5 Unit Development
Zone 3	High	£54,143	-£6,517	£51,394	£67,212	£66,376	£510,506	£873,957
Zone 3	Medium	£29,716	-£34,084	-£40,874	£32,317	£74	£412,798	£685,522
Zone 3	Low	-£6,924	-£75,927	-£127,014	-£20,027	-£99,378	£266,237	£402,867

LB SOUTHWARK

HOUSING POLICY VIABILITY STUDY UPDATE - SMALL SITES TESTING

With no on-site Affordable Housing or payments in lieu of Affordable Housing

Sales value inflation	ı	0%
Build cost inflation		0%

Residual land values:

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 1	High	£850,296	£856,289	£1,860,502	£1,163,961	£2,097,744	£3,230,585	£6,530,463
Zone 1	Medium	£481,450	£440,020	£1,122,810	£637,038	£1,096,589	£1,755,200	£3,685,078
Zone 1	Low	£359,315	£302,182	£878,540	£462,560	£765,082	£1,266,662	£2,742,896
Zone 2	High	£385,364	£328,457	£808,551	£499,773	£835,786	£1,374,316	£2,922,499
Zone 2	Medium	£226,589	£149,269	£365,454	£272,951	£404,825	£739,217	£1,697,665
Zone 2	Low	£158,194	£72,080	£114,340	£175,244	£219,181	£465,636	£1,170,044
Zone 3	High	£200,405	£117,358	£197,656	£235,545	£333,755	£637,095	£1,479,542
Zone 3	Medium	£175,978	£89,791	£105,388	£200,649	£267,453	£539,388	£1,291,105
Zone 3	Low	£139,338	£48,439	£20,201	£148,306	£168,000	£392,826	£1,008,451

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 1	High	-£49,704	£253,289	£960,502	£317,961	-£62,256	£2,591,585	£230,463
Zone 1	Medium	-£418,550	-£162,980	£222,810	-£208,962	-£1,063,411	£1,116,200	-£2,614,922
Zone 1	Low	-£540,685	-£300,818	-£21,460	-£383,440	-£1,394,918	£627,662	-£3,557,104

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

£72,325,000

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 1	High	£127,046	£371,712	£1,137,252	£484,106	£361,944	£2,717,077	£1,467,713
Zone 1	Medium	-£241,800	-£44,557	£399,560	-£42,817	-£639,211	£1,241,692	-£1,377,672
Zone 1	Low	-£363,935	-£182,396	£155,290	-£217,295	-£970,718	£753,155	-£2,319,854

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

£41,552,000

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 1	High	£434,776	£577,891	£1,444,982	£773,372	£1,100,496	£2,935,566	£3,621,823
Zone 1	Medium	£65,930	£161,622	£707,290	£246,449	£99,341	£1,460,180	£776,438
Zone 1	Low	-£56,205	£23,784	£463,020	£71,971	-£232,166	£971,643	-£165,744

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

£27,624,000

CIL Zone	Value area	T17 - 1 Unit Development	T18 - 1 Unit Development	T19 - 2 Unit Development	T20 - 2 Unit Development	T21 - 3 Unit Development	T22 - 4 Unit Development	T23 - 5 Unit Development
Zone 2	High	£109,124	£143,376	£532,311	£240,107	£172,810	£1,178,186	£988,819
Zone 2	Medium	-£49,651	-£35,812	£89,214	£13,285	-£258,151	£543,087	-£236,015
Zone 2	Low	-£118,046	-£113,001	-£161,900	-£84,422	-£443,795	£269,506	-£763,636

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

CIL Zone	Value area	T17 - 1 Unit Development	T18 - 1 Unit Development	T19 - 2 Unit Development	T20 - 2 Unit Development	T21 - 3 Unit Development	T22 - 4 Unit Development	T23 - 5 Unit Development
Zone 2	High	£212,374	£212,554	£635,561	£337,162	£420,610	£1,251,494	£1,711,569
Zone 2	Medium	£53,599	£33,365	£192,464	£110,340	-£10,351	£616,394	£486,735
Zone 2	Low	-£14,796	-£43,824	-£58,650	£12,633	-£195,995	£342,813	-£40,886

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

£6,784,000

£17,299,000

	T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
Value area	Development	Development	Development	Development	Development	Development	Development
High	£317,524	£283,004	£740,711	£436,003	£672,970	£1,326,150	£2,447,619
Medium	£158,749	£103,816	£297,614	£209,181	£242,009	£691,051	£1,222,785
Low	£90,354	£26,627	£46,500	£111,474	£56,365	£417,470	£695,164
	High Medium	Value area Development High £317,524 Medium £158,749	Value area Development Development High £317,524 £283,004 Medium £158,749 £103,816	Value area Development Development Development High £317,524 £283,004 £740,711 Medium £158,749 £103,816 £297,614	Value area Development Development Development Development High £317,524 £283,004 £740,711 £436,003 Medium £158,749 £103,816 £297,614 £209,181	Value area Development Development Development Development High £317,524 £283,004 £740,711 £436,003 £672,970 Medium £158,749 £103,816 £297,614 £209,181 £242,009	Value area Development Development Development Development Development Development High £317,524 £283,004 £740,711 £436,003 £672,970 £1,326,150 Medium £158,749 £103,816 £297,614 £209,181 £242,009 £691,051

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

£27,943,000

CIL Zone	Value area	T17 - 1 Unit Development	T18 - 1 Unit Development	T19 - 2 Unit Development	T20 - 2 Unit Development	T21 - 3 Unit Development	T22 - 4 Unit Development	T23 - 5 Unit Development
Zone 3	High	-£79,025	-£69,860	-£81,774	-£27,119	-£336,877	£438,700	-£476,468
Zone 3	Medium	-£103,452	-£97,427	-£174,042	-£62,015	-£403,179	£340,992	-£664,905
Zone 3	Low	-£140 092	-£138 779	-£259 229	-£114.358	-£502 632	£194 431	-£947 559

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

£13,474,000

		T17 - 1 Unit	T18 - 1 Unit	T19 - 2 Unit	T20 - 2 Unit	T21 - 3 Unit	T22 - 4 Unit	T23 - 5 Unit
CIL Zone	Value area	Development						
Zone 3	High	£65,665	£27,082	£62,916	£108,890	£10,379	£541,430	£536,362
Zone 3	Medium	£41,238	-£485	-£29,352	£73,994	-£55,923	£443,722	£347,925
Zono 2	Law	C4 E00	C44 926	C114 F20	C24 GE0	C4EE 276	C207.464	CCE 074

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

CIL Zone	Value area	T17 - 1 Unit Development	T18 - 1 Unit Development	T19 - 2 Unit Development	T20 - 2 Unit Development	T21 - 3 Unit Development	T22 - 4 Unit Development	T23 - 5 Unit Development
Zone 3	High	£132,565	£71,905	£129,816	£171,776	£170,939	£588,929	£1,004,662
Zone 3	Medium	£108,138	£44,338	£37,548	£136,880	£104,637	£491,221	£816,225
Zone 3	Low	£71,498	£2,987	-£47,639	£84,536	£5,184	£344,660	£533,571