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Royal Borough of Kingston: Local Plan Viability Assessment



Prepared for
Royal Borough of Kingston

December 2023



Contents

1	Summary	3
2	Introduction	5
3	Methodology and appraisal approach	16
4	Appraisal assumptions	20
5	Appraisal outputs	32
6	Assessment of appraisal results	33
7	Potential revisions to CIL rates	62
8	Conclusions and recommendations	64

Appendices

Appendix 1 - Policy review
Appendix 2 - Typology details and appraisal inputs
Appendix 3 - Commercial lettings
Appendix 4 - BCIS costs
Appendix 5 - Accessibility standards
Appendix 6 - BLV assumptions
Appendix 7 - Appraisal results – present day
Appendix 8 - Appraisal results – growth
Appendix 9 - Appraisal results – downside
Appendix 10 - BTR appraisal results

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1 Summary

- 1.1 This report tests the ability of developments in the Royal Borough of Kingston to accommodate emerging policies in the emerging Local Plan alongside adopted Community Infrastructure Levy ('CIL') rates and potential alternative rates.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing *viability in Planning under the National Planning Policy Framework for England (2021)*' and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the borough over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements, and with varying CIL rates) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and potential CIL rates generates a higher residual land value than the benchmark land value, then it can be judged that the scheme is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the Mayor of London's supplementary planning guidance on '*Affordable Housing and Viability*'.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for a site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of its emerging Local Plan policies and potential CIL rates at a time when the market has experienced a period of sustained growth following the coronavirus pandemic in 2020/21. Forecasts for future house price growth point to continuing growth in mainstream London housing markets, although there is a degree of short term uncertainty following the government's September 2022 'fiscal event' and a significant increase in interest rates (which are now considered my most analysts to have reached their peak). We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 This sensitivity analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. In any complex borough such as Kingston, differences between sites in terms of capacity, existing use value, residential and commercial values and infrastructure costs will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications should be based on scheme and site-specific circumstances.

Key findings

- 1.7 The key findings of the study are as follows:
 - **Affordable workspace:** we have tested the emerging requirement in Policy KE2 for developments of employment floorspace of more 1,000 square metres or more to provide 10%

affordable workspace at a rent of 80% over 20 years. This requirement results in relatively modest reductions in residual land values, indicating that the policy requirement should be viable in most cases.

- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with existing policy requirements and to inform emerging Policy. The Council's emerging policies (KH2, KH4, KH5, KH6 and KH7) set a target of 35% (50% on publicly owned sites, or sites in existing industrial use that do not reprovided the existing employment floorspace) with a tenure mix of 70% social rent and 30% shared ownership).
- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that schemes can viably provide 35% affordable housing, or percentages close to this. We therefore recommend that a fast track target of 35% could be adopted, and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach in the 2021 London Plan.
- Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council will also need to consider how its 35% fast track target will interface with the 'Fast Track' route in London Plan policies H4 and H5 which set a lower target of 35%.
- Alternative tenure mixes (50% rent / 50% shared ownership and 30% rent / 70% shared ownership) result in improved viability outcomes. These alternative tenure mixes could be deployed in cases where viability is under pressure as an alternative to a reduced overall percentage.
- **Affordable housing contributions on small sites:** The Council's emerging policy seeks financial contributions from small sites (the equivalent of 35% of units). Our appraisals indicate that this requirement should be viable in almost all cases. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used. The latter option is a slightly less accurate calculation of the 'financial equivalent' payment in lieu, but would be simpler to administer.
- **Biodiversity Net gain and Urban Greening Factor:** we have tested the impact of the Council's emerging policies in relation to these requirements and they have a very modest impact on residual land values and can therefore be viably absorbed.
- **Net Zero Carbon:** the Council's emerging policy sets out an ambition for new development to deliver on-site carbon reductions of up to 60% beyond Part L of the 2021 Building Regulations be net carbon neutral by 2030. We have tested the impact of a zero carbon approach on developments in the Borough and the residual land values will typically fall by 22% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability. However, given that the Council is not seeking to deliver net carbon zero in the current plan period, it is likely that costs will have fallen by that point and this will mitigate the impact on viability.
- **CIL:** We have considered the potential scope for changes to CIL rates from their existing indexed level. There is limited scope for residential and retail rates to increase, but student housing rates could be increased. However, given that student housing development is a relatively limited source of total CIL income, the Council would need to consider the future anticipated pipeline for student housing and the additional income that a higher rate would yield.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Local Plan policies alongside Mayoral CIL and adopted (and potential alternative) rates of Borough CIL. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.
- 2.2 In terms of methodology, we have adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies alongside adopted and potential rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan and to inform potential revisions to its CIL Charging Schedule. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development within the Royal Borough of Kingston and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the typologies tested. The quantum of development within the development typologies may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 The positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global pandemic by the World Health Organisation in March 2020. The virus continues to impact global financial markets and supply chains. The FTSE 100 initially fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall of 20.42% - the largest fall since the 2008 financial crisis. The Bank of England ("BoE") responded to the COVID-19 outbreak by lowering the base rate to 0.25% and introducing financial arrangements to help bridge the downward economic pressure caused by COVID-19. These changes to the base rate have since been reversed as a result of factors discussed below.
- 2.7 The rebound in economic activity post pandemic has seen inflation rates increasing significantly above the BoE's inflation target of 2%. Consumer Price Inflation including owner occupiers' housing costs (CPIH) rose by 4.7% in the 12 months to November 2023, down from 6.4% in July 2023, and with a peak rate at over 10% in early 2023.
- 2.8 The Bank of England subsequently increased Interest Rates throughout most of 2022 and 2023, to a

¹ Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.

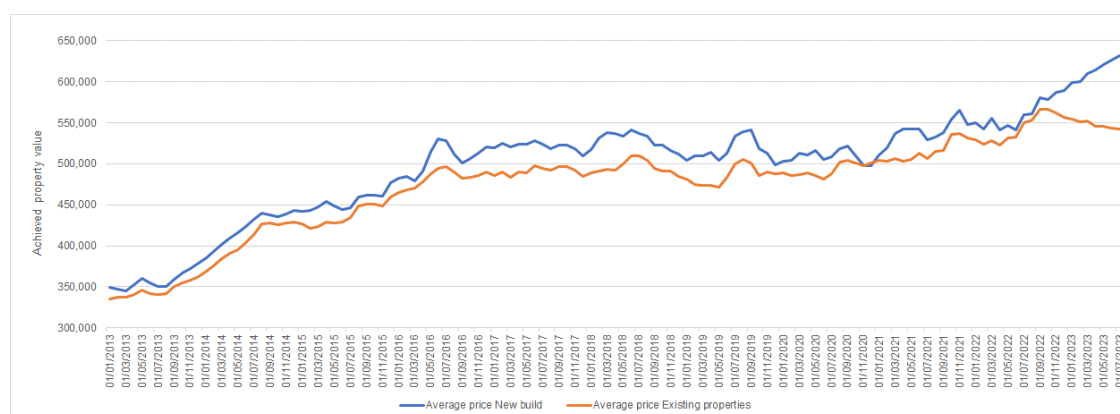
current peak rate of 5.25% by August 2023. In September 2023 the Monetary Policy Committee (“MPC”) voted to maintain the Base Rate at 5.25%, by a majority of 5 to 4.

- 2.9 Despite the economic headwinds facing the UK, the housing market outperformed expectations between 2020 and mid 2022.
- 2.10 However, in the third and fourth quarters of 2022, annual house price growth fell back, largely as a result of the Government’s September 2022 ‘Fiscal Event’ which saw unfunded cuts to taxes and a consequent fall in sterling and increase in bond yields. Downwards Pressure on House Prices continued throughout late 2022 and into 2023.
- 2.11 In November 2023, the Nationwide reported growth in values for the third consecutive month, with a monthly increase of 0.2% following the 0.9% increase in October, and annual growth of -2%. Nationwide’s Chief Economist, Robert Gardener, commented that “there has been a significant change in market expectations for the future path of Bank Rate in recent months which, if sustained, could provide much needed support for housing market activity”. The Nationwide indicate that investors had expected the Base Rate to peak at 6% and then fall to 4% over the subsequent five years. However, they indicate that this view has been revised with rates now having reached their peak at 5.25% and falling to a lower rate of 3.5%.
- 2.12 In their October 2023 Housing Market Update, Savills reflect “a pause in price falls as we enter a period of greater stability”. Savills suggest that “demand is still falling faster than supply, according to the August 2023 RICS survey, which suggests price falls and lower activity will continue for at least the next few months. More surveyors reported price falls in August than at any time since 2009”.
- 2.13 Forecasts for house price growth indicate that values for the UK as a whole are expected to increase over the next five years, however at a more moderate pace than over the past 20 years. There is a consensus that there is likely to be a short term reduction in values in 2023 with low growth in 2024, and more sustained growth between 2025 to 2027.
- 2.14 Additionally, positive growth will be further encouraged as more certainty emerges on the deal now agreed for the UK’s exit from the EU and employment growth, wage growth and GDP growth return towards trend levels. In their December 2023 Housing Market Update, Savills are forecasting 6.2% cumulative growth across the UK between 2023 and 2027.

Local Housing Market Context

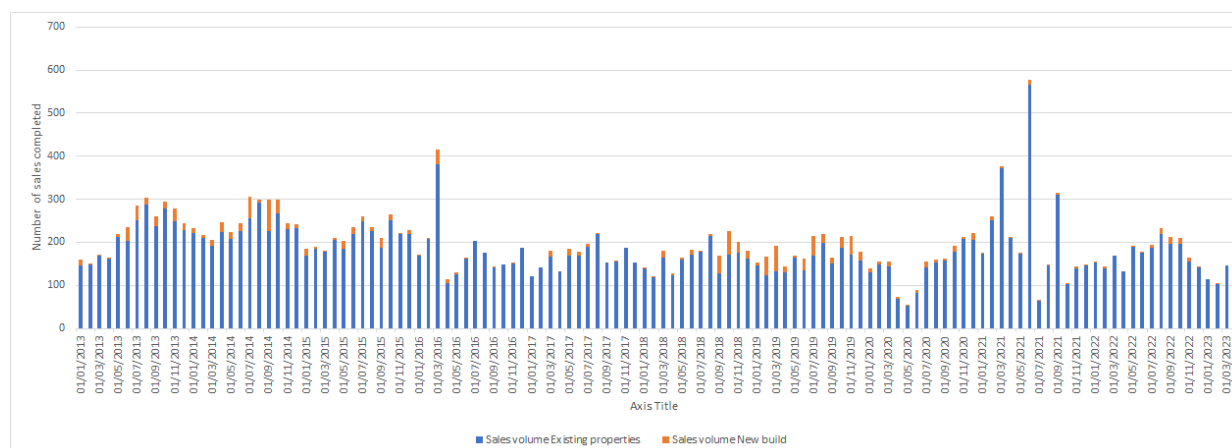
- 2.15 Residential property prices in the Royal Borough of Kingston have followed recent national trends, with values increasing gradually between 2013 and 2016 and then remaining flat until 2020 when they accelerated sharply, as shown in Figure 2.16.1. Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.15.2), although somewhat volatile during the period after the first coronavirus lockdown.

Figure 2.15.1: Average sales value in Kingston



Source: Land Registry

Figure 2.15.2: Sales volumes in Kingston (sales per month)



Source: Land Registry

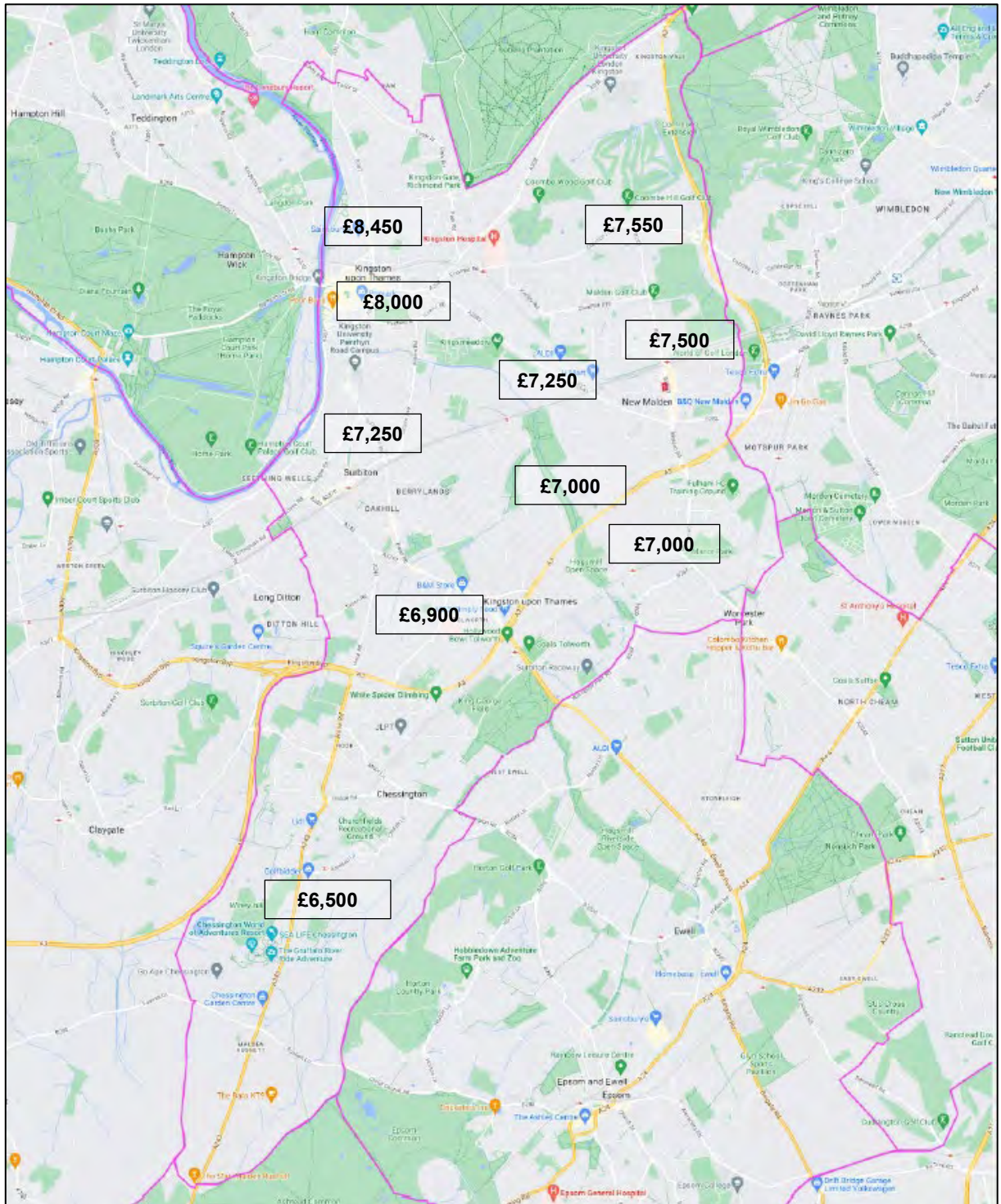
- 2.16 The future trajectory of house prices is currently uncertain, although JLL's 2024 – 2028 market forecast issued in November 2023 is that values in 'mainstream' markets are expected to fall by -2% in 2024; and increase by 3.5% in 2025; 4.5% in 2026; 4.5% in 2027; and 5.0% in 2027, equating to cumulative growth of 16.3% over the period 2024-2028.
- 2.17 In common with other Boroughs in London, there are variations in sales values between different parts of Kingston, as shown in Figure 2.17.1. Highest sales values are achieved in Kingston Town Centre and surrounds, while the lowest values are found in Tolworth and the south of the Borough.

Private rented sector market context

- 2.18 The proportion of households privately renting was forecast to increase from under 10% in 1991 to circa 25% by 2021, largely as a result of affordability issues for households who would have preferred to owner occupy². Over the same period, the proportion of households owner occupying was forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital.
- 2.19 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to Private Rented Sector ('PRS') operators, with significant flows of investment capital into the sector. Investment yields have remained stable in the zones 2 to 4 London market at 3% to 4%. PRS housing as an asset class is still emerging and valuing portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.20 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.21 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.

² Knight Frank PRS Update August 2017

Figure 2.17.1: Sales values in Kingston (approx. £s per square foot)



Sources: Map – Google; Values – Land Registry; Molior London

- 2.22 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.23 In February 2019, the government published a revised NPPF, with subsequent updates in 2021 and 2023, and revised PPG, with subsequent updates in May and September 2019.
- 2.24 Paragraph 34 of the NPPF states that “Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”.
- 2.25 Paragraph 58 of the NPPF suggests that “Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”.
- 2.26 In London and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Both the Council’s adopted Local Plan policy and London Plan policy are applied ‘subject to viability’, having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.27 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted³, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.28 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system’ i.e. the use of ‘pooled’ S106 obligations, was

³ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley’s Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.

- 2.29 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.30 The CIL regulations state that in setting a charge, local authorities must strike “*an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council’s evidence base).
- 2.31 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.32 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development’s economic viability.
- 2.33 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.34 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.35 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20230104) clarifies that CIL Regulation 13 permits charging authorities to “*apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority’s boundary; types of development; and/or scales of development*”. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the PPG clarifies that the definition of “*use*” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide “a

*useful reference point*⁴. The PPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.

- 2.36 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.37 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that "*there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy*". The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.
- 2.38 Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities are no longer required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
 - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
 - Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
 - Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
 - Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

- 2.39 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation and £69.27 per square metre after indexation in 2024. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line which could include stations in Kingston Borough) to relieve pressure on existing transport networks.

Borough CIL

- 2.40 The Council approved its Charging Schedule on 13 October 2015 and it came into effect on 1

⁴ Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes (*rather than intended uses of development*) in these circumstances may be inconsistent with viability evidence.

November 2015. The Charging Schedule has four rates for residential, two rates for retail and various other rates that are applied Borough-wide, as summarised in Table 2.40.1.

Table 2.40.1: Adopted and indexed CIL rates (indexed rates shown in bracketed italics)

Type of development	Proposed CIL rate per square metre			
	Zone 1	Zone 2	Zone 3	Zone 4
Residential	£210 <i>(£307.73)</i>	£130 <i>(£190.50)</i>	£85 <i>(£124.56)</i>	£50 <i>(£73.27)</i>
Care homes/retirement housing	£50 <i>(£73.27)</i>		£20 <i>(£29.31)</i>	
Extra care housing	£20 <i>(£29.31)</i>			
Student housing	£220 <i>(£322.38)</i>			
Retail-convenience based supermarkets/ retail warehouses	£200 <i>(£293.08)</i>			
	Kingston Town Centre primary shopping area incl extensions to primary shopping area		Rest of Borough	
All other retail	£200 <i>(£293.08)</i>		£20 <i>(£29.31)</i>	
All other uses	£20 <i>(£29.31)</i>			
Public sector services and community facilities	Nil			

Local Policy context

- 2.41 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements⁵, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which cannot be altered by the Council's new Local Plan.
- 2.42 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as Mayoral and Borough CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.43 The Council undertook a consultation on its Regulation 18 Local Plan between 28 November 2022 and 28 February 2023. The Council has subsequently been assessing the consultation responses and is currently preparing its Regulation 19 Draft Local Plan which is due to be published in early 2024. The policies with cost implications are attached as Appendix 1 and summarised as follows:
- KC7: Greenhouse gas emissions;
 - KC8: Energy;
 - KC10: Retrofit and circular economy;
 - KH2, KH4, KH5, KH6 and KH7: Affordable housing;
 - KH3: Housing mix;
 - KE2: Affordable workspace;

⁵ London Plan policy requirements were themselves viability tested in the 'London Plan Viability Study December 2017' available here: https://www.london.gov.uk/sites/default/files/london_plan_viability_study_dec_2017.pdf

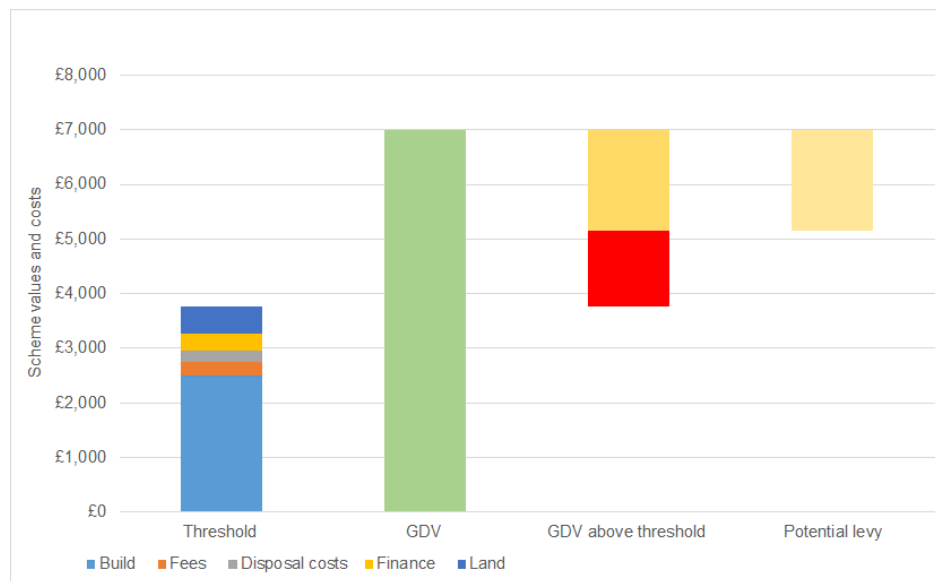
- KN1: Green and blue infrastructure;
- KN3: Biodiversity;
- KN4: Urban greening;

Infrastructure Levy

- 2.44 In November 2023, The Levelling Up and Regeneration Act ('LURA') received Royal assent. The Act includes proposals for a new 'Infrastructure Levy' ('IL') which – if adopted - will replace section 106 obligations (including affordable housing) and CIL. The LURA does not provide details on how the IL will work, but a technical consultation document in early 2023 provided more detail on how the government envisages it will operate. The consultation indicated that IL will be piloted through a 'test and learn' process prior to wider implementation. Since this consultation, the government has indicated that it will issue a further consultation on the principle of IL, and this is currently awaited. Assuming the government continues after the General Election (due by January 2025), there will be a lengthy process before eventual adoption, possibly up to 10 years⁶.
- 2.45 In essence, the IL will be structured so that developers pay a percentage of GDV as a levy, which they will use to fund infrastructure. Authorities will be able to use some of the levy to fund the delivery of affordable housing by requiring developers to provide affordable units in lieu of paying the levy.
- 2.46 The technical consultation indicates that the IL will be determined by individual LPAs and can vary between types of development and types of site. In essence, the costs of development are calculated using a typology approach (including land cost, construction, fees, finance and marketing costs). These costs are reflected by the first bar on the left in Figure 2.52.1. The amount of GDV above these costs is then calculated (in Figure 2.46.1, the GDV is represented by the green bar and the surplus above the threshold is shown by the yellow and red bar). The 'surplus' GDV is then divided between Developer profit (represented by the red portion of the bar) and the remainder is the indicative IL.
- 2.47 LPAs would be expected to run a number of typologies to test the likely viability of a range of developments and set an IL percentage of GDV tariff, or range of tariffs.
- 2.48 The government has indicated that it expects the IL to deliver the same or greater levels of benefits (in terms of affordable housing and contributions towards infrastructure) than the existing system. This proposition is problematic. The existing system secures contributions from developers by setting relatively ambitious targets and securing the maximum viable level of benefits on a site-specific basis. The delivery of a borough average of, say, 30% affordable is the product of a series of negotiations on individual schemes, ranging from 0% up to 50% affordable housing.
- 2.49 Systems for securing contributions towards affordable housing and infrastructure can be simple, or they can optimise delivery, but it is difficult for them to achieve both objectives. As IL will be fixed, it will need to set at a level that can be viably absorbed by all schemes which will come forward in a variety of situations. In authorities where schemes are fairly uniform and sites are all greenfield, viability of development will not differ significantly from one site to the next. The same cannot be said of urban areas – each development has an almost unique set of characteristics; with varying forms of development driven by the urban grain; varying mixes of uses; hugely variable levels of abnormal costs; and existing use values that vary from site to site.

⁶ Following the additional consultation, the government will need to draft regulations. These will need to be issued for consultation and due to the technical nature of the proposal, there is likely to be an extended period for response. The government will then need to consider the responses, amend the regulations and issue a final set of regulations. The 'Test and learn' approach is likely to require a period of three to four years to cover an adequate period for implementation of rates, for permissions to be granted and IL actually paid. Following this, there is likely to be a need for further changes to the regulations. Local authorities will then need to develop, consult and adopt new style Local Plans, which will require two to three years.

Figure 2.46.1: Calculating IL



- 2.50 The risk of adopting a uniform tariff with no flexibility is that it will render some schemes unviable. CIL has worked in practice, as other planning requirements are negotiable. In contrast, IL has no flexibility to address site-specific circumstances.
- 2.51 In setting IL, local authorities will need to identify a set of rates that all schemes within its area can viably accommodate. If the IL is set at the wrong rate or rates, some schemes will be rendered unviable. If an authority identifies that schemes can currently provide a range of affordable housing levels of, say, 5% to 35%, the IL will need to be set at a level that is equivalent to 5% to avoid rendering a huge swathe of housing land supply unviable. The other schemes that could have delivered more than 5% will not do so and significant amounts of value will be 'left on the table'.
- 2.52 The lack of flexibility in the proposals will inevitably drive down levels of affordable housing delivery towards the least viable scenario. Planning authorities in urban areas need to pilot the IL to demonstrate the adverse impact it will have on delivery, but these authorities are likely to be the most reluctant to get involved. The inevitable conclusion of these pilots will be that optimisation of benefits cannot be achieved through simplification.
- 2.53 The response to the technical consultation on the IL resulted in unanimously negative feedback and the government has indicated that a further consultation on the principle of IL will be issued in the near future. The government has also accepted an amendment to the LURB which will result in IL not being mandatory if authorities can demonstrate that it would have an adverse impact on viability in their areas. The Labour Party has also indicated that it would not continue the IL if it forms a government after the general election due to be held by the end of 2024. It is therefore unlikely that the proposals will continue in their current form.

Development context

- 2.54 Development in Kingston upon Thames ranges from small in-fill sites to larger regeneration schemes. Kingston Town Centre, one of 11 Metropolitan Centres across London, is the Borough's main commercial centre and a sub-regional shopping centre, as well as being a significant cultural and leisure destination. The District Centres of Surbiton, New Malden and Tolworth cater for more everyday needs, supplemented by local shops. We understand that together these centres provide over 50% of total employment in the Borough. The Borough's retail centres are performing well, with Kingston being particularly strong, despite the impact of the pandemic and increasing shifts towards online retailing.
- 2.55 Outside the main centres two Strategic Industrial Locations and seven Locally Significant Industrial

Sites provide a range of business premises and employment opportunities. We understand that these sites form the main supply of industrial/business land and as such the Council will seek to protect them for employment uses.

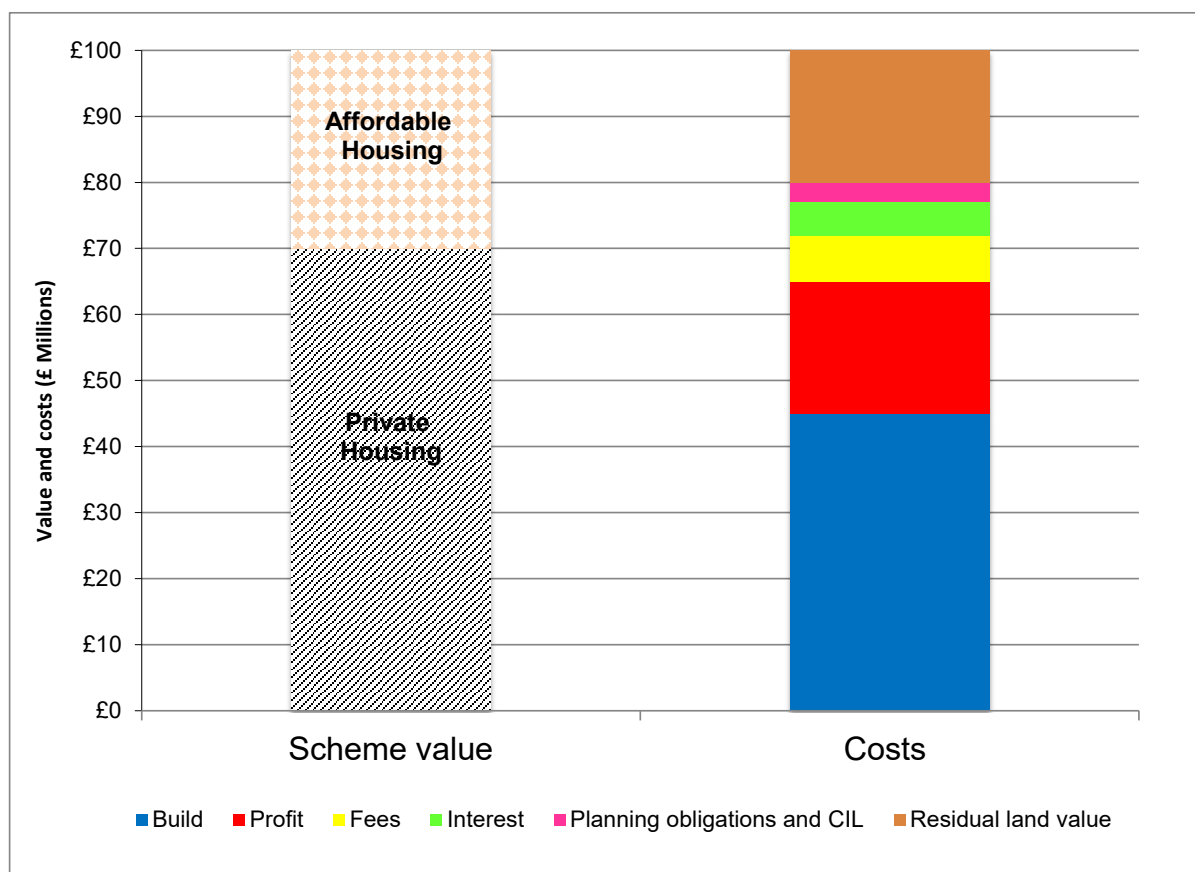
3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to the Borough of Kingston and tests the Council's emerging planning policy requirements alongside adopted CIL rates.

Approach to testing development viability

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

Figure 3.2.1: Components of a residual valuation



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Kingston, most sites will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;
 - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR, student housing and co-living developments. Typically, developers and banks are targeting around 17.5% profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁷ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In 2019 (with re-issues in 2021 and 2023), the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Mayor's Affordable Housing and Viability SPG (August 2017) focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be *"fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses"*.

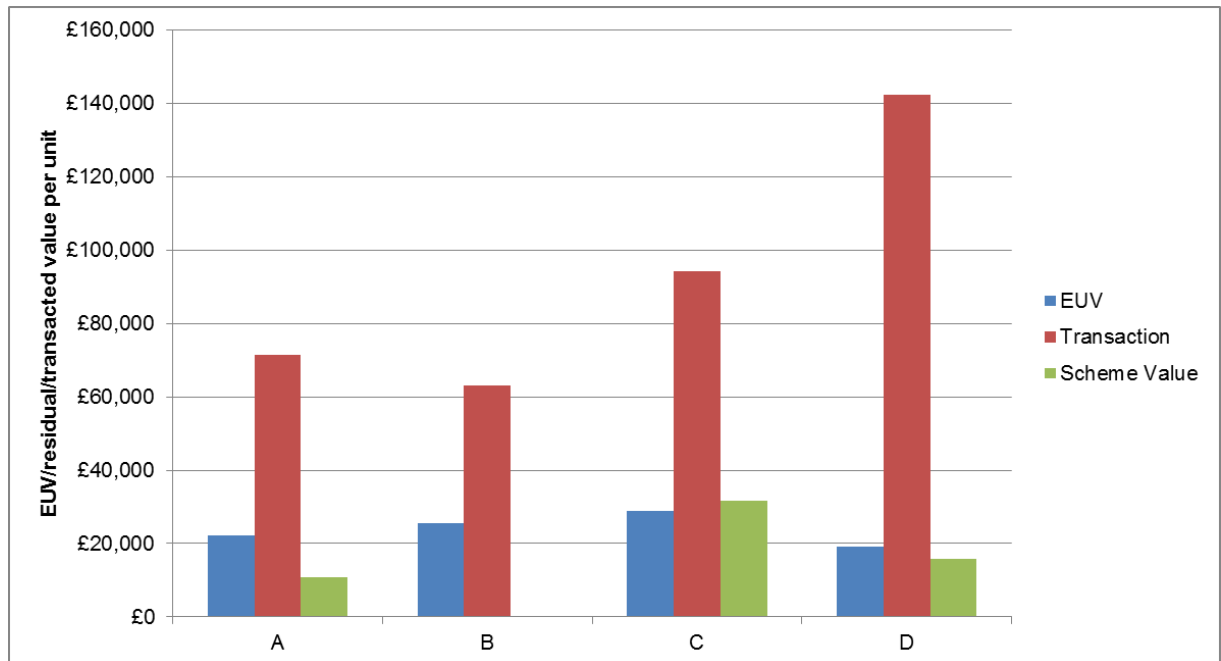
⁷ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

- 3.9 The Local Housing Delivery Group published guidance⁸ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *“consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy”*.
- 3.10 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s existing use in comparison to other uses; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.11 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Kingston, where the vast majority of sites are previously developed, the ‘bottom line’ in terms of land value will be the value of the site in its existing use.
- 3.12 Commentators frequently make reference to ‘market testing’ of benchmark land values. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.13 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure

⁸ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

3.13.1. This chart compares the residual value of four central London development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.13.1: Comparison of residual values to existing use value and price paid for site



- 3.14 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.15 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that *“the landowner premium should be tested and balanced against emerging policies”* and that *“the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements”*. The guidance also stresses in several places that *“price paid for land”* should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.11 and 3.12.

4 Appraisal assumptions

- 4.1 We have appraised 46 development typologies across the borough, these include a range of typologies which were informed by past development types and current pipeline sites, to reflect the development expected to come forward under the emerging Local Plan. The development typologies and strategic development sites are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2). The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in Policy D6 of the London Plan and emerging Local Plan policies KN2, KS7 and KD7.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within Kingston, as noted in Section 2. We have considered comparable evidence of new build schemes in the borough to establish appropriate values for testing purposes. This exercise involved analysis of 3,085 transactions recorded by the Land Registry between August 2021 and September 2023 but brought up to date by reference to changes in the House Price Index from the point of sale. This analysis indicates that developments in the borough will attract average sales values ranging from circa £6,300 per square metre (£585 per square foot) to circa £8,500 per square metre (£790 per square foot), as shown in Figure 2.17.1. The highest sales values are achieved in Kingston Town Centre. Developments in the southern parts of the borough are lowest.
- 4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 10%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 5%.
- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have also modelled a 'downside' scenario with lower initial growth (Table 4.4.2).

Table 4.4.1: Growth scenario

Year	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028
Values	0.0%	3.0%	4.0%	4.0%	4.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Table 4.4.2: Downside scenario

Year	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028
Values	0.0%	1.0%	2.0%	3.0%	3.0%	4.0%
Costs	1.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

- 4.5 Emerging Local Plan policy KH2 indicates that the Council will require schemes capable of providing 10 or more units to provide 50% affordable housing on sites in public sector ownership or sites designated as employment sites; and 35% affordable housing on other sites. The emerging Local Plan does not specify a particular tenure mix and we have therefore tested three tenure splits as follows:
- 70% rented and 30% intermediate;
 - 50% rented and 50% intermediate; and
 - 30% rented and 70% intermediate.

- 4.6 We have also tested the viability of small sites (below the 10 unit threshold to support affordable housing, albeit that the emerging Plan indicates that this would be in the form of financial contributions.
- 4.7 For the purposes of testing potential levels of affordable housing to inform the draft plan policy approach, our appraisals assume that the rented housing is let at London Affordable Rents, as shown in Table 4.7.1. This table also shows social rents for comparison only – these are not applied in the appraisals.

Table 4.7.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
London Affordable Rent (2022/23) ⁹	£168.34	£178.23	£188.13	£198.03
Social Rents	£145.96	£154.53	£163.12	£171.89

- 4.8 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 35 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.
- 4.9 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically 25%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.
- 4.10 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.10.1 summarises the capital values that each tenure generate.

Table 4.10.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value
Social Rent	£3,124	£2,349	£2,015	£1,845	£2,093
Shared ownership ¹⁰	£4,681	£4,681	£4,116	£3,746	£4,682

- 4.11 The GLA 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

⁹ The rents most recently published by the GLA.

¹⁰ Variable as these are linked to market values – the values shown here are for schemes with unrestricted market values of £8,000 per square metre (i.e. the lower end of the borough-wide range). As market values increase

Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Office/ Retail	Light industrial	Student housing	C2 care	D2 - Leisure or community	Gross floorspace	Approx no of floors
1	Large residential-led development (105 units)	0.50	105	86	9,030	3,650	-	-	-	-	12,680	6
2	Large residential-led development (45 units)	0.45	45	86	3,870	1,000	-	-	-	-	4,870	6
3	Large residential-led development (190 units)	1.10	190	86	16,340	3,600	-	-	-	-	19,940	8
4	Large residential-led development (70 units)	0.55	70	86	6,020	2,600	-	-	-	-	8,620	5
5	Large residential-led development (220 units)	0.75	220	86	18,920	4,800	-	-	-	-	23,720	7
6	Large residential-led development (105 units)	0.70	105	86	9,030	6,650	-	-	-	-	15,680	4
7	Large residential-led development (190 units)	0.50	190	86	16,340	3,250	-	-	-	-	19,590	8
8	Large residential-led development (85 units)	0.40	85	86	7,310	2,350	-	-	-	-	9,660	7
9	Large residential-led development (85 units)	0.65	85	86	7,310	2,050	-	-	-	-	9,360	6
10	Large residential-led development (135 units)	0.35	135	86	11,610	2,200	-	-	-	-	13,810	7
11	Large residential-led development (50 units)	0.25	50	86	4,300	1,300	-	-	-	-	5,600	5
12	Large residential-led development (100 units)	0.35	100	86	8,600	1,850	-	-	-	-	10,450	7
13	Large residential-led development (290 units)	2.35	290	86	24,940	4,400	-	-	-	-	29,340	5
14	Large residential-led development (125 units)	0.30	125	86	10,750	50	-	-	-	50	10,850	10

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Office/ Retail	Light industrial	Student housing	C2 care	D2 - Leisure or community	Gross floorspace	Approx no of floors
15	Large residential-led development (240 units)	1.25	240	86	20,640	3,700	-	-	-	-	24,340	5
16	Large residential-led development (155 units)	1.15	155	86	13,330	2,000	-	-	-	-	15,330	5
17	Large residential-led development (40 units)	0.35	40	86	3,440	-	-	-	-	-	3,440	5
18	Large residential-led development (150 units)	1.15	150	86	12,900	2,900	-	-	-	-	15,800	8
19	Large residential-led development (125 units)	0.70	125	86	10,750	1,850	-	-	-	-	12,600	6
20	Large residential-led development (130 units)	0.90	130	86	11,180	3,750	-	-	-	-	14,930	5
21	Large residential-led development (25 units)	0.25	25	86	2,150	900	-	-	-	-	3,050	4
22	Large residential-led development (195 units)	1.25	195	86	16,770	1,400	-	-	-	-	18,170	5
23	Large residential-led development (20 units)	0.40	20	86	1,720	-	900	-	-	-	2,620	5
24	Large residential-led development (35 units)	0.25	35	86	3,010	550	-	-	-	-	3,560	12
25	Large residential-led development (50 units)	0.30	50	86	4,300	850	-	-	-	-	5,150	5
26	Large residential-led development (120 units)	1.05	120	86	10,320	3,100	-	-	-	-	13,420	6
27	Large residential-led development (340 units)	1.55	340	86	29,240	6,400	-	-	-	-	35,640	8
28	Large residential-led development (380 units)	1.55	380	86	32,680	21,250	-	-	-	2,900	56,830	10
29	Large residential-led development (135 units)	0.40	135	86	11,610	3,650	-	-	-	-	15,260	12

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Office/ Retail	Light industrial	Student housing	C2 care	D2 - Leisure or community	Gross floorspace	Approx no of floors
30	Large residential-led development (260 units)	1.35	260	86	22,360	450	-	-	-	-	22,810	22
31	Large residential-led development (115 units)	0.70	115	86	9,890	3,550	-	-	-	-	13,440	8
32	Large residential-led development (375 units)	1.35	375	86	32,250	4,000	-	-	-	-	36,250	15
33	Small site (70 units)	0.20	70	86	6,020	750	-	-	-	-	6,770	10
34	Small site (40 units)	0.20	40	86	3,440	-	-	-	-	-	3,440	5
35	Small site (25 units)	0.20	25	86	2,150	-	-	-	-	-	2,150	4
36	Small site (10 units)	0.15	10	86	860	-	-	-	-	-	860	3
37	Small site (5 units)	0.10	5	86	430	-	-	-	-	-	430	2
38	Small site (1 unit)	0.03	1	86	86	-	-	-	-	-	86	2
39	Office development	0.05	0	0	-	200	-	-	-	-	200	2
40	Office development	0.60	0	0	-	2,900	-	-	-	-	2,900	6
41	Office development	0.95			-	29,000	-	-	-	-	29,000	11
42	Industrial development	0.30			-	-	1,900	-	-	-	1,900	3
43	Retail development	0.20	0	0	-	6,100	-	-	-	-	6,100	4
44	Leisure development	0.05	0	0	-	-	-	-	-	800	800	3
45	Student accommodation (200 beds)	0.20	200	0	-	-	-	7,800	-	-	7,800	8
46	C2 accommodation (80 beds)	0.45	80	0	-	-	-	-	2,188	-	2,188	3

Rents and yields for commercial development

- 4.12 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.12.1. These assumptions are informed by 118 lettings of similar floorspace in the Borough recorded by CoStar since December 2021 (attached as Appendix 3) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace.

Table 4.12.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	Kingston Town Centre: £560 Elsewhere: £490	6.00% 6.00%	12 12
Office	Kingston Town Centre: £375 Elsewhere: £365	6.00% 6.00%	12 12
Industrial and warehousing	Borough wide: £245	5.00%	12
Leisure	Borough wide: £150	7.00%	12

- 4.13 Our assumptions for purpose built shared housing developments are summarised as follows:

- Gross rent per ensuite room: £295 per week¹¹;
- Operating cost: £3,500 per room annum);
- Floor area: 14.5 square metres;
- Blended net rent per square metre (reflecting London Plan affordable student housing requirement: £574 per square metre;
- Investment yield: 4.75%.

- 4.14 Our assumptions for care scheme developments are summarised as follows:

- Charge per week: £1,400;
- Occupancy: 92.5%;
- Gross income (80 beds): £5,387,200;
- Profit margin (EBITDA): 30%;
- Capitalisation rate applied to EBITDA: 10%;
- Deduction for income shortfall to maturity: 20%;
- Capital value per square metre: £817;
- Equivalent rent, assuming 10% yield: £817 per square metre.

Build costs

- 4.15 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 4). Base costs (adjusted for local circumstances by reference to BICS multiplier¹²) are as follows:

¹¹ Lower end of range at Vibe Student Living, Cambridge Road, Kingston

¹² BCIS multiplier indicates that costs in the Borough are 25% higher than the national average.

Table 4.15.1: BCIS build costs

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Houses	810.1 Estate housing generally	£1,809	10%	£1,990
Flats < 6 storeys	816 Flats -3-5 storeys	£2,081	10%	£2,289
Flats 6+ storeys	816 Flats – 6 or more storeys	£2,456	10%	£2,702
Retail	345 Shops	£1,851	10%	£2,036
Offices	320 Offices air conditioned generally	£2,774	10%	£3,051
Light industrial	282.22 Purpose built factories/ offices – mixed facilities	£1,304	10%	£1,434
B2 / B8	284 Warehouses, stores	£1,096	10%	£1,206
Student housing	956.2 Student residences	£2,851	10%	£3,136
Leisure	766 Gyms, fitness centres	£1,588	10%	£1,747

- 4.16 As noted in Table 4.13.1, the base costs above are increased by 10% to account for external works (including any car parking spaces).

Zero carbon and BREEAM

- 4.17 Research undertaken on behalf of other London boroughs indicates that the cost of achieving net carbon zero on residential and non-residential developments equates to up to 5% of construction costs¹³.
- 4.18 Although the costs of operational and embodied carbon are currently somewhat unclear and are likely to fall over time as technologies develop and improve, we have adopted the following assumptions for testing purposes:
- Cost uplift for operational carbon: 5% of build costs for domestic and 5% for non-domestic¹⁴;
 - Cost uplift for operational and embodied carbon: 15% of build costs for domestic and 15% for non-domestic.
- 4.19 These cost allowances include any residual offsetting requirements where on-site solutions do not deliver full carbon-neutral standards (e.g. very tall buildings with a low ratio of roofspace and PV capacity in relation to floorspace).

Carbon offset

- 4.20 London Plan Policy SI2 'Minimising greenhouse gas emissions' seeks carbon offset contributions of £95 per tonne of CO₂ emitted by a development. The Corporation is seeking to move towards net zero carbon buildings, but recognises that this may not always be possible. Where it is not possible, the Council will seek a financial contribution to offset the carbon emitted. Analysis by Westminster Council's monitoring team indicates that the average regulated CO₂ emissions per square metre of development in 2023/23 was 0.0254, equivalent to 2.54 tonnes of CO₂ for a 100 square metre flat. Offsetting is typically required for a period of 30 years, reflecting the lifetime of on-site technologies and the period beyond which the National Grid is due to be decarbonised. We have tested the following carbon offset payment per tonne of CO₂ emissions:

¹³ For example, 'Newham New Local Plan – Climate Emergency: Operational energy and carbon evidence base' May 2022 (Levitt Bernstein, Elementa, Currie & Brown and Etude. This 5% allowance includes, where necessary, any residual offsetting payment required.

¹⁴ Also incorporates BREEAM 'Excellent' standard.

- £95;
- £300;
- £330; and
- £480.

Accessibility standards

- 4.21 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.21.1. These costs are based on the MHCLG ‘Housing Standards Review: Cost Impacts’ study, but converted into percentages of base construction costs (see calculations at Appendix 5) so that they can be applied to contemporary costs.

Table 4.21.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible and adaptable	1.15%	0.54%
M4(3) (a) wheelchair user - adaptable	9.28%	10.77%
M4(3) (b) wheelchair user - accessible	9.47%	23.80%

- 4.22 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 10% of dwellings. M4(3) (a) applies to market housing units and M4(3) (b) applies to affordable units.

Professional fees

- 4.23 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

- 4.24 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of medium term funding conditions.

Marketing and disposal costs

- 4.25 For residential schemes, our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents’ fees, plus 0.25% for sales legal fees.
- 4.26 For non-residential schemes, our appraisals incorporate sales agents fees of 1% of capital value sales legal fees of 0.5% of capital value. We also include lettings agents fees and lettings legal fees totalling 15% of first years rent.

Mayoral CIL

- 4.27 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation and £69.27 per square metre after indexation. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks. Our appraisals take into account Mayoral CIL as a cost input and does not, therefore, need to be deducted from any maximum potential CIL rates generated by the appraisals.

Kingston CIL

- 4.28 As previously noted, the Council approved its Charging Schedule on 13 October 2015 and it came into effect on 1 November 2015. The Charging Schedule has four rates for residential, two rates for retail and various other rates that are applied Borough-wide, as summarised in Table 4.25.1.

Table 4.25.1: Adopted and indexed CIL rates (indexed rates shown in bracketed italics)

Type of development	Proposed CIL rate per square metre			
	Zone 1	Zone 2	Zone 3	Zone 4
Residential	£210 <i>(£307.73)</i>	£130 <i>(£190.50)</i>	£85 <i>(£124.56)</i>	£50 <i>(£73.27)</i>
Care homes/retirement housing	£50 <i>(£73.27)</i>		£20 <i>(£29.31)</i>	
Extra care housing	£20 <i>(£29.31)</i>			
Student housing	£220 <i>(£322.38)</i>			
Retail-convenience based supermarkets/ retail warehouses	£200 <i>(£293.08)</i>			
	Kingston Town Centre primary shopping area incl extensions to primary shopping area		Rest of Borough	
All other retail	£200 <i>(£293.08)</i>		£20 <i>(£29.31)</i>	
All other uses	£20 <i>(£29.31)</i>			
Public sector services and community facilities	Nil			

- 4.29 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Kingston but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to reflect the most cautious outcome in terms of CIL liability. In practice, many developments will have existing floorspace which qualifies and the CIL liability will be reduced to an extent.

Section 106 costs

- 4.30 To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £5,000 per unit for residential development. It is important to note S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.31 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £25 per square metre for commercial developments.

Workspace and affordable workspace

- 4.32 Emerging Local Plan Policy KE2 indicates that the Council intends to seek provision of 10% of net additional floorspace of employment developments as affordable workspace. This requirement should be met through on-site provision.
- 4.33 The emerging Policy indicates that affordable workspace should be provided at a 20% discount to

market rents for a period of 20 years. Financial contributions would be based on the financial equivalent of the discount that would have been provided through on-site provision, over the period of discount (i.e. 20 years).

Urban Greening Factor / green roofs

- 4.34 Emerging Local Plan policy KN4 requires that developments achieve an urban greening factor ('UGF') of 0.4 for residential developments and 0.3 for commercial, reflecting 2021 London Plan requirements. We have modelled the inclusion of green roofs as a proxy for the various measures that developers can deploy to achieve the required UGF levels. Studies¹⁵ on the cost installing green roofs indicate a typical cost of £100 per square metre of roof space, which we have applied to an estimate of the footprints of the buildings in each development typology. We have increased this cost by the change in the BCIS Tender Price Index¹⁶, increasing costs to £112.80 per square metre.

Biodiversity Net Gain

- 4.35 We have tested the requirement for a 30% enhancement to biodiversity in perpetuity by applying an increase in build costs of 0.6%, which is reflective of the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites in London for a 10% biodiversity net gain equate to 0.2% of build costs¹⁷. Increasing biodiversity in urban areas on sites which have been previously developed, as the starting base level of biodiversity is typically very low.

Development and sales periods

- 4.36 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month (reflecting typical rates of sales in developments across London), with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments. The price points achieved by schemes in Kingston are within the normal range for outer London, which is still achieving good rates of sale.

Developer's profit

- 4.37 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.38 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.
- 4.39 Following a significant period of turbulence, including the UK's departure from the European Union,

¹⁵ See, for example, the Corporation of City of London's 'Urban Greening Study', July 2018

¹⁶ BCIS Qtr 3 2018 = 327; Qtr 3 2023 = 386. Change = 12.8%

¹⁷ Central Estimate – see Table 20 of DEFRA Impact Assessment

the Coronavirus pandemic, the war in Ukraine and the September 2022 'fiscal event', the market has remained relatively resilient. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up.

- 4.40 Profits on commercial developments are applied at 15%, in line with normal market assumptions.
- 4.41 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.42 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of details site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

- 4.43 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.44 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.
- 4.45 Redevelopment proposals that generate residual land values significantly below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are summarised in Appendix 6 and the benchmark land values themselves summarised in Table 4.45.1.

Table 4.45.1: Benchmark land values (£ millions)

Use	EUV	Premium	BLV
Secondary offices	£6.49	£1.30	£7.79
Secondary retail	£4.18	£0.84	£5.01
Secondary industrial	£3.84	£0.77	£4.61
Undeveloped/cleared land	£2.41	£0.48	£2.89

4.46 We have not used ‘alternative use values’ in this study, as we have modelled a wide range of development typologies, including commercial schemes (which would, themselves, be the ‘alternative uses’ that would be tested, resulting in a degree of circularity). Clearly such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 summarised as follows:

- That any alternative use scheme would comply in full with development plan policies;
- That it can be demonstrated that the alternative use could be accommodated on the site in question;
- There is demonstrable market demand for the alternative use;
- There is robust justification as to why this alternative use is not being pursued by the landowner.

4.47 A recent appeal decision¹⁸ notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

¹⁸ 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 7, 8 and 9. We have appraised 46 development typologies, reflecting different densities and types of development across the Borough. These typologies include both residential and non-residential uses, including offices, retail, industrial and leisure uses.
- 5.2 Each appraisal incorporates (where relevant) affordable housing of 0% to 50%, in 5% increments, with a tenure mix of 70% social rent and 30% shared ownership. This includes the Council's proposed 'Fast Track' percentages of 35% for sites in private ownership and 50% for sites in public ownership, or sites in industrial use that do not re-provide an equivalent amount of employment that currently exists on site.
- 5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement, in line with emerging Local Plan Policy KH2. For practical reasons, the emerging policy indicates that the Council will seek financial contributions in lieu of on-site affordable housing¹⁹.
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative, or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.5 For other policy requirements (provision of affordable workspace; bio-diversity net gain; urban greening and so on), we have used selected data from the results to test the impact of emerging policies.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 8, with a 'downside' set of growth and inflation rates attached at Appendix 9.
- 5.7 We have also considered whether there is scope to review the existing CIL rates by considering the extent of surplus residual land value (in excess of benchmark land value) of each intended use of development.
- 5.8 As noted in the previous section, Mayoral CIL is incorporated into the appraisals as a separate development cost, so this does not need to be considered when considering the outputs for determining potential alternative rates of Borough CIL.

¹⁹ This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery. This reflects the current practice of the Council.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential options.

Affordable workspace

- 6.2 As noted in Section 2, emerging Policy KE2 indicates that the Council intends to seek provision of 10% of gross floorspace of net additional floorspace in office and industrial schemes as affordable workspace. This requirement should be met through on-site provision on schemes that would provide 1,000 square metres or more.
- 6.3 The emerging Policy indicates that affordable workspace should be provided at a 20% discount to market rents for a period of 20 years.
- 6.4 For testing purposes, we have tested a range of discounts, as summarised in Table 6.4.1.

Table 6.4.1: Affordable workspace options tested

Scenario	% of floorspace discounted	Discount to market rents
1	5%	10%
2	5%	20%
3	5%	30%
4	10%	10%
5	10%	20%
6	10%	30%

- 6.5 We have applied the various discounts in Table 6.4.1 to all of the typologies which incorporate office, light industrial or industrial/logistics floorspace and the results are summarised in tables 6.5.1 to 6.5.4, which shows the starting residual value with no discount (column headed "Starting Residual (no discount)") and then the residual values with the discounts applied.
- 6.6 Some of the residual values generated by the typologies are lower than the sites' benchmark land values. This is not of particular relevance for testing the affordable workspace requirement, as the aim of the testing is to establish the impact of the discount relative to a 'no-discount' outcome. In some cases, limited weight should be placed upon the results compared to a particular Benchmark Land Value. For example, it is unlikely that industrial developments would be brought forward on sites in existing secondary office use.
- 6.7 A discount of 20% applied to 10% of floorspace is viable for most office and industrial schemes. The average reduction in residual land value is 2.4%, which should not be significant in most cases. It should be noted of course that most typologies tested have a significant residential element, with the employment floorspace being a less significant element of the overall floorspace.
- 6.8 As can be noted in tables 6.5.1 to 6.5.4, typologies which comprise office space only (typologies 39, 40 and 41) do not generate positive residual land values, even before any discount for affordable workspace is applied. This indicates that office developments are unlikely to be brought forward on a speculative basis and only built to meet requirements of particular occupiers, where commercial viability is not the key driver. In these cases, a relatively modest contribution through a discount to workspace is unlikely to have a key bearing on decision making.

Table 6.5.1: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace BLV 1 (Secondary offices)

Using Value Point I for residential element of mixed use schemes

All appraisals which include residential assume 35% AH (70% rent, 30% SO)

Site	Description	Office floorspace (sqm GIA)	Industrial/storage (sqm GIA)	No residential of units	Site area ha	BLV	Residual land values						
							Starting residual (no discount)	5% FS, 10% discount	5% FS, 20% discount	5% FS, 30% discount	10% FS, 10% discount	10% FS, 20% discount	10% FS, 30% discount
£7,787,625													
1	Large residential-led development (105 units)	3,650	-	105	0.50	£3,893,813	£2,279,895	£2,224,168	£2,168,441	£2,112,713	£2,168,441	£2,058,987	£1,945,533
2	Large residential-led development (45 units)	1,000	-	45	0.45	£3,504,431	£1,483,901	£1,467,923	£1,451,944	£1,435,965	£1,451,944	£1,419,987	£1,388,030
3	Large residential-led development (190 units)	3,600	-	190	1.10	£8,566,388	£7,002,746	£6,947,875	£6,893,003	£6,838,132	£6,893,003	£6,783,260	£6,673,517
4	Large residential-led development (70 units)	2,600	-	70	0.55	£4,283,194	£4,355,702	£4,315,876	£4,275,051	£4,234,227	£4,275,051	£4,194,402	£4,113,751
5	Large residential-led development (220 units)	4,800	-	220	0.75	£5,840,719	£4,938,483	£4,865,320	£4,792,156	£4,718,996	£4,792,156	£4,645,634	£4,499,510
6	Large residential-led development (105 units)	6,650	-	105	0.70	£5,451,338	£5,282,644	£5,181,114	£5,079,585	£4,978,054	£5,079,585	£4,876,525	£4,673,465
7	Large residential-led development (190 units)	3,250	-	190	0.50	£3,893,813	£4,511,039	£4,461,503	£4,411,966	£4,362,429	£4,411,966	£4,312,892	£4,213,818
8	Large residential-led development (85 units)	2,350	-	85	0.40	£3,115,050	£2,355,961	£2,318,996	£2,282,034	£2,245,071	£2,282,034	£2,208,107	£2,134,180
9	Large residential-led development (85 units)	2,050	-	85	0.65	£5,061,956	£2,429,083	£2,396,838	£2,364,593	£2,332,349	£2,364,593	£2,300,104	£2,235,614
10	Large residential-led development (135 units)	2,200	-	135	0.35	£2,725,669	£3,932,416	£3,898,324	£3,864,231	£3,830,139	£3,864,231	£3,796,046	£3,727,861
11	Large residential-led development (50 units)	1,300	-	50	0.25	£1,946,906	£3,188,109	£3,167,946	£3,147,784	£3,127,621	£3,147,784	£3,107,459	£3,067,134
12	Large residential-led development (100 units)	1,850	-	100	0.35	£2,725,669	£1,250,091	£1,220,580	£1,191,069	£1,161,558	£1,191,069	£1,132,048	£1,073,027
13	Large residential-led development (290 units)	4,400	-	290	2.35	£18,300,919	£19,873,731	£19,808,579	£19,743,426	£19,678,274	£19,743,426	£19,613,123	£19,482,818
14	Large residential-led development (125 units)	50	-	125	0.30	£2,336,288	£3,841,179	£3,840,416	£3,839,653	£3,838,889	£3,839,653	£3,838,125	£3,836,598
15	Large residential-led development (240 units)	3,700	-	240	1.25	£9,734,532	£9,892,941	£9,862,857	£9,832,773	£9,802,689	£9,832,773	£9,572,605	£9,312,437
16	Large residential-led development (155 units)	2,000	-	155	1.15	£8,955,769	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157
17	Large residential-led development (40 units)	-	-	40	0.35	£2,725,669	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157
18	Large residential-led development (150 units)	2,900	-	150	1.15	£8,955,769	£3,675,366	£3,631,146	£3,586,926	£3,542,706	£3,586,926	£3,496,431	£3,405,936
19	Large residential-led development (125 units)	1,850	-	125	0.70	£5,451,338	£3,389,826	£3,361,583	£3,333,339	£3,305,095	£3,333,339	£3,276,840	£3,220,341
20	Large residential-led development (130 units)	3,750	-	130	0.90	£7,008,863	£7,767,811	£7,710,557	£7,653,303	£7,596,050	£7,653,303	£7,536,796	£7,424,283
21	Large residential-led development (25 units)	900	-	25	0.25	£1,946,906	£1,978,795	£1,964,403	£1,950,010	£1,935,617	£1,950,010	£1,921,225	£1,892,439
22	Large residential-led development (195 units)	1,400	-	195	1.25	£9,734,532	£14,091,782	£14,070,740	£14,049,700	£14,028,659	£14,049,700	£14,007,617	£13,985,534
23	Large residential-led development (20 units)	-	900	20	0.40	£3,115,050	£2,261,428	£2,270,016	£2,258,603	£2,247,191	£2,258,603	£2,235,779	£2,212,955
24	Large residential-led development (35 units)	550	-	35	0.25	£1,946,906	£1,053,162	£1,044,367	£1,035,571	£1,026,776	£1,035,571	£1,017,980	£1,000,389
25	Large residential-led development (50 units)	850	-	50	0.30	£2,336,288	£4,114,941	£4,101,359	£4,087,777	£4,074,196	£4,087,777	£4,060,614	£4,033,451
26	Large residential-led development (120 units)	3,100	-	120	1.05	£8,177,006	£2,895,716	£2,848,369	£2,801,022	£2,753,675	£2,801,022	£2,706,399	£2,611,771
27	Large residential-led development (340 units)	6,400	-	340	1.55	£12,070,819	£7,008,578	£6,912,550	£6,816,522	£6,720,494	£6,816,522	£6,624,487	£6,432,442
28	Large residential-led development (380 units)	21,250	-	380	1.55	£12,070,819	£4,228,338	£4,144,471	£4,060,604	£3,976,737	£4,060,604	£3,972,871	£3,889,038
29	Large residential-led development (135 units)	3,650	-	135	0.40	£3,115,050	£2,541,367	£2,487,296	£2,433,225	£2,379,154	£2,433,225	£2,325,019	£2,216,813
30	Large residential-led development (260 units)	450	-	260	1.35	£10,513,294	£6,561,266	£6,554,515	£6,547,762	£6,541,010	£6,547,762	£6,534,259	£6,520,755
31	Large residential-led development (115 units)	3,550	-	115	0.70	£5,451,338	£2,632,611	£2,578,413	£2,524,216	£2,470,018	£2,524,216	£2,415,610	£2,307,004
32	Large residential-led development (375 units)	4,000	-	375	1.35	£10,513,294	£6,995,216	£6,936,959	£6,878,702	£6,820,445	£6,878,702	£6,762,189	£6,645,676
33	Small site (70 units)	750	-	70	0.20	£1,557,525	£2,438,076	£2,436,091	£2,434,106	£2,432,121	£2,434,106	£2,450,140	£2,426,173
34	Small site (40 units)	-	-	40	0.20	£1,557,525	£3,445,619	£3,445,619	£3,445,619	£3,445,619	£3,445,619	£3,445,619	£3,445,619
35	Small site (25 units)	-	-	25	0.20	£1,557,525	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434
36	Small site (10 units)	-	-	10	0.15	£1,168,144	£1,682,508	£1,682,508	£1,682,508	£1,682,508	£1,682,508	£1,682,508	£1,682,508
37	Small site (5 units)	-	-	5	0.10	£778,763	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215
38	Small site (1 unit)	-	-	1	0.03	£233,629	£248,224	£248,224	£248,224	£248,224	£248,224	£248,224	£248,224
39	Office development	200	-	-	0.05	£389,381	-£63,643	-£66,966	-£70,327	-£73,686	-£70,327	-£77,010	-£83,694
40	Office development	2,900	-	-	0.60	£4,672,575	-£697,163	-£744,195	-£791,228	-£838,260	-£791,228	-£885,293	-£979,358
41	Office development	29,000	-	-	0.95	£7,398,244	-£8,050,062	-£8,506,589	-£8,963,115	-£9,419,641	-£8,963,115	-£9,876,166	-£10,789,213
42	Industrial development	-	1,900	-	0.30	£2,336,288	£1,704,909	£1,680,088	£1,655,266	£1,630,443	£1,655,266	£1,605,627	£1,555,988
43	Retail development	6,100	-	-	0.20	£1,557,525	-£1,447,622	-£1,546,552	-£1,645,482	-£1,744,413	-£1,645,482	-£1,843,343	-£2,041,204
44	Leisure development	-	-	-	0.05	£389,381	-£751,736	-£751,736	-£751,736	-£751,736	-£751,736	-£751,736	-£751,736
45	Student accommodation (200 beds)	-	-	-	0.20	£1,557,525	£15,953,907	£15,953,907	£15,953,907	£15,953,907	£15,953,907	£15,953,907	£15,953,907
46	C2 accommodation (80 beds)	-	-	-	0.45	£3,504,431	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948

Percentage change in residual land values

LP Ref	Site	Office floorspace (sqm GIA)	Industrial/storage (sqm GIA)	No residential of units	Site area ha	BLV	% change in residual land values						
							Starting residual (no discount)	5% FS, 10% discount	5% FS, 20% discount	5% FS, 30% discount	10% FS, 10% discount	10% FS, 20% discount	10% FS, 30% discount
1	Large residential-led development (105 units)	3,650	-	105	0.50	£3,893,813	100.0%	-2.4%	-4.9%	-7.3%	-4.9%	-9.8%	-14.7%
2	Large residential-led development (45 units)	1,000	-	45	0.45	£3,504,431	100.0%	-1.1%	-2.2%	-3.2%	-2.2%	-4.3%	-6.5%
3	Large residential-led development (190 units)	3,600	-	190	1.10	£8,566,388	100.0%	-0.8%	-1.6%	-2.4%	-1.6%	-3.1%	-4.7%
4	Large residential-led development (70 units)	2,600	-	70	0.55	£4,283,194	100.0%	-0.9%	-1.9%	-2.8%	-1.9%	-3.7%	-5.6%
5	Large residential-led development (220 units)	4,800	-	220	0.75	£5,840,719	100.0%	-1.5%	-3.0%	-4.4%	-3.0%	-5.9%	-8.9%
6	Large residential-led development (105 units)	6,650	-	105	0.70	£5,451,338	100.0%	-1.9%	-3.8%	-5.8%	-3.8%	-7.7%	-11.5%
7	Large residential-led development (190 units)	3,250	-	190	0.50	£3,893,813	100.0%	-1.1%	-2.2%	-3.3%	-2.2%	-4.4%	-6.6%
8	Large residential-led development (85 units)	2,350	-	85	0.40	£3,115,050	100.0%	-1.6%	-3.1%	-4.7%	-3.1%	-6.3%	-9.4%
9	Large residential-led development (85 units)	2,050	-	85	0.65	£5,061,956	100.0%	-1.3%	-2.7%	-4.0%	-2.7%	-5.3%	-8.0%
10	Large residential-led development (135 units)	2,200	-	135	0.35	£2,725,669	100.0%	-0.9%	-1.7%	-2.6%	-1.7%	-3.5%	-5.2%
11	Large residential-led development (50 units)	1,300	-	50	0.25	£1,946,906	100.0%	-0.6%	-1.3%	-1.9%	-1.3%	-2.5%	-3.8%
12	Large residential-led development (100 units)	1,850	-	100	0.35	£2,725,669	100.0%	-2.4%	-4.7%	-7.1%	-4.7%	-9.4%	-14.2%
13	Large residential-led development (290 units)	4,400	-	290	2.35	£18,300,919	100.0%	-0.3%	-0.7%	-1.0%	-0.7%	-1.3%	-2.0%
14	Large residential-led development (125 units)	50	-	125	0.30	£2,336,288	100.0%	0.0%	0.0%	-0.1%	0.0%	-0.1%	-0.1%
15	Large residential-led development (240 units)	3,700	-	240	1.25	£9,734,532	100.0%	-0.4%	-0.8%	-1.2%	-0.8%	-1.6%	-2.4%
16	Large residential-led development (155 units)	2,000	-	155	1.15	£8,955,769	100.0%	-0.3%	-0.6%	-0.9%	-0.6%	-1.2%	-1.9%
17	Large residential-led development (40 units)	-	-	40	0.35	£2,725,669	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
18	Large residential-led development (150 units)	2,900	-	150	1.15	£8,955,769	100.0%	-1.2%	-2.4%	-3.6%	-2.4%	-4.8%	-7.2%
19	Large residential-led development (125 units)	1,850	-	125	0.70	£5,451,338	100.0%	-0.8%	-1.7%	-2.5%	-1.7%	-3.3%	-5.0%
20	Large residential-led development (130 units)	3,750	-	130	0.90	£7,008,863	100.0%</						

Table 6.5.2: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace BLV2 (Secondary retail)

Using Value Point I for residential element of mixed use schemes

All appraisals which include residential assume 35% AH (70% rent, 30% SO)

Site	Description	Office floorspace (sqm GIA)	Industrial/storage (sqm GIA)	No residential of units	Site area ha	BLV	Residual land values						
							Starting residual (no discount)	5% FS, 10% discount	5% FS, 20% discount	5% FS, 30% discount	10% FS, 10% discount	10% FS, 20% discount	10% FS, 30% discount
1	Large residential-led development (105 units)	3,650	-	105	0.50	£2,505,045	£2,279,895	£2,224,168	£2,168,441	£2,112,713	£2,168,441	£2,058,987	£1,945,533
2	Large residential-led development (45 units)	1,000	-	45	0.45	£2,254,541	£1,463,901	£1,467,922	£1,451,944	£1,435,965	£1,451,944	£1,419,967	£1,389,030
3	Large residential-led development (190 units)	3,600	-	190	1.10	£5,511,099	£7,002,746	£6,947,875	£6,893,003	£6,838,132	£6,893,003	£6,783,280	£6,673,517
4	Large residential-led development (70 units)	2,600	-	70	0.55	£2,755,550	£4,355,702	£4,315,376	£4,275,051	£4,234,727	£4,275,051	£4,194,402	£4,113,751
5	Large residential-led development (220 units)	4,800	-	220	0.75	£3,757,568	£4,938,483	£4,885,320	£4,792,156	£4,718,996	£4,792,156	£4,645,834	£4,499,510
6	Large residential-led development (105 units)	6,650	-	105	0.70	£3,507,063	£5,282,644	£5,181,114	£5,079,585	£4,978,054	£5,079,585	£4,876,525	£4,673,465
7	Large residential-led development (190 units)	3,250	-	190	0.50	£2,505,045	£2,355,961	£2,318,998	£2,282,034	£2,245,071	£2,282,034	£2,208,107	£2,134,180
8	Large residential-led development (85 units)	2,350	-	85	0.40	£2,004,036	£2,429,083	£2,396,838	£2,364,593	£2,332,349	£2,364,593	£2,300,104	£2,235,614
9	Large residential-led development (85 units)	2,050	-	85	0.65	£3,256,559	£3,932,416	£3,898,324	£3,864,231	£3,830,139	£3,864,231	£3,796,046	£3,727,861
10	Large residential-led development (135 units)	2,200	-	135	0.35	£1,753,532	£3,188,109	£3,167,946	£3,147,784	£3,127,621	£3,147,784	£3,107,459	£3,067,134
11	Large residential-led development (50 units)	1,300	-	50	0.25	£1,252,523	£1,250,091	£1,220,580	£1,191,069	£1,161,558	£1,191,069	£1,132,048	£1,073,027
12	Large residential-led development (100 units)	1,850	-	100	0.35	£1,753,532	£1,919,873,731	£1,908,579	£1,897,285	£1,885,991	£1,908,579	£1,861,123	£1,813,667
13	Large residential-led development (290 units)	4,400	-	290	2.35	£11,773,712	£3,841,179	£3,840,416	£3,839,653	£3,838,889	£3,839,653	£3,838,125	£3,836,598
14	Large residential-led development (125 units)	50	-	125	0.30	£1,503,027	£6,262,613	£6,262,613	£6,262,613	£6,262,613	£6,262,613	£6,262,613	£6,262,613
15	Large residential-led development (240 units)	3,700	-	240	1.25	£6,262,613	£9,892,941	£9,862,857	£9,832,773	£9,802,689	£9,832,773	£9,572,605	£9,312,437
16	Large residential-led development (155 units)	2,000	-	155	1.15	£5,761,604	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157
17	Large residential-led development (40 units)	-	-	40	0.35	£1,753,532	£3,675,366	£3,631,146	£3,586,926	£3,542,706	£3,586,926	£3,496,431	£3,405,936
18	Large residential-led development (150 units)	2,900	-	150	1.15	£5,761,604	£3,389,826	£3,361,583	£3,333,339	£3,305,095	£3,333,339	£3,276,840	£3,220,338
19	Large residential-led development (125 units)	1,850	-	125	0.70	£3,507,063	£7,767,811	£7,710,557	£7,653,303	£7,596,049	£7,653,303	£7,538,796	£7,424,289
20	Large residential-led development (130 units)	3,750	-	130	0.90	£4,509,081	£1,978,795	£1,964,403	£1,950,010	£1,935,617	£1,950,010	£1,921,225	£1,892,439
21	Large residential-led development (25 units)	900	-	25	0.25	£1,252,523	£14,091,782	£14,070,740	£14,049,700	£14,028,659	£14,049,700	£14,007,617	£13,965,534
22	Large residential-led development (195 units)	1,400	-	195	1.25	£6,262,613	£2,261,426	£2,270,016	£2,258,603	£2,247,191	£2,258,603	£2,235,775	£2,212,955
23	Large residential-led development (20 units)	-	900	20	0.40	£2,004,036	£1,053,162	£1,044,367	£1,035,571	£1,026,776	£1,035,571	£1,017,980	£1,000,389
24	Large residential-led development (35 units)	550	-	35	0.25	£1,252,523	£4,114,941	£4,101,359	£4,087,777	£4,074,196	£4,087,777	£4,060,614	£4,033,451
25	Large residential-led development (50 units)	850	-	50	0.30	£1,503,027	£2,895,716	£2,848,369	£2,801,022	£2,753,675	£2,801,022	£2,706,399	£2,611,741
26	Large residential-led development (120 units)	3,100	-	120	1.05	£5,260,595	£7,008,578	£6,912,550	£6,816,522	£6,720,494	£6,816,522	£6,624,487	£6,432,412
27	Large residential-led development (340 units)	6,400	-	340	1.55	£7,765,640	£4,226,336	£3,914,471	£3,602,606	£3,290,741	£3,602,606	£2,972,671	£2,345,133
28	Large residential-led development (380 units)	21,250	-	380	1.55	£7,765,640	£2,541,387	£2,487,296	£2,433,205	£2,379,114	£2,433,205	£2,325,019	£2,216,836
29	Large residential-led development (135 units)	3,650	-	135	0.40	£2,004,036	£6,561,266	£6,554,515	£6,547,762	£6,541,011	£6,547,762	£6,534,259	£6,520,755
30	Large residential-led development (260 units)	450	-	260	1.35	£6,763,622	£2,632,611	£2,578,411	£2,524,210	£2,470,010	£2,524,210	£2,415,610	£2,307,410
31	Large residential-led development (115 units)	3,550	-	115	0.70	£3,507,063	£6,995,216	£6,936,959	£6,878,702	£6,820,446	£6,878,702	£6,762,189	£6,645,676
32	Large residential-led development (375 units)	4,000	-	375	1.35	£6,763,622	£2,438,076	£2,438,091	£2,438,106	£2,438,121	£2,438,106	£2,450,140	£2,426,173
33	Small site (70 units)	750	-	70	0.20	£1,002,018	£3,445,619	£3,445,619	£3,445,619	£3,445,619	£3,445,619	£3,445,619	£3,445,619
34	Small site (40 units)	-	-	40	0.20	£1,002,018	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434
35	Small site (25 units)	-	-	25	0.20	£1,002,018	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434
36	Small site (10 units)	-	-	10	0.15	£751,514	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215
37	Small site (5 units)	-	-	5	0.10	£501,009	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215
38	Small site (1 unit)	-	-	1	0.03	£150,303	£248,224	£248,224	£248,224	£248,224	£248,224	£248,224	£248,224
39	Office development	200	-	-	0.05	£250,505	-£63,643	-£66,966	-£70,327	-£73,688	-£70,327	-£77,010	-£83,694
40	Office development	2,900	-	-	0.60	£3,006,054	-£697,163	-£744,195	-£791,228	-£838,260	-£791,228	-£885,293	-£979,358
41	Office development	29,000	-	-	0.95	£4,759,586	-£8,050,062	-£8,506,589	-£8,963,115	-£9,419,641	-£8,963,115	-£9,876,166	-£10,789,219
42	Industrial development	-	1,900	-	0.30	£1,503,027	£1,704,909	£1,680,083	£1,655,256	£1,630,447	£1,655,256	£1,605,627	£1,555,998
43	Retail development	6,100	-	-	0.20	£1,002,018	-£1,447,622	-£1,546,552	-£1,645,482	-£1,744,413	-£1,645,482	-£1,843,343	-£2,041,204
44	Leisure development	-	-	-	0.05	£250,505	-£751,736	-£751,736	-£751,736	-£751,736	-£751,736	-£751,736	-£751,736
45	Student accommodation (200 beds)	-	-	-	0.20	£1,002,018	£15,953,907	£15,953,907	£15,953,907	£15,953,907	£15,953,907	£15,953,907	£15,953,907
46	C2 accommodation (80 beds)	-	-	-	0.45	£2,254,541	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948

Percentage change in residual land values

LP Ref	Site	Office floorspace (sqm GIA)	Industrial/storage (sqm GIA)	No residential of units	Site area ha	BLV	% change in residual land values						
							Starting residual (no discount)	5% FS, 10% discount	5% FS, 20% discount	5% FS, 30% discount	10% FS, 10% discount	10% FS, 20% discount	10% FS, 30% discount
1	Large residential-led development (105 units)	3,650	-	105	1	£2,505,045	100.0%	-2.4%	-4.9%	-7.3%	-4.9%	-9.8%	-14.7%
2	Large residential-led development (45 units)	1,000	-	45	0	£2,254,541	100.0%	-1.1%	-2.2%	-3.2%	-2.2%	-4.3%	-6.5%
3	Large residential-led development (190 units)	3,600	-	190	1	£5,511,099	100.0%	-0.8%	-1.6%	-2.4%	-1.6%	-3.1%	-4.7%
4	Large residential-led development (70 units)	2,600	-	70	1	£2,755,550	100.0%	-0.9%	-1.9%	-2.8%	-1.9%	-3.7%	-5.6%
5	Large residential-led development (220 units)	4,800	-	220	1	£3,757,568	100.0%	-1.5%	-3.0%	-4.4%	-3.0%	-5.9%	-8.9%
6	Large residential-led development (105 units)	6,650	-	105	1	£3,507,063	100.0%	-1.9%	-3.8%	-5.6%	-3.8%	-7.7%	-11.5%
7	Large residential-led development (190 units)	3,250	-	190	1	£2,505,045	100.0%	-1.1%	-2.2%	-3.3%	-2.2%	-4.4%	-6.6%
8	Large residential-led development (85 units)	2,350	-	85	0	£2,004,036	100.0%	-1.6%	-3.1%	-4.7%	-3.1%	-6.3%	-9.4%
9	Large residential-led development (85 units)	2,050	-	85	1	£3,256,559	100.0%	-1.3%	-2.7%	-4.0%	-2.7%	-5.3%	-8.0%
10	Large residential-led development (135 units)	2,200	-	135	0	£1,753,532	100.0%	-0.9%	-1.7%	-2.6%	-1.7%	-2.6%	-5.2%
11	Large residential-led development (50 units)	1,300	-	50	0	£1,252,523	100.0%	-0.6%	-1.3%	-1.9%	-1.3%	-2.5%	-3.8%
12	Large residential-led development (100 units)	1,850	-	100	0	£1,753,532	100.0%	-2.4%	-4.7%	-7.1%	-4.7%	-9.4%	-14.2%
13	Large residential-led development (290 units)	4,400	-	290	2	£11,773,712	100.0%	-0.3%	-0.7%	-1.0%	-0.7%	-1.3%	-2.0%
14	Large residential-led development (125 units)	50	-	125	0	£1,503,027	100.0%	0.0%	0.0%	-0.1%	0.0%	-0.1%	-0.1%
15	Large residential-led development (240 units)	3,700	-	240	1	£6,262,613	100.0%	-0.4%	-0.8%	-1.2%	-0.8%	-1.6%	-2.4%
16	Large residential-led development (155 units)	2,000	-	155	1	£5,761,604	100.0%	-0.3%	-0.6%	-0.9%	-0.6%	-1.2%	-1.9%
17	Large residential-led development (40 units)	-	-	40	0	£1,753,532	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
18	Large residential-led development (150 units)	2,900	-	150	1	£5,761,604	100.0%	-1.2%	-2.4%	-3.6%	-2.4%	-4.8%	-7.2%
19	Large residential-led development (125 units)	1,850	-	125	1	£3,507,063	100.0%	-0.8%	-1.7%	-2.5%	-1.7%	-3.3%	-5.0%
20	Large residential-led development (130 units)	3,750	-	130	1	£4,509,081	100.0%	-0.7%	-1.5%	-2.2%	-1.5%	-2.9%	-4.4%
21	Large residential-led development (25 units)	900	-	2									

Table 6.5.3: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace BLV3 (Secondary industrial)

Using Value Point I for residential element of mixed use schemes

All appraisals which include residential assume 35% AH (70% rent, 30% SO)

Site	Description	Office floorspace (sqm GIA)	Industrial/storage (sqm GIA)	No residential of units	Site area ha	BLV	Residual land values						
							Starting residual (no discount)	5% FS, 10% discount	5% FS, 20% discount	5% FS, 30% discount	10% FS, 10% discount	10% FS, 20% discount	10% FS, 30% discount
1	Large residential-led development (105 units)	3,650	-	105	0.50	£2,005,075	£2,279,895	£2,224,168	£2,188,441	£2,112,713	£2,188,441	£2,056,987	£1,945,533
2	Large residential-led development (45 units)	1,000	-	45	0.45	£1,804,567	£1,483,901	£1,467,922	£1,451,944	£1,435,965	£1,451,944	£1,419,987	£1,385,030
3	Large residential-led development (190 units)	3,600	-	190	1.10	£4,411,165	£7,002,746	£6,947,875	£6,893,003	£6,838,132	£6,893,003	£6,783,260	£6,673,517
4	Large residential-led development (70 units)	2,600	-	70	0.55	£2,205,582	£4,355,702	£4,315,376	£4,275,051	£4,234,727	£4,275,051	£4,194,402	£4,113,751
5	Large residential-led development (220 units)	4,800	-	220	0.75	£3,007,612	£4,938,483	£4,865,320	£4,792,156	£4,718,996	£4,792,156	£4,645,634	£4,499,510
6	Large residential-led development (105 units)	6,650	-	105	0.70	£2,807,105	£5,282,644	£5,181,114	£5,079,585	£4,978,054	£5,079,585	£4,876,525	£4,673,465
7	Large residential-led development (190 units)	3,250	-	190	0.50	£2,005,075	£2,355,961	£2,318,998	£2,282,034	£2,245,071	£2,282,034	£2,208,107	£2,134,180
8	Large residential-led development (85 units)	2,350	-	85	0.40	£1,604,060	£2,429,083	£2,396,838	£2,364,593	£2,332,349	£2,364,593	£2,300,104	£2,235,614
9	Large residential-led development (85 units)	2,050	-	85	0.65	£2,606,597	£3,932,416	£3,896,324	£3,860,231	£3,824,139	£3,860,231	£3,796,046	£3,727,861
10	Large residential-led development (135 units)	2,200	-	135	0.35	£1,403,552	£3,188,109	£3,167,946	£3,147,784	£3,127,621	£3,147,784	£3,107,459	£3,067,134
11	Large residential-led development (50 units)	1,300	-	50	0.25	£1,002,537	£1,250,091	£1,220,580	£1,191,069	£1,161,558	£1,191,069	£1,132,048	£1,073,027
12	Large residential-led development (100 units)	1,850	-	100	0.35	£1,403,552	£19,873,731	£19,808,579	£19,743,426	£19,678,274	£19,743,426	£19,613,123	£19,482,818
13	Large residential-led development (290 units)	4,400	-	290	2.35	£9,423,852	£3,841,179	£3,840,416	£3,839,653	£3,838,889	£3,839,653	£3,838,125	£3,836,598
14	Large residential-led development (125 units)	50	-	125	0.30	£1,203,045	£9,892,941	£9,862,857	£9,832,773	£9,802,689	£9,832,773	£9,572,605	£9,512,437
15	Large residential-led development (240 units)	3,700	-	240	1.25	£5,012,687	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157
16	Large residential-led development (155 units)	2,000	-	155	1.15	£4,611,672	£3,675,811	£3,631,146	£3,586,481	£3,541,816	£3,586,481	£3,496,431	£3,406,381
17	Large residential-led development (40 units)	-	-	40	0.35	£1,403,552	£3,389,828	£3,361,583	£3,333,338	£3,305,093	£3,333,338	£3,276,848	£3,220,358
18	Large residential-led development (150 units)	2,900	-	150	1.15	£4,611,672	£1,978,795	£1,964,403	£1,950,010	£1,935,617	£1,950,010	£1,921,225	£1,892,439
19	Large residential-led development (125 units)	1,850	-	125	0.70	£2,807,105	£14,091,782	£14,070,740	£14,049,700	£14,028,659	£14,049,700	£14,007,617	£13,965,534
20	Large residential-led development (130 units)	3,750	-	130	0.90	£3,609,135	£2,261,428	£2,270,016	£2,258,603	£2,247,191	£2,258,603	£2,235,773	£2,212,953
21	Large residential-led development (25 units)	900	-	25	0.25	£1,002,537	£1,053,162	£1,044,367	£1,035,571	£1,026,776	£1,035,571	£1,017,980	£1,000,389
22	Large residential-led development (195 units)	1,400	-	195	1.25	£5,012,687	£4,114,941	£4,101,359	£4,087,777	£4,074,196	£4,087,777	£4,060,614	£4,033,451
23	Large residential-led development (20 units)	-	900	20	0.40	£1,604,060	£2,895,718	£2,848,389	£2,801,059	£2,753,729	£2,801,059	£2,706,399	£2,611,741
24	Large residential-led development (35 units)	550	-	35	0.25	£1,002,537	£7,008,578	£6,912,550	£6,816,522	£6,720,494	£6,816,522	£6,624,487	£6,432,412
25	Large residential-led development (50 units)	850	-	50	0.30	£1,203,045	£4,228,338	£4,194,471	£4,160,604	£4,126,737	£4,160,604	£4,072,871	£4,035,138
26	Large residential-led development (120 units)	3,100	-	120	1.05	£4,210,657	£2,541,387	£2,487,296	£2,433,205	£2,379,114	£2,433,205	£2,325,019	£2,216,836
27	Large residential-led development (340 units)	6,400	-	340	1.55	£6,215,732	£6,581,266	£6,554,515	£6,527,764	£6,501,013	£6,527,764	£6,534,259	£6,520,755
28	Large residential-led development (380 units)	21,250	-	380	1.55	£6,215,732	£2,632,611	£2,578,411	£2,524,210	£2,470,010	£2,524,210	£2,415,610	£2,307,410
29	Large residential-led development (135 units)	3,650	-	135	0.40	£1,604,060	£6,995,216	£6,936,959	£6,878,702	£6,820,446	£6,878,702	£6,782,189	£6,645,676
30	Large residential-led development (260 units)	450	-	260	1.35	£5,413,702	£2,438,076	£2,436,091	£2,434,106	£2,432,121	£2,434,106	£2,450,140	£2,426,173
31	Large residential-led development (115 units)	3,550	-	115	0.70	£2,807,105	£3,445,619	£3,445,619	£3,445,619	£3,445,619	£3,445,619	£3,445,619	£3,445,619
32	Large residential-led development (375 units)	4,000	-	375	1.35	£5,413,702	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434
33	Small site (70 units)	750	-	70	0.20	£802,030	£1,682,008	£1,682,008	£1,682,008	£1,682,008	£1,682,008	£1,682,008	£1,682,008
34	Small site (40 units)	-	-	40	0.20	£802,030	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215
35	Small site (25 units)	-	-	25	0.20	£802,030	£248,224	£248,224	£248,224	£248,224	£248,224	£248,224	£248,224
36	Small site (10 units)	-	-	10	0.15	£601,522	£653,643	£666,966	£670,327	£673,688	£670,327	£677,010	£683,694
37	Small site (5 units)	-	-	5	0.10	£401,015	£697,163	£744,195	£791,228	£838,260	£791,228	£885,293	£979,358
38	Small site (1 unit)	-	-	1	0.03	£120,304	£8,050,062	£8,506,589	£8,963,115	£9,419,641	£8,963,115	£9,876,166	£10,789,219
39	Office development	200	-	-	0.05	£200,507	£1,704,909	£1,680,088	£1,655,268	£1,630,447	£1,655,268	£1,605,627	£1,555,986
40	Office development	2,900	-	-	0.60	£2,406,090	£1,447,622	£1,546,552	£1,645,482	£1,744,413	£1,645,482	£1,643,343	£2,041,204
41	Office development	29,000	-	-	0.95	£3,809,642	£751,736	£751,736	£751,736	£751,736	£751,736	£751,736	£751,736
42	Industrial development	-	1,900	-	0.30	£1,203,045	£15,953,907	£15,953,907	£15,953,907	£15,953,907	£15,953,907	£15,953,907	£15,953,907
43	Retail development	6,100	-	-	0.20	£802,030	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948
44	Leisure development	-	-	-	0.05	£200,507	-	-	-	-	-	-	-
45	Student accommodation (200 beds)	-	-	-	0.20	£802,030	-	-	-	-	-	-	-
46	C2 accommodation (80 beds)	-	-	-	0.45	£1,804,567	-	-	-	-	-	-	-

Percentage change in residual land values

LP Ref	Site	Office floorspace (sqm GIA)	Industrial/storage (sqm GIA)	No residential of units	Site area ha	BLV	% change in residual land values						
							Starting residual (no discount)	5% FS, 10% discount	5% FS, 20% discount	5% FS, 30% discount	10% FS, 10% discount	10% FS, 20% discount	10% FS, 30% discount
1	Large residential-led development (105 units)	3,650	-	105	0.50	£2,005,075	100.0%	-2.4%	-4.9%	-7.3%	-4.9%	-9.8%	-14.7%
2	Large residential-led development (45 units)	1,000	-	45	0.45	£1,804,567	100.0%	-1.1%	-2.2%	-3.2%	-2.2%	-4.3%	-6.5%
3	Large residential-led development (190 units)	3,600	-	190	1.10	£4,411,165	100.0%	-0.8%	-1.6%	-2.4%	-1.6%	-3.1%	-4.7%
4	Large residential-led development (70 units)	2,600	-	70	0.55	£2,205,582	100.0%	-0.9%	-1.9%	-2.8%	-1.9%	-3.7%	-5.6%
5	Large residential-led development (220 units)	4,800	-	220	0.75	£3,007,612	100.0%	-1.5%	-3.0%	-4.4%	-3.0%	-5.9%	-8.9%
6	Large residential-led development (105 units)	6,650	-	105	0.70	£2,807,105	100.0%	-1.9%	-3.8%	-5.8%	-3.8%	-7.7%	-11.5%
7	Large residential-led development (190 units)	3,250	-	190	0.50	£2,005,075	100.0%	-1.1%	-2.2%	-3.3%	-2.2%	-4.4%	-6.6%
8	Large residential-led development (85 units)	2,350	-	85	0.40	£1,604,060	100.0%	-1.6%	-3.1%	-4.7%	-3.1%	-6.3%	-9.4%
9	Large residential-led development (85 units)	2,050	-	85	0.65	£2,606,597	100.0%	-1.3%	-2.7%	-4.0%	-2.7%	-5.3%	-8.0%
10	Large residential-led development (135 units)	2,200	-	135	0.35	£1,403,552	100.0%	-0.9%	-1.7%	-2.6%	-1.7%	-3.5%	-5.2%
11	Large residential-led development (50 units)	1,300	-	50	0.25	£1,002,537	100.0%	-0.6%	-1.3%	-1.9%	-1.3%	-2.5%	-3.8%
12	Large residential-led development (100 units)	1,850	-	100	0.35	£1,403,552	100.0%	-2.4%	-4.7%	-7.1%	-4.7%	-9.4%	-14.2%
13	Large residential-led development (290 units)	4,400	-	290	2.35	£9,423,852	100.0%	-0.3%	-0.7%	-1.0%	-0.7%	-1.3%	-2.0%
14	Large residential-led development (125 units)	50	-	125	0.30	£1,203,045	100.0%	0.0%	0.0%	-0.1%	0.0%	-0.1%	-0.1%
15	Large residential-led development (240 units)	3,700	-	240	1.25	£5,012,687	100.0%	-0.4%	-0.8%	-1.2%	-0.8%	-1.6%	-2.4%
16	Large residential-led development (155 units)	2,000	-	155	1.15	£4,611,672	100.0%	-0.3%	-0.6%	-0.9%	-0.6%	-1.2%	-1.9%
18	Large residential-led development (150 units)	2,900	-	150	1.15	£4,611,672	100.0%	-1.2%	-2.4%	-3.6%	-2.4%	-4.8%	-7.2%
19	Large residential-led development (125 units)	1,850	-	125	1.15	£2,807,105	100.0%	-0.8%	-1.7%	-2.5%	-1.7%	-3.3%	-5.0%
20	Large residential-led development (130 units)	3,750	-	130	1.15	£3,609,135	100.0%	-0.7%	-1.5%	-2.2%	-1.5%	-2.9%	-4.4%
21	Large residential-led development (25 units)	900	-	25	0.25	£1,002,537	100.0%	-0.7%	-1.5%	-2.2%	-1.5%	-2.9%	-4.4%
22	Large residential-led development (195 units)	1,400	-	195	1.25	£5,012,687	100.0%	-0.1%	-0.3%	-0.4%	-0.3%	-0.6%	-0.9%
23	Large residential-led development (20 units)	-	900	20</									

Table 6.5.4: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace BLV4 (Open land)

Using Value Point I for residential element of mixed use schemes

All appraisals which include residential assume 35% AH (70% rent, 30% SO)

Site	Description	Office floorspace (sqm GIA)	Industrial/storage (sqm GIA)	No residential of units	Site area ha	BLV	Residual land values						
							Starting residual (no discount)	5% FS, 10% discount	5% FS, 20% discount	5% FS, 30% discount	10% FS, 10% discount	10% FS, 20% discount	10% FS, 30% discount
£2,886,636													
1	Large residential-led development (105 units)	3,650	-	105	0.50	£1,443,318	£2,279,895	£2,224,168	£2,168,441	£2,112,713	£2,168,441	£2,056,987	£1,945,533
2	Large residential-led development (45 units)	1,000	-	45	0.45	£1,298,986	£1,483,901	£1,467,922	£1,451,944	£1,435,965	£1,451,944	£1,419,937	£1,388,030
3	Large residential-led development (190 units)	3,600	-	190	1.10	£3,175,299	£7,002,746	£6,947,875	£6,893,003	£6,838,132	£6,893,003	£6,783,260	£6,673,517
4	Large residential-led development (70 units)	2,600	-	70	0.55	£1,587,650	£4,355,702	£4,315,376	£4,275,051	£4,234,727	£4,275,051	£4,194,402	£4,113,751
5	Large residential-led development (220 units)	4,800	-	220	0.75	£2,164,977	£4,938,483	£4,885,320	£4,792,156	£4,718,996	£4,792,156	£4,645,634	£4,499,510
6	Large residential-led development (105 units)	6,650	-	105	0.70	£2,020,645	£5,282,644	£5,181,114	£5,079,585	£4,978,054	£5,079,585	£4,876,525	£4,673,465
7	Large residential-led development (190 units)	3,250	-	190	0.50	£1,443,318	£4,511,039	£4,461,503	£4,411,966	£4,362,429	£4,411,966	£4,312,932	£4,215,815
8	Large residential-led development (85 units)	2,350	-	85	0.40	£1,154,654	£2,355,961	£2,318,998	£2,282,034	£2,245,071	£2,282,034	£2,208,107	£2,134,180
9	Large residential-led development (85 units)	2,050	-	85	0.65	£1,876,313	£2,429,083	£2,396,838	£2,364,593	£2,332,349	£2,364,593	£2,300,104	£2,235,614
10	Large residential-led development (135 units)	2,200	-	135	0.35	£1,010,323	£3,932,416	£3,898,324	£3,864,231	£3,830,139	£3,864,231	£3,796,046	£3,727,861
11	Large residential-led development (50 units)	1,300	-	50	0.25	£721,659	£3,188,109	£3,167,946	£3,147,784	£3,127,621	£3,147,784	£3,107,459	£3,067,134
12	Large residential-led development (100 units)	1,850	-	100	0.35	£1,010,323	£1,250,091	£1,220,580	£1,191,069	£1,161,558	£1,191,069	£1,132,048	£1,073,027
13	Large residential-led development (290 units)	4,400	-	290	2.35	£6,783,594	£19,873,731	£19,808,579	£19,743,426	£19,678,274	£19,743,426	£19,613,123	£19,482,819
14	Large residential-led development (125 units)	50	-	125	0.30	£865,991	£3,841,179	£3,840,416	£3,839,653	£3,838,889	£3,839,653	£3,838,125	£3,836,598
15	Large residential-led development (240 units)	3,700	-	240	1.25	£3,608,295	£9,892,941	£9,862,857	£9,832,773	£9,802,689	£9,832,773	£9,572,605	£9,312,437
16	Large residential-led development (155 units)	2,000	-	155	1.15	£3,319,631	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157
17	Large residential-led development (40 units)	-	-	40	0.35	£1,010,323	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157	£3,525,157
18	Large residential-led development (150 units)	2,900	-	150	1.15	£3,319,631	£3,675,386	£3,631,148	£3,586,909	£3,542,670	£3,586,909	£3,496,431	£3,405,952
19	Large residential-led development (125 units)	1,850	-	125	0.70	£2,020,645	£3,389,828	£3,361,583	£3,333,338	£3,305,093	£3,333,338	£3,276,848	£3,220,358
20	Large residential-led development (130 units)	3,750	-	130	0.90	£2,597,972	£7,787,813	£7,710,857	£7,633,901	£7,556,945	£7,633,901	£7,536,945	£7,424,225
21	Large residential-led development (25 units)	900	-	25	0.25	£721,659	£1,978,795	£1,964,403	£1,950,010	£1,935,617	£1,950,010	£1,921,225	£1,892,439
22	Large residential-led development (195 units)	1,400	-	195	1.25	£3,608,295	£14,091,782	£14,070,740	£14,049,700	£14,028,659	£14,049,700	£14,007,617	£13,965,534
23	Large residential-led development (20 units)	-	900	20	0.40	£1,154,654	£2,261,426	£2,270,016	£2,258,606	£2,247,191	£2,258,606	£2,235,775	£2,212,944
24	Large residential-led development (35 units)	550	-	35	0.25	£721,659	£1,053,162	£1,044,367	£1,035,571	£1,026,776	£1,035,571	£1,017,980	£1,000,389
25	Large residential-led development (50 units)	850	-	50	0.30	£865,991	£4,114,941	£4,101,359	£4,087,777	£4,074,196	£4,087,777	£4,060,614	£4,033,451
26	Large residential-led development (120 units)	3,100	-	120	1.05	£3,030,968	£2,895,716	£2,848,369	£2,801,022	£2,753,675	£2,801,022	£2,706,399	£2,611,741
27	Large residential-led development (340 units)	6,400	-	340	1.55	£4,474,286	£7,008,578	£6,912,550	£6,816,522	£6,720,494	£6,816,522	£6,624,487	£6,432,412
28	Large residential-led development (380 units)	21,250	-	380	1.55	£4,474,286	£4,228,338	£3,914,471	£3,600,604	£3,286,737	£3,600,604	£2,972,871	£2,345,138
29	Large residential-led development (135 units)	3,650	-	135	0.40	£1,154,654	£2,541,387	£2,487,296	£2,433,205	£2,379,114	£2,433,205	£2,325,019	£2,216,836
30	Large residential-led development (260 units)	450	-	260	1.35	£3,896,958	£6,581,266	£6,554,515	£6,527,764	£6,501,013	£6,527,764	£6,534,259	£6,520,755
31	Large residential-led development (115 units)	3,550	-	115	0.70	£2,020,645	£2,632,611	£2,578,411	£2,524,210	£2,470,010	£2,524,210	£2,415,610	£2,307,410
32	Large residential-led development (375 units)	4,000	-	375	1.35	£3,896,958	£6,995,216	£6,936,959	£6,878,702	£6,820,446	£6,878,702	£6,782,189	£6,645,676
33	Small site (70 units)	750	-	70	0.20	£577,327	£2,488,076	£2,485,091	£2,474,108	£2,463,124	£2,474,108	£2,450,149	£2,426,190
34	Small site (40 units)	-	-	40	0.20	£577,327	£3,445,619	£3,445,619	£3,445,619	£3,445,619	£3,445,619	£3,445,619	£3,445,619
35	Small site (25 units)	-	-	25	0.20	£577,327	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434	£3,238,434
36	Small site (10 units)	-	-	10	0.15	£432,995	-	-	-	-	-	-	-
37	Small site (5 units)	-	-	5	0.10	£288,664	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215	£1,342,215
38	Small site (1 unit)	-	-	1	0.03	£86,599	£248,224	£248,224	£248,224	£248,224	£248,224	£248,224	£248,224
39	Office development	200	-	-	0.05	£144,332	-£63,643	-£66,966	-£70,327	-£73,686	-£70,327	-£77,010	-£83,694
40	Office development	2,900	-	-	0.60	£1,731,982	-£697,163	-£744,195	-£791,228	-£838,260	-£791,228	-£885,293	-£979,358
41	Office development	29,000	-	-	0.95	£2,742,304	-£8,050,062	-£8,506,589	-£8,963,115	-£9,419,641	-£8,963,115	-£9,876,166	-£10,789,218
42	Industrial development	-	1,900	-	0.30	£865,991	£1,704,909	£1,680,083	£1,655,263	£1,630,447	£1,655,263	£1,605,627	£1,555,986
43	Retail development	6,100	-	-	0.20	£577,327	-£1,447,622	-£1,546,552	-£1,645,482	-£1,744,413	-£1,645,482	-£1,843,343	-£2,041,204
44	Leisure development	-	-	-	0.05	£144,332	-£751,736	-£751,736	-£751,736	-£751,736	-£751,736	-£751,736	-£751,736
45	Student accommodation (200 beds)	-	-	-	0.20	£577,327	£15,953,907	£15,953,907	£15,953,907	£15,953,907	£15,953,907	£15,953,907	£15,953,907
46	C2 accommodation (80 beds)	-	-	-	0.45	£1,298,986	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948

Percentage change in residual land values

LP Ref	Site	Office floorspace (sqm GIA)	Industrial/storage (sqm GIA)	No residential of units	Site area ha	BLV	% change in residual land values						
							Starting residual (no discount)	5% FS, 10% discount	5% FS, 20% discount	5% FS, 30% discount	10% FS, 10% discount	10% FS, 20% discount	10% FS, 30% discount
1	Large residential-led development (105 units)	3,650	-	105	1	£1,443,318	100.0%	-2.4%	-4.9%	-7.3%	-4.9%	-9.8%	-14.7%
2	Large residential-led development (45 units)	1,000	-	45	0	£1,298,986	100.0%	-1.1%	-2.2%	-3.2%	-2.2%	-4.3%	-6.5%
3	Large residential-led development (190 units)	3,600	-	190	1	£3,175,299	100.0%	-0.8%	-1.6%	-2.4%	-1.6%	-3.1%	-4.7%
4	Large residential-led development (70 units)	2,600	-	70	1	£1,587,650	100.0%	-0.9%	-1.9%	-2.8%	-1.9%	-3.7%	-5.6%
5	Large residential-led development (220 units)	4,800	-	220	1	£2,164,977	100.0%	-1.5%	-3.0%	-4.4%	-3.0%	-5.9%	-8.9%
6	Large residential-led development (105 units)	6,650	-	105	1	£2,020,645	100.0%	-1.9%	-3.8%	-5.8%	-3.8%	-7.7%	-11.5%
7	Large residential-led development (190 units)	3,250	-	190	1	£1,443,318	100.0%	-1.1%	-2.2%	-3.3%	-2.2%	-4.4%	-6.6%
8	Large residential-led development (85 units)	2,350	-	85	0	£1,154,654	100.0%	-1.6%	-3.1%	-4.7%	-3.1%	-6.3%	-9.4%
9	Large residential-led development (85 units)	2,050	-	85	1	£1,876,313	100.0%	-1.3%	-2.7%	-4.0%	-2.7%	-5.3%	-8.0%
10	Large residential-led development (135 units)	2,200	-	135	0	£1,010,323	100.0%	-0.9%	-1.7%	-2.6%	-1.7%	-3.5%	-5.2%
11	Large residential-led development (50 units)	1,300	-	50	0	£721,659	100.0%	-0.6%	-1.3%	-1.9%	-1.3%	-2.5%	-3.8%
12	Large residential-led development (100 units)	1,850	-	100	0	£1,010,323	100.0%	-2.4%	-4.7%	-7.1%	-4.7%	-9.4%	-14.2%
13	Large residential-led development (290 units)	4,400	-	290	2	£6,783,594	100.0%	-0.3%	-0.7%	-1.0%	-0.7%	-1.3%	-2.0%
14	Large residential-led development (125 units)	50	-	125	0	£865,991	100.0%	0.0%	0.0%	-0.1%	0.0%	-0.1%	-0.1%
15	Large residential-led development (240 units)	3,700	-	240	1	£3,608,295	100.0%	-0.4%	-0.8%	-1.2%	-0.8%	-1.6%	-2.4%
16	Large residential-led development (155 units)	2,000	-	155	1	£3,319,631	100.0%	-0.3%	-0.6%	-0.9%	-0.6%	-1.2%	-1.9%
17	Large residential-led development (40 units)	-	-	40	0	£1,010,323	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
18	Large residential-led development (150 units)	2,900	-	150	1	£3,319,631	100.0%	-1.2%	-2.4%	-3.6%	-2.4%	-4.8%	-7.2%
19	Large residential-led development (125 units)	1,850	-	125	1	£2,020,645	100.0%	-0.8%	-1.7%	-2.5%	-1.7%	-3.3%	-5.0%
20	Large residential-led development (130 units)	3,750	-	130	1	£2,597,972	100.0%	-0.7%	-1.5%	-2.2%	-1.5%	-2.9%	-4.4%
21	Large residential-led development (25 units)	900	-	25	0	£721,659	100.0%</						

Affordable housing

- 6.9 As noted in Section 5, we have tested the viability of the residential typologies incorporating a range of affordable housing percentages from 0% to 50%, to incorporate the Council's emerging 'Fast Track' percentage of 35% (or 50% on publicly owned land, or sites in industrial use that do not reprovided the existing employment floorspace). We understand that the Council does not have a need for First Homes and they would not meet the criteria set out in the PPG on First Homes in terms of affordability.
- 6.10 The Council's existing affordable housing tenure mix is 70% rented and 30% shared ownership, but the tenure mix is not fixed in the emerging plan. We have tested the following tenure mixes:
- 70% rented, 30% shared ownership;
 - 50% rented, 50% shared ownership; and
 - 30% rented, 70% shared ownership.
- 6.11 The appraisal results reflecting a tenure mix of 70% rented and 30% shared ownership are summarised in tables 6.11.1 to 6.11.9 and all three tenure mixes are summarised in Appendix 7. Each table shows the results with sales values reflecting the Borough-wide range (£6,318 per square metre to £8,461 per square metre).
- 6.12 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area. Within each value area, there will be a difference in viability outcomes depending on the composition of each typology (including the quantum of non-residential floorspace assumed, heights etc) and the benchmark land value assumed.
- 6.13 Where sales values are at the lower end of the tested range (£6,318 per square metre), many schemes are unviable at 35% when tested against secondary office benchmark land values (the highest benchmark land value tested). This is not an issue caused by policy, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values may not always meet the full policy requirement and would need to follow the 'viability tested' route, resulting in provision of lower affordable housing percentage. However, when considered against secondary industrial and open land benchmark land values, schemes of a wider range of scales can viably provide 35% affordable housing although this is not universally the case.
- 6.14 As sales values increase, the extent to which schemes can viably meet the emerging 35% requirement increases, but to varying degrees. At the highest sales values in the range (£8,461 per square metre), our testing indicates that 35% affordable housing (70% rented and 30% shared ownership) would be viable for around half of the typologies when tested against the highest benchmark land value. The percentage of viable typologies (measured against the highest benchmark land value) would increase to 79% with a tenure mix of 30% rented and 70% shared ownership.
- 6.15 As can be noted from the results in tables 6.11.1 to 6.11.9, there is no uniform level of affordable housing where it can be said all schemes are viable. Setting any percentage below the emerging policy target of 35% would, in principle, mean that some schemes that *could* have delivered 35% would no longer be required to do so if the Council adopted a lower percentage target.

Table 6.11.3: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £6,854 per square metre)

RB KINGSTON - LOCAL PLAN BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		Sales value £6,854 per sqm		All tenure		Rented 70%		SO 30%		Residual land values													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Large residential-led development (105 units)	105	£3,393,813	1,733,667	1,197,193	890,719	624,246	418,962	282,126	188,191	2,059,258	2,594,325	3,130,392	3,666,459										
2 Large residential-led development (45 units)	45	£3,594,433	1,986,106	1,342,429	989,752	707,073	478,386	318,924	209,272	2,605,258	3,140,325	3,676,392	4,212,459										
3 Large residential-led development (190 units)	190	£8,566,368	4,296,207	2,944,356	2,162,426	1,562,495	1,042,564	695,033	463,378	5,311,151	6,446,218	7,581,285	8,716,352										
4 Large residential-led development (70 units)	70	£4,283,154	2,141,577	1,456,988	1,081,491	781,817	521,145	347,443	228,115	2,735,611	3,270,678	3,805,745	4,340,812										
5 Large residential-led development (220 units)	220	£5,847,719	2,923,859	1,982,239	1,456,668	1,062,190	708,126	472,084	314,589	3,155,635	3,690,702	4,225,769	4,760,836										
6 Large residential-led development (105 units)	105	£3,451,338	1,725,669	1,150,446	840,334	600,242	400,161	266,774	177,849	2,184,669	2,719,736	3,254,803	3,789,870										
7 Large residential-led development (190 units)	190	£8,893,813	4,446,906	3,001,232	2,250,924	1,635,678	1,123,785	752,523	501,682	5,338,881	6,473,948	7,609,015	8,744,082										
8 Large residential-led development (85 units)	85	£3,115,050	1,557,525	1,031,683	758,762	549,190	366,127	244,085	162,723	1,920,525	2,365,592	2,810,659	3,255,726										
9 Large residential-led development (85 units)	85	£3,061,956	1,530,978	1,013,985	745,489	536,047	357,365	238,243	158,821	1,896,035	2,341,102	2,786,169	3,231,236										
10 Large residential-led development (135 units)	135	£2,725,656	1,362,828	908,552	671,614	490,909	327,273	218,182	145,454	1,507,884	1,842,951	2,178,018	2,513,085										
11 Large residential-led development (50 units)	50	£1,946,906	973,453	648,968	482,976	352,232	234,821	156,547	104,365	1,090,459	1,335,526	1,580,593	1,825,660										
12 Large residential-led development (100 units)	100	£2,725,656	1,362,828	908,552	671,614	490,909	327,273	218,182	145,454	1,507,884	1,842,951	2,178,018	2,513,085										
13 Large residential-led development (290 units)	290	£10,300,919	5,150,459	3,433,639	2,575,229	1,875,171	1,250,114	833,409	555,606	5,605,510	6,736,577	7,867,644	9,000,711										
14 Large residential-led development (125 units)	125	£2,336,288	1,168,144	778,763	583,822	422,866	281,911	187,941	125,294	1,150,993	1,396,060	1,641,127	1,886,194										
15 Large residential-led development (155 units)	155	£2,725,656	1,362,828	908,552	671,614	490,909	327,273	218,182	145,454	1,507,884	1,842,951	2,178,018	2,513,085										
16 Large residential-led development (155 units)	155	£2,725,656	1,362,828	908,552	671,614	490,909	327,273	218,182	145,454	1,507,884	1,842,951	2,178,018	2,513,085										
17 Large residential-led development (40 units)	40	£2,725,656	1,362,828	908,552	671,614	490,909	327,273	218,182	145,454	1,507,884	1,842,951	2,178,018	2,513,085										
18 Large residential-led development (150 units)	150	£2,725,656	1,362,828	908,552	671,614	490,909	327,273	218,182	145,454	1,507,884	1,842,951	2,178,018	2,513,085										
19 Large residential-led development (105 units)	105	£2,451,338	1,225,669	817,113	612,834	447,110	298,073	198,715	132,477	1,252,663	1,507,730	1,762,797	2,017,864										
20 Large residential-led development (130 units)	130	£2,708,863	1,354,431	902,954	677,215	495,150	330,100	219,733	146,488	1,483,932	1,829,000	2,174,068	2,519,136										
21 Large residential-led development (25 units)	25	£1,946,906	973,453	648,968	482,976	352,232	234,821	156,547	104,365	1,090,459	1,335,526	1,580,593	1,825,660										
22 Large residential-led development (195 units)	195	£9,734,532	4,867,266	3,244,844	2,433,633	1,775,724	1,183,816	789,211	526,141	5,376,321	6,511,388	7,646,455	8,781,522										
23 Large residential-led development (20 units)	20	£1,115,050	557,525	371,750	278,212	201,734	134,489	89,653	59,102	622,827	753,894	884,961	1,016,028										
24 Large residential-led development (35 units)	35	£1,946,906	973,453	648,968	482,976	352,232	234,821	156,547	104,365	1,090,459	1,335,526	1,580,593	1,825,660										
25 Large residential-led development (50 units)	50	£2,336,288	1,168,144	778,763	583,822	422,866	281,911	187,941	125,294	1,150,993	1,396,060	1,641,127	1,886,194										
26 Large residential-led development (120 units)	120	£2,428,832	1,214,416	809,611	607,208	440,156	293,437	195,625	130,418	1,218,416	1,463,483	1,708,550	1,953,617										
27 Large residential-led development (340 units)	340	£12,076,819	6,038,409	4,025,606	3,019,204	2,264,403	1,516,271	1,010,847	673,898	6,038,409	7,246,090	8,491,771	9,739,452										
28 Large residential-led development (380 units)	380	£12,076,819	6,038,409	4,025,606	3,019,204	2,264,403	1,516,271	1,010,847	673,898	6,038,409	7,246,090	8,491,771	9,739,452										
29 Large residential-led development (135 units)	135	£3,115,050	1,557,525	1,031,683	758,762	549,190	366,127	244,085	162,723	1,920,525	2,365,592	2,810,659	3,255,726										
30 Large residential-led development (260 units)	260	£8,811,746	4,405,873	2,937,248	2,202,936	1,622,202	1,081,468	720,978	480,652	4,405,873	5,327,046	6,248,219	7,169,392										
31 Large residential-led development (115 units)	115	£2,451,338	1,225,669	817,113	612,834	447,110	298,073	198,715	132,477	1,252,669	1,507,736	1,762,799	2,017,862										
32 Large residential-led development (375 units)	375	£10,513,294	5,256,647	3,504,431	2,628,323	1,971,242	1,314,161	876,107	580,738	5,256,647	6,387,820	7,518,993	8,650,166										
33 Small site (70 units)	70	£1,557,525	778,763	519,175	386,781	281,182	187,941	125,294	83,477	773,746	939,261	1,104,776	1,270,291										
34 Small site (40 units)	40	£1,557,525	778,763	519,175	386,781	281,182	187,941	125,294	83,477	773,746	939,261	1,104,776	1,270,291										
35 Small site (25 units)	25	£1,557,525	778,763	519,175	386,781	281,182	187,941	125,294	83,477	773,746	939,261	1,104,776	1,270,291										
36 Small site (10 units)	10	£1,557,525	778,763	519,175	386,781	281,182	187,941	125,294	83,477	773,746	939,261	1,104,776	1,270,291										
37 Small site (5 units)	5	£778,763	389,381	259,588	193,390	140,591	93,971	62,747	41,739	386,881	469,631	552,388	635,146										
38 Small site (1 unit)	1	£233,629	116,814	77,876	58,313	42,595	28,197	18,798	12,564	116,814	143,877	170,940	198,003										
39 Office development	-	£389,381	194,690	129,127	96,617	70,876	47,191	31,497	20,974	194,690	239,636	284,582	329,528										
40 Office development	-	£4,872,275	2,436,137	1,624,091	1,218,068	891,051	594,034	396,022	264,015	2,436,137	2,923,365	3,410,593	3,897,821										
41 Office development	-	£7,396,242	3,698,121	2,465,414	1,849,060	1,372,295	914,863	609,909	406,606	3,698,121	4,437,745	5,176,369	5,915,993										
42 Industrial development	-	£2,336,288	1,168,144	778,763	583,822	422,866	281,911	187,941	125,294	1,168,144	1,403,711	1,638,278	1,873,845										
43 Retail development	-	£1,557,525	778,763	519,175	386,781	281,182	187,941	125,294	83,477	778,763	939,261	1,104,776	1,270,291										
44 Leisure development	-	£389,381	194,690	129,127	96,617	70,876	47,191	31,497	20,974	194,690	239,636	284,582	329,528										
45 Student accommodation (200 beds)	-	£1,557,525	778,763	519,175	386,781	281,182	187,941	125,294	83,477	778,763	939,261	1,104,776	1,270,291										
46 C2 accommodation (80 beds)	-	£3,504,433	1,752,216	1,168,144	871,108	624,831	416,554	277,701	185,134	1,752,216	2,102,772	2,453,328	2,803,884										

Table 6.11.4: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,122 per square metre)

RB KINGSTON - LOCAL PLAN BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		Sales value £7,122 per sqm		All tenure		Rented 70%		SO 30%		Residual land values															
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,787,625 PER HA		0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,393,211	2,985,251	2,552,270	2,125,289	1,698,308	1,271,327	844,346	417,365	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
2 Large residential-led development (45 units)	45	£2,554,431	2,245,451	1,936,470	1,627,490	1,318,509	1,009,528	690,547	281,566	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
3 Large residential-led development (190 units)	190	£8,566,368	7,492,332	6,418,296	5,344,260	4,270,224	3,196,188	2,122,152	1,048,116	2,400,589	3,376,608	4,352,627	5,328,646	2,400,589	3,376,608	4,352,627	5,328,646	6,304,665	7,280,684	8,256,703	9,232,722	10,208,741	11,184,760	12,160,779	13,136,798
4 Large residential-led development (70 units)	70	£4,283,194	3,749,885	3,216,576	2,683,267	2,149,958	1,616,649	1,083,340	549,931	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
5 Large residential-led development (220 units)	220	£5,847,719	5,023,549	4,200,379	3,377,209	2,554,039	1,730,869	907,699	474,529	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
6 Large residential-led development (105 units)	105	£3,393,211	2,985,251	2,552,270	2,125,289	1,698,308	1,271,327	844,346	417,365	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
7 Large residential-led development (190 units)	190	£8,566,368	7,492,332	6,418,296	5,344,260	4,270,224	3,196,188	2,122,152	1,048,116	2,400,589	3,376,608	4,352,627	5,328,646	2,400,589	3,376,608	4,352,627	5,328,646	6,304,665	7,280,684	8,256,703	9,232,722	10,208,741	11,184,760	12,160,779	13,136,798
8 Large residential-led development (85 units)	85	£3,115,050	2,707,014	2,289,078	1,871,142	1,453,206	1,035,270	617,334	200,400	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
9 Large residential-led development (85 units)	85	£3,115,050	2,707,014	2,289,078	1,871,142	1,453,206	1,035,270	617,334	200,400	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
10 Large residential-led development (135 units)	135	£2,725,669	2,317,633	1,909,597	1,501,561	1,093,525	685,489	277,453	100,517	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
11 Large residential-led development (50 units)	50	£1,946,906	1,637,870	1,328,834	1,019,798	710,762	401,726	92,690	10,754	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
12 Large residential-led development (100 units)	100	£2,725,669	2,317,633	1,909,597	1,501,561	1,093,525	685,489	277,453	100,517	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
13 Large residential-led development (290 units)	290	£18,300,919	15,747,438	13,193,957	10,640,476	8,087,000	5,533,524	2,979,048	1,423,572	3,376,608	4,352,627	5,328,646	6,304,665	3,376,608	4,352,627	5,328,646	6,304,665	7,280,684	8,256,703	9,232,722	10,208,741	11,184,760	12,160,779	13,136,798	14,112,817
14 Large residential-led development (125 units)	125	£2,336,288	2,027,252	1,718,216	1,409,180	1,100,144	791,108	482,072	173,036	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
15 Large residential-led development (240 units)	240	£8,734,532	7,460,500	6,186,468	4,912,436	3,638,404	2,364,372	1,090,340	479,308	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
16 Large residential-led development (155 units)	155	£8,955,769	7,681,737	6,407,705	5,133,673	3,859,641	2,585,609	1,311,577	590,545	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
17 Large residential-led development (40 units)	40	£2,725,669	2,317,633	1,909,597	1,501,561	1,093,525	685,489	277,453	100,517	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
18 Large residential-led development (150 units)	150	£8,955,769	7,681,737	6,407,705	5,133,673	3,859,641	2,585,609	1,311,577	590,545	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
19 Large residential-led development (105 units)	105	£3,393,211	2,985,251	2,552,270	2,125,289	1,698,308	1,271,327	844,346	417,365	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
20 Large residential-led development (150 units)	150	£8,955,769	7,681,737	6,407,705	5,133,673	3,859,641	2,585,609	1,311,577	590,545	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
21 Large residential-led development (25 units)	25	£1,946,906	1,637,870	1,328,834	1,019,798	710,762	401,726	92,690	10,754	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
22 Large residential-led development (195 units)	195	£9,734,532	8,460,500	7,186,468	5,912,436	4,638,404	3,364,372	1,953,340	842,308	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
23 Large residential-led development (20 units)	20	£1,115,050	974,014	832,978	691,942	550,906	409,870	268,834	127,800	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
24 Large residential-led development (35 units)	35	£1,946,906	1,637,870	1,328,834	1,019,798	710,762	401,726	92,690	10,754	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
25 Large residential-led development (50 units)	50	£2,336,288	2,027,252	1,718,216	1,409,180	1,100,144	791,108	482,072	173,036	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
26 Large residential-led development (120 units)	120	£3,177,006	2,768,970	2,356,934	1,944,898	1,532,862	1,120,826	708,790	296,754	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
27 Large residential-led development (340 units)	340	£12,076,819	10,322,783	8,568,747	6,814,711	5,060,675	3,306,639	1,552,603	700,567	3,376,608	4,352,627	5,328,646	6,304,665	3,376,608	4,352,627	5,328,646	6,304,665	7,280,684	8,256,703	9,232,722	10,208,741	11,184,760	12,160,779	13,136,798	14,112,817
28 Large residential-led development (360 units)	360	£12,076,819	10,322,783	8,568,747	6,814,711	5,060,675	3,306,639	1,552,603	700,567	3,376,608	4,352,627	5,328,646	6,304,665	3,376,608	4,352,627	5,328,646	6,304,665	7,280,684	8,256,703	9,232,722	10,208,741	11,184,760	12,160,779	13,136,798	14,112,817
29 Large residential-led development (135 units)	135	£3,115,050	2,707,014	2,289,078	1,871,142	1,453,206	1,035,270	617,334	200,400	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	7,584,760
30 Large residential-led development (260 units)	260	£8,225,292	7,051,260	5,880,228	4,709,196	3,538,164	2,367,132	1,196,100	545,068	1,248,551	1,824,570	2,400,589	2,976,608	1,248,551	1,824,570	2,400,589	2,976,608	3,552,627	4,128,646	4,704,665	5,280,684	5,856,703	6,432,722	7,008,741	

Table 6.11.5: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,390 per square metre)

RB KINGSTON - LOCAL PLAN		Sales value £7,390 psm		All tenure		Rented 70%		SO 30%		Residual land values										
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,787,625 PER HA																		
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH							
1 Large residential-led development (105 units)	105	£3,893,811	3,825,423	2,999,897	2,373,902	1,742,251	1,110,800	478,948	154,862	795,452	1,438,941	2,079,830	2,717,219							
2 Large residential-led development (45 units)	45	£2,554,431	2,255,245	1,959,591	1,663,937	1,368,282	1,072,628	776,974	481,138	188,453	1,117,920	1,758,809	2,400,200							
3 Large residential-led development (190 units)	190	£5,511,099	5,209,736	4,908,373	4,607,010	4,305,647	4,004,284	3,702,921	3,401,558	3,100,195	2,798,832	2,497,469	2,196,106							
4 Large residential-led development (70 units)	70	£2,755,550	2,454,187	2,152,824	1,851,461	1,550,098	1,248,735	947,372	646,009	344,624	1,283,713	1,924,602	2,565,491							
5 Large residential-led development (220 units)	220	£3,757,568	3,456,205	3,154,842	2,853,479	2,552,116	2,250,753	1,949,390	1,648,027	1,346,664	1,045,301	743,938	442,575							
6 Large residential-led development (105 units)	105	£2,020,645	2,020,645	2,020,645	2,020,645	2,020,645	2,020,645	2,020,645	2,020,645	2,020,645	2,020,645	2,020,645	2,020,645							
7 Large residential-led development (190 units)	190	£3,893,811	3,825,423	2,999,897	2,373,902	1,742,251	1,110,800	478,948	154,862	795,452	1,438,941	2,079,830	2,717,219							
8 Large residential-led development (85 units)	85	£3,115,050	3,036,287	2,957,524	2,878,761	2,799,998	2,721,235	2,642,472	2,563,709	2,484,946	2,406,183	2,327,420	2,248,657							
9 Large residential-led development (85 units)	85	£3,115,050	3,036,287	2,957,524	2,878,761	2,799,998	2,721,235	2,642,472	2,563,709	2,484,946	2,406,183	2,327,420	2,248,657							
10 Large residential-led development (135 units)	135	£2,725,669	2,646,906	2,568,143	2,489,380	2,410,617	2,331,854	2,253,091	2,174,328	2,095,565	2,016,802	1,938,039	1,859,276							
11 Large residential-led development (50 units)	50	£1,946,906	1,868,143	1,789,380	1,710,617	1,631,854	1,553,091	1,474,328	1,395,565	1,316,802	1,238,039	1,159,276	1,080,513							
12 Large residential-led development (100 units)	100	£2,725,669	2,646,906	2,568,143	2,489,380	2,410,617	2,331,854	2,253,091	2,174,328	2,095,565	2,016,802	1,938,039	1,859,276							
13 Large residential-led development (290 units)	290	£10,300,919	10,000,000	9,700,000	9,400,000	9,100,000	8,800,000	8,500,000	8,200,000	7,900,000	7,600,000	7,300,000	7,000,000							
14 Large residential-led development (125 units)	125	£2,336,288	2,257,525	2,178,762	2,099,999	2,021,236	1,942,473	1,863,710	1,784,947	1,706,184	1,627,421	1,548,658	1,469,895							
15 Large residential-led development (240 units)	240	£3,754,332	3,675,569	3,596,806	3,518,043	3,439,280	3,360,517	3,281,754	3,202,991	3,124,228	3,045,465	2,966,702	2,887,939							
16 Large residential-led development (155 units)	155	£2,955,769	2,877,006	2,798,243	2,719,480	2,640,717	2,561,954	2,483,191	2,404,428	2,325,665	2,246,902	2,168,139	2,089,376							
17 Large residential-led development (40 units)	40	£2,225,669	2,146,906	2,068,143	1,989,380	1,910,617	1,831,854	1,753,091	1,674,328	1,595,565	1,516,802	1,438,039	1,359,276							
18 Large residential-led development (150 units)	150	£2,955,769	2,877,006	2,798,243	2,719,480	2,640,717	2,561,954	2,483,191	2,404,428	2,325,665	2,246,902	2,168,139	2,089,376							
19 Large residential-led development (125 units)	125	£2,451,336	2,372,573	2,293,810	2,215,047	2,136,284	2,057,521	1,978,758	1,899,995	1,821,232	1,742,469	1,663,706	1,584,943							
20 Large residential-led development (135 units)	135	£2,708,863	2,630,100	2,551,337	2,472,574	2,393,811	2,315,048	2,236,285	2,157,522	2,078,759	2,000,000	1,921,241	1,842,482							
21 Large residential-led development (25 units)	25	£1,946,906	1,868,143	1,789,380	1,710,617	1,631,854	1,553,091	1,474,328	1,395,565	1,316,802	1,238,039	1,159,276	1,080,513							
22 Large residential-led development (195 units)	195	£3,734,532	3,655,769	3,577,006	3,498,243	3,419,480	3,340,717	3,261,954	3,183,191	3,104,428	3,025,665	2,946,902	2,868,139							
23 Large residential-led development (20 units)	20	£1,115,016	1,036,253	957,490	878,727	799,964	721,201	642,438	563,675	484,912	406,149	327,386	248,623							
24 Large residential-led development (35 units)	35	£1,946,906	1,868,143	1,789,380	1,710,617	1,631,854	1,553,091	1,474,328	1,395,565	1,316,802	1,238,039	1,159,276	1,080,513							
25 Large residential-led development (50 units)	50	£2,336,288	2,257,525	2,178,762	2,099,999	2,021,236	1,942,473	1,863,710	1,784,947	1,706,184	1,627,421	1,548,658	1,469,895							
26 Large residential-led development (120 units)	120	£2,177,006	2,098,243	2,019,480	1,940,717	1,861,954	1,783,191	1,704,428	1,625,665	1,546,902	1,468,139	1,389,376	1,310,613							
27 Large residential-led development (340 units)	340	£12,076,819	11,776,000	11,475,181	11,174,362	10,873,543	10,572,724	10,271,905	9,971,086	9,670,267	9,369,448	9,068,629	8,767,810							
28 Large residential-led development (135 units)	135	£3,115,050	3,036,287	2,957,524	2,878,761	2,799,998	2,721,235	2,642,472	2,563,709	2,484,946	2,406,183	2,327,420	2,248,657							
29 Large residential-led development (260 units)	260	£10,513,294	10,212,475	9,911,656	9,610,837	9,310,018	9,009,199	8,708,380	8,407,561	8,106,742	7,805,923	7,505,104	7,204,285							
30 Large residential-led development (115 units)	115	£2,451,336	2,372,573	2,293,810	2,215,047	2,136,284	2,057,521	1,978,758	1,899,995	1,821,232	1,742,469	1,663,706	1,584,943							
31 Large residential-led development (375 units)	375	£10,513,294	10,212,475	9,911,656	9,610,837	9,310,018	9,009,199	8,708,380	8,407,561	8,106,742	7,805,923	7,505,104	7,204,285							
32 Small site (70 units)	70	£1,557,525	1,478,762	1,399,999	1,321,236	1,242,473	1,163,710	1,084,947	1,006,184	927,421	848,658	769,895	691,132							
33 Small site (40 units)	40	£1,557,525	1,478,762	1,399,999	1,321,236	1,242,473	1,163,710	1,084,947	1,006,184	927,421	848,658	769,895	691,132							
34 Small site (25 units)	25	£1,557,525	1,478,762	1,399,999	1,321,236	1,242,473	1,163,710	1,084,947	1,006,184	927,421	848,658	769,895	691,132							
35 Small site (10 units)	10	£1,168,144	1,089,381	1,010,618	931,855	853,092	774,329	695,566	616,803	538,040	459,277	380,514	301,751							
36 Small site (5 units)	5	£778,633	700,000	621,237	542,474	463,711	384,948	306,185	227,422	148,659	69,896	-10,867	-190,104							
37 Small site (1 unit)	1	£233,629	165,000	96,237	26,474	-43,311	-124,078	-204,845	-285,612	-366,379	-447,146	-527,913	-608,680							
38 Office development	-	£389,361	£447,876	£447,876	£447,876	£447,876	£447,876	£447,876	£447,876	£447,876	£447,876	£447,876	£447,876							
39 Office development	-	£4,872,575	£1,311,115	£1,311,115	£1,311,115	£1,311,115	£1,311,115	£1,311,115	£1,311,115	£1,311,115	£1,311,115	£1,311,115	£1,311,115							
40 Office development	-	£7,390,246	£2,862,276	£2,862,276	£2,862,276	£2,862,276	£2,862,276	£2,862,276	£2,862,276	£2,862,276	£2,862,276	£2,862,276	£2,862,276							
41 Office development	-	£2,336,288	£1,605,627	£1,605,627	£1,605,627	£1,605,627	£1,605,627	£1,605,627	£1,605,627	£1,605,627	£1,605,627	£1,605,627	£1,605,627							
42 Industrial development	-	£1,557,525	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420							
43 Retail development	-	£389,361	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738							
44 Leisure development	-	£1,557,525	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420							
45 Student accommodation (200 beds)	-	£1,557,525	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420	£2,360,420							
46 C2 accommodation (80 beds)	-	£3,504,431	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948							

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£5,010,090 PER HA								Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH							
1 Large residential-led development (105 units)	105	£2,505,045	3,825,423	2,999,897	2,373,902	1,742,251	1,110,800	478,948	154,862	795,452	1,438,941	2,079,830	2,717,219							
2 Large residential-led development (45 units)	45	£2,554,431	2,255,245	1,959,591	1,663,937	1,368,282	1,072,628	776,974	481,138	188,453	1,117,920	1,758,809	2,400,200							
3 Large residential-led development (190 units)	190	£5,511,099	5,209,736	4,908,373	4,607,010	4,305,647	4,004,284	3,702,921	3,401,558	3,100,195	2,798,832	2,497,469	2,196,106							
4 Large residential-led development (70 units)	70	£2,755,550	2,454,187	2,152,824	1,851,461	1,550,098	1,248,735	947,372	646,009	344,624	1,283,713	1,924,602	2,565,491							
5 Large residential-led development (220 units)	220	£3,757,568	3,456,205	3,154,842	2,853,479	2,552,116	2,250,753	1,949,390	1,648,027	1,346,664	1,045,301	743,938	442,575							
6 Large residential-led development (105 units)	105	£2,020,645	2,020,645	2,020,645	2,020,645	2,020,645	2,020,645	2,020,645	2,020,645	2,020,645	2,020,645	2,020,645	2,020,645							
7 Large residential-led development (190 units)	190	£3,893,811	3,825,423	2,999,897	2,373,902	1,742,251	1,110,800	478,948	154,862	795,452	1,438,941	2,079,830	2,717,219							
8 Large residential-led development (85 units)	85	£3,115,050	3,036,287	2,957,524	2,878,761	2,799,998														

Table 6.11.6: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,657 per square metre)

RB KINGSTON - LOCAL PLAN BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		Sales value £7,657 per sqm		All tenure		Rented 70%		SO 30%		Residual land values													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Large residential-led development (105 units)	105	£3,393,211	4,826,052	4,140,485	3,454,918	2,769,351	2,083,784	1,398,217	899,650	6,168	696,003	1,398,217	2,100,521										
2 Large residential-led development (45 units)	45	£3,504,431	4,826,052	4,140,485	3,454,918	2,769,351	2,083,784	1,398,217	899,650	6,168	696,003	1,398,217	2,100,521										
3 Large residential-led development (190 units)	190	£6,586,368	11,934,966	10,708,175	9,473,388	8,239,701	7,005,484	5,771,227	4,536,969	3,302,754	2,068,516	834,280	495,610										
4 Large residential-led development (70 units)	70	£4,283,194	11,934,966	10,708,175	9,473,388	8,239,701	7,005,484	5,771,227	4,536,969	3,302,754	2,068,516	834,280	495,610										
5 Large residential-led development (220 units)	220	£5,847,719	10,396,340	9,099,205	7,822,070	6,545,935	5,269,800	4,000,000	2,975,530	2,000,000	1,500,000	1,100,000	800,000										
6 Large residential-led development (105 units)	105	£5,451,336	7,406,193	6,152,049	4,897,905	3,643,761	2,389,617	1,135,473	680,328	500,000	350,000	250,000	180,000										
7 Large residential-led development (190 units)	190	£3,893,813	9,350,575	8,102,594	6,854,615	5,606,636	4,358,657	3,110,678	1,862,699	964,714	236,567	1,482,242	2,683,795										
8 Large residential-led development (85 units)	85	£3,115,050	4,643,886	4,058,978	3,474,071	2,889,165	2,304,257	1,719,351	1,134,443	549,536	35,871	629,085	1,222,239										
9 Large residential-led development (85 units)	85	£5,961,956	4,760,546	4,175,639	3,590,731	3,005,825	2,420,918	1,836,011	1,251,104	688,196	81,290	510,744	1,103,938										
10 Large residential-led development (135 units)	135	£2,725,656	7,877,577	6,711,918	5,546,259	4,380,599	3,214,940	2,049,281	1,243,622	782,678	419,000	270,000	180,000										
11 Large residential-led development (50 units)	50	£1,946,906	4,530,700	4,190,546	3,850,393	3,510,419	3,170,396	2,830,372	2,490,349	2,150,326	1,810,303	1,470,280	1,130,257										
12 Large residential-led development (100 units)	100	£2,725,656	3,977,873	3,386,755	2,795,637	2,204,519	1,613,401	1,022,283	431,165	165,702	70,000	30,000	15,000										
13 Large residential-led development (290 units)	290	£18,300,919	27,358,784	25,211,901	23,065,017	21,448,132	20,011,249	18,174,364	16,337,481	14,500,597	12,663,713	10,826,829	9,000,945										
14 Large residential-led development (125 units)	125	£2,336,288	7,477,587	6,661,236	5,845,885	5,029,534	4,212,783	3,396,532	2,580,481	1,765,941	939,595	115,227	719,169										
15 Large residential-led development (240 units)	240	£3,744,532	17,457,791	15,115,552	13,773,313	12,431,074	11,088,835	9,746,596	8,404,357	7,062,118	5,719,879	4,377,640	3,035,401										
16 Large residential-led development (155 units)	155	£3,301,672	13,830,125	12,635,461	11,440,797	10,246,133	9,051,469	7,856,805	6,662,141	5,467,477	4,272,813	3,078,149	1,883,485										
17 Large residential-led development (40 units)	40	£2,725,656	4,999,344	4,599,101	4,200,858	3,800,615	3,400,372	3,000,129	2,600,886	2,200,643	1,800,400	1,400,157	1,000,914										
18 Large residential-led development (150 units)	150	£3,955,769	7,541,499	6,579,349	5,617,199	4,655,049	3,692,899	2,730,749	1,768,599	806,450	161,460	1,149,147	2,136,798										
19 Large residential-led development (125 units)	125	£5,451,336	7,406,193	6,152,049	4,897,905	3,643,761	2,389,617	1,135,473	680,328	500,000	350,000	250,000	180,000										
20 Large residential-led development (130 units)	130	£7,008,863	11,828,531	10,179,735	8,530,937	6,882,140	5,233,343	3,584,546	1,935,749	508,952	4,236,155	3,369,359	2,500,561										
21 Large residential-led development (25 units)	25	£1,946,906	2,696,877	2,509,393	2,321,909	2,134,425	1,946,940	1,759,455	1,571,971	1,384,486	1,197,001	1,009,517	822,032										
22 Large residential-led development (195 units)	195	£9,734,532	18,484,648	16,296,053	14,107,457	11,918,861	9,730,265	7,541,669	5,353,073	3,164,477	935,951	813,285	679,698										
23 Large residential-led development (20 units)	20	£1,115,050	2,827,436	2,521,901	2,216,366	1,910,831	1,605,296	1,300,761	1,000,226	700,691	400,156	200,621	100,086										
24 Large residential-led development (35 units)	35	£1,946,906	4,931,431	4,531,286	4,131,141	3,730,996	3,330,851	2,930,706	2,530,561	2,130,416	1,730,271	1,330,126	930,081										
25 Large residential-led development (50 units)	50	£2,336,288	4,999,344	4,599,101	4,200,858	3,800,615	3,400,372	3,000,129	2,600,886	2,200,643	1,800,400	1,400,157	1,000,914										
26 Large residential-led development (120 units)	120	£8,177,006	9,998,544	9,173,039	8,347,533	7,522,028	6,696,523	5,871,018	5,045,513	4,220,008	3,394,503	2,569,008	1,743,503										
27 Large residential-led development (340 units)	340	£12,070,819	17,172,723	15,172,723	13,172,723	11,172,723	9,172,723	7,172,723	5,172,723	3,172,723	1,172,723	1,172,723	1,172,723										
28 Large residential-led development (135 units)	135	£3,115,050	5,733,523	4,999,295	4,265,067	3,530,839	2,796,611	2,062,383	1,328,155	597,927	136,054	960,566	1,844,867										
29 Large residential-led development (260 units)	260	£10,513,284	13,811,744	11,912,285	10,242,826	8,673,370	7,103,912	5,534,454	3,964,996	2,395,538	784,831	601,871	4,249,218										
30 Large residential-led development (115 units)	115	£5,451,336	5,484,315	4,733,456	3,982,597	3,231,738	2,480,879	1,729,920	969,061	203,207	567,989	1,327,129	2,098,278										
31 Large residential-led development (375 units)	375	£10,513,284	15,743,983	13,805,949	11,468,115	9,327,180	7,186,245	5,045,310	2,904,375	1,243,440	1,487,717	3,668,314	5,853,389										
32 Small site (70 units)	70	£1,557,525	4,662,573	4,160,326	3,658,079	3,155,832	2,653,585	2,151,338	1,649,091	1,146,844	644,596	142,347	364,993										
33 Small site (40 units)	40	£1,557,525	4,781,827	4,486,296	4,190,764	3,895,233	3,599,701	3,304,169	3,008,637	2,713,105	2,417,574	2,122,043	1,826,512										
34 Small site (25 units)	25	£1,557,525	4,811,282	4,516,751	4,221,220	3,925,689	3,630,158	3,334,627	3,039,096	2,743,565	2,448,034	2,152,503	1,856,972										
35 Small site (10 units)	10	£1,168,144	1,862,426	1,862,426	1,862,426	1,862,426	1,862,426	1,862,426	1,862,426	1,862,426	1,862,426	1,862,426	1,862,426										
36 Small site (5 units)	5	£718,763	1,152,355	1,152,355	1,152,355	1,152,355	1,152,355	1,152,355	1,152,355	1,152,355	1,152,355	1,152,355	1,152,355										
37 Small site (1 unit)	1	£233,629	210,252	210,252	210,252	210,252	210,252	210,252	210,252	210,252	210,252	210,252	210,252										
38 Office development	-	£389,361	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476										
39 Office development	-	£4,872,575	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115										
40 Office development	-	£7,396,249	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276										
41 Industrial development	-	£2,336,288	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627										
42 Retail development	-	£1,557,525	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420										
43 Leisure development	-	£389,361	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738										
44 Student accommodation (200 beds)	-	£1,551,336	30,188,409	28,163,408	26,138,407	24,113,406	22,088,405	20,063,404	18,038,403	16,013,402	13,988,401	11,963,400	9,938,399										
45 C2 accommodation (80 beds)	-	£3,504,431	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948										

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£5,010,090 PER HA		All tenure		Rented 70%		SO 30%		Residual land values													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Large residential-led development (105 units)	105	£2,505,045	4,826,052	4,140,485	3,454,918	2,769,351	2,083,784	1,398,217	899,650	6,168	696,003	1,398,217	2,100,521										
2 Large residential-led development (45 units)	45	£2,541,541	4,826,052	4,140,485	3,454,918	2,769,351	2,083,784	1,398,217	899,650	6,168	696,003	1,398,217	2,100,521										
3 Large residential-led development (190 units)	190	£5,511,099	11,934,966	10,708,175	9,473,388	8,239,701	7,005,484	5,771,227	4,536,969	3,302,754	2,068,516	834,280	495,610										
4 Large residential-led development (70 units)	70	£2,745,556	11,934,966	10,708,175	9,473,388	8,239,701	7,005,484	5,771,227	4,536,969	3,302,754	2,068,516	834,280	495,610										
5 Large residential-led development (220 units)	220	£3,757,568	10,396,340	9,099,205	7,822,070	6,545,935	5,269,800	4,000,000	2,975,530	2,000,000	1,500,000	1,100,000	800,000										
6 Large residential-led development (105 units)	105	£5,007,063	7,406,193	6,152,049	4,897,905	3,643,761	2,389,617	1,135,473	680,328	500,000	350,000	250,000	180,000										
7 Large residential-led development (190 units)	190	£2,505,045	9,350,575	8,102,594	6,854,615	5,606,636	4,358,657	3,110,678	1,862,699	964,714	236,567	1,482,242	2,683,795										
8 Large residential-led development (85 units)	85	£2,004,036	4,643,886	4,058,978	3,474,071	2,889,165	2,304,257	1,719,351	1,134,443	549,536	35,871	629,085	1,222,239										
9 Large residential-led development (135 units)	135	£1,753,532	7,877,577	6,711,918	5,546,259	4,380,599	3,214,940	2,049,281	1,243,622	782,678	419,000	270,00											

Table 6.11.7: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,925 per square metre)

RB KINGSTON - LOCAL PLAN BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		Sales value £7,925 per sqm		All tenure		Rented 70%		SO 30%		Residual land values									
		£7,787.625 PER HA																	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1 Large residential-led development (105 units)	105	£3,393,213	5,999,826	4,400,275	3,711,130	3,011,804	2,302,839	1,598,084	891,834	185,873	528,958	1,244,210	1,960,589						
2 Large residential-led development (45 units)	45	£3,554,431	5,999,826	4,400,275	3,711,130	3,011,804	2,302,839	1,598,084	891,834	185,873	528,958	1,244,210	1,960,589						
3 Large residential-led development (190 units)	190	£8,566,368	12,454,573	11,202,268	9,943,117	8,682,016	7,422,513	6,162,211	4,901,909	3,641,606	2,381,303	1,121,001	141,273						
4 Large residential-led development (70 units)	70	£4,283,184	6,338,813	5,850,314	5,361,814	4,873,314	4,384,814	3,896,314	3,407,814	2,919,314	2,430,814	1,942,314	1,453,814						
5 Large residential-led development (220 units)	220	£5,847,719	10,937,944	9,523,729	8,109,514	6,695,299	5,281,084	3,866,869	2,452,654	1,038,439	381,024	1,817,779	3,271,954						
6 Large residential-led development (105 units)	105	£5,451,338	6,779,781	6,890,516	6,211,270	5,532,025	4,852,780	4,173,535	3,494,290	2,815,045	2,135,800	1,456,555	877,310						
7 Large residential-led development (190 units)	190	£3,893,813	9,818,325	8,596,957	7,375,591	6,154,225	4,932,859	3,711,493	2,490,127	1,268,762	47,384	1,190,586	2,442,922						
8 Large residential-led development (85 units)	85	£3,115,050	4,887,112	4,390,043	3,897,974	3,395,905	2,893,836	2,391,767	1,889,700	1,387,631	885,562	393,388	1,088,905						
9 Large residential-led development (85 units)	85	£5,061,956	5,003,772	4,486,703	3,969,635	3,212,567	2,695,499	2,018,430	1,421,361	804,293	227,225	375,077	890,596						
10 Large residential-led development (135 units)	135	£2,725,569	7,098,147	7,127,110	6,211,819	5,276,403	4,341,987	3,407,571	2,473,155	1,548,739	624,323	227,225	375,077						
11 Large residential-led development (50 units)	50	£1,946,906	4,968,709	4,301,756	3,714,761	3,027,766	2,340,771	1,653,776	966,781	269,786	1,592,624	1,545,845	1,180,630						
12 Large residential-led development (100 units)	100	£2,725,569	3,987,101	3,205,522	2,280,041	1,893,341	1,108,841	699,841	6,856	581,575	1,158,296	1,731,016	2,385,734						
13 Large residential-led development (290 units)	290	£18,300,919	28,128,341	26,253,928	24,378,517	22,503,106	20,627,693	18,752,282	16,876,870	15,001,458	13,126,047	11,250,634	9,375,223						
14 Large residential-led development (125 units)	125	£2,336,288	7,803,083	6,970,827	6,138,571	5,306,315	4,474,059	3,641,803	2,809,547	1,977,291	1,146,035	295,845	532,571						
15 Large residential-led development (240 units)	240	£2,734,532	7,879,478	7,803,083	6,970,827	6,138,571	5,306,315	4,474,059	3,641,803	2,809,547	1,977,291	1,146,035	532,571						
16 Large residential-led development (155 units)	155	£8,955,769	14,223,512	13,213,179	12,202,846	11,192,513	10,182,180	9,171,847	8,161,514	7,151,181	6,140,848	5,130,515	4,120,182						
17 Large residential-led development (40 units)	40	£2,725,569	5,036,192	4,729,107	4,422,022	4,114,937	3,807,853	3,500,769	3,193,684	2,886,600	2,579,515	2,271,253	1,964,495						
18 Large residential-led development (190 units)	190	£8,955,769	7,923,250	6,940,132	5,947,014	4,953,896	3,960,778	2,967,660	1,974,542	981,424	1,653,289	711,460	934,883						
19 Large residential-led development (105 units)	105	£5,451,338	6,779,781	6,890,516	6,211,270	5,532,025	4,852,780	4,173,535	3,494,290	2,815,045	2,135,800	1,456,555	877,310						
20 Large residential-led development (135 units)	135	£7,008,863	11,387,234	10,581,502	9,355,770	8,129,938	7,000,206	5,870,474	4,740,742	3,611,010	2,481,278	1,351,546	2,709,913						
21 Large residential-led development (25 units)	25	£1,946,906	2,783,890	2,591,985	2,400,040	2,208,215	2,016,389	1,824,564	1,632,739	1,440,914	1,249,089	1,057,264	865,438						
22 Large residential-led development (195 units)	195	£9,734,532	19,997,930	18,712,689	17,427,448	16,142,148	14,856,899	13,571,650	12,286,350	11,001,100	9,715,848	8,430,598	7,145,328						
23 Large residential-led development (20 units)	20	£1,115,050	2,807,801	2,615,896	2,423,991	2,232,086	2,040,181	1,848,276	1,656,371	1,464,466	1,272,561	1,080,656	888,751						
24 Large residential-led development (35 units)	35	£1,946,906	2,807,801	2,615,896	2,423,991	2,232,086	2,040,181	1,848,276	1,656,371	1,464,466	1,272,561	1,080,656	888,751						
25 Large residential-led development (50 units)	50	£2,336,288	5,829,978	5,452,059	5,074,140	4,696,220	4,318,301	3,940,382	3,562,463	3,184,544	2,806,624	2,428,705	2,050,786						
26 Large residential-led development (120 units)	120	£8,177,006	8,288,193	8,470,058	8,651,923	8,833,788	9,015,653	9,197,518	9,379,383	9,561,248	9,743,113	9,924,978	10,106,843						
27 Large residential-led development (340 units)	340	£12,076,819	12,187,906	12,298,993	12,410,080	12,521,167	12,632,254	12,743,341	12,854,428	12,965,515	13,076,602	13,187,689	13,298,776						
28 Large residential-led development (360 units)	360	£12,076,819	11,524,475	10,971,131	10,417,787	9,864,443	9,311,099	8,757,755	8,204,411	7,651,067	7,097,723	6,544,379	5,991,035						
29 Large residential-led development (135 units)	135	£3,115,050	6,841,955	5,192,308	4,342,661	3,493,014	2,643,367	1,793,720	944,073	88,002	601,250	1,871,440	2,541,700						
30 Large residential-led development (260 units)	260	£10,513,294	13,982,077	12,382,003	10,781,928	9,181,854	7,581,780	5,981,706	4,381,632	2,781,558	1,181,484	463,941	2,102,190						
31 Large residential-led development (115 units)	115	£5,451,338	5,783,937	5,018,097	4,252,258	3,486,417	2,720,577	1,954,737	1,170,220	404,697	374,040	1,180,515	1,942,984						
32 Large residential-led development (375 units)	375	£10,513,294	16,494,427	14,894,427	13,294,427	11,694,427	10,094,427	8,494,427	6,894,427	5,294,427	3,694,427	2,094,427	488,427						
33 Small site (70 units)	70	£1,557,525	4,979,551	4,396,455	3,813,359	3,230,263	2,647,167	2,064,071	1,480,975	907,879	326,783	261,687	254,968						
34 Small site (40 units)	40	£1,557,525	4,917,899	4,615,584	4,313,269	4,010,954	3,708,639	3,406,324	3,104,009	2,801,694	2,499,379	2,197,064	1,894,749						
35 Small site (25 units)	25	£1,557,525	4,298,495	4,083,543	3,868,591	3,653,639	3,438,687	3,223,735	3,008,783	2,793,831	2,578,879	2,363,927	2,148,975						
36 Small site (10 units)	10	£1,168,144	1,709,306	1,709,306	1,709,306	1,709,306	1,709,306	1,709,306	1,709,306	1,709,306	1,709,306	1,709,306	1,709,306						
37 Small site (5 units)	5	£775,763	1,185,819	1,185,819	1,185,819	1,185,819	1,185,819	1,185,819	1,185,819	1,185,819	1,185,819	1,185,819	1,185,819						
38 Small site (1 unit)	1	£233,629	216,904	216,904	216,904	216,904	216,904	216,904	216,904	216,904	216,904	216,904	216,904						
39 Office development			£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476						
40 Office development			£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476						
41 Office development			£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476	£4,476						
42 Industrial development			£2,336,288	£2,336,288	£2,336,288	£2,336,288	£2,336,288	£2,336,288	£2,336,288	£2,336,288	£2,336,288	£2,336,288	£2,336,288						
43 Retail development			£1,557,525	£2,380,420	£2,380,420	£2,380,420	£2,380,420	£2,380,420	£2,380,420	£2,380,420	£2,380,420	£2,380,420	£2,380,420						
44 Leisure development			£388,381	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738						
45 Student accommodation (200 beds)			£1,551,338	£3,102,676	£3,102,676	£3,102,676	£3,102,676	£3,102,676	£3,102,676	£3,102,676	£3,102,676	£3,102,676	£3,102,676						
46 C2 accommodation (80 beds)			£3,504,431	£2,485,948	£2,485,948	£2,485,948	£2,485,948	£2,485,948	£2,485,948	£2,485,948	£2,485,948	£2,485,948	£2,485,948						

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£5,010,090 PER HA								Residual land values									
		£5,010,090 PER HA																	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1 Large residential-led development (105 units)	105	£2,505,045	5,999,826	4,400,275	3,711,130	3,011,804	2,302,839	1,598,084	891,834	185,873	528,958	1,244,210	1,960,589						
2 Large residential-led development (45 units)	45	£2,541,541	2,938,505	2,688,658	2,278,008	1,848,360	1,418,712	1,028,064	638,416	269,723	30,551	385,008							
3 Large residential-led development (190 units)	190	£5,511,099	12,454,573	11,202,268	9,943,117	8,682,016	7,422,513	6,162,211	4,901,909	3,641,606	2,381,303	1,121,001	141,273						
4 Large residential-led development (70 units)	70	£2,755,582	6,338,813	5,850,314	5,361,814	4,873,314	4,384,814	3,896,314	3,407,814	2,919,314	2,430,814	1,942,314	1,453,814						
5 Large residential-led development (220 units)	220	£3,757,580	10,937,944	9,523,729	8,109,514	6,695,299	5,281,084	3,866,869	2,452,654	1,038,439	381,024	1,817,779	3,271,954						
6 Large residential-led development (105 units)	105	£3,507,063	6,779,781	6,890,516	6,211,270	5,532,025	4,852,780	4,173,535	3,494,290	2,815,045	2,135,800	1,456,555	877,310						
7 Large residential-led development (190 units)	190	£2,505,045	9,818,325	8,596,957	7,375,591	6,154,225	4,932,859	3,711,493	2,490,127	1,268,762	47,384	1,190,586	2,442,922						
8 Large residential-led development (85 units)	85	£2,064,036	4,887,112	4,390,043	3,897,974	3,395,905	2,893,836	2,391,767	1,889,700	1,387,631	885,562	393,388	1,088,905						
9 Large residential-led development (85 units)	85	£3,256,558	5,003,772	4,486,703	3,969,635	3,212,567	2,695,499	2,018,430	1,421,361	804,293	227,225	375,077	890,596						
10 Large residential-led development (135 units)	135	£1,753,532	8,651,464	7,127,110	6,202,757	5,278,403	4,343,987	3,409,571	2,475,155	1,549,739	624,323	227,225	375,077						
11 Large residential-led development (50 units)	50	£1,252,523	4,668,789	4,321,756	3,974,741	3,627,726	3,280,711	2,933,700	2,586,689	2,239,678	1,892,667	1,545,656	1,198,630						
12 Large residential-led development (100 units)	100	£1,753,532	3,987,101	3,205,522	2,280,041	1,893,341	1,108,841	699,841	6,856	581,575	1,158,296	1,731,016	2,385,734						
13 Large residential-led development (290 units)	290	£11,717,112	29,129,341	26,253,928	24,378,517														

Table 6.11.8: Appraisal results – 70% Social Retail and 30% Shared ownership (values of £8,193 per square metre)

RB KINGSTON - LOCAL PLAN		Sales value £8,193 per sqm		All tenure		Rented 70%		SO 30%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,787,625 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£3,393,813	6,591,514	5,832,236	5,732,361	4,313,885	3,554,438	2,795,131	2,035,955	1,271,462	504,412	288,275	1,044,300
2 Large residential-led development (45 units)	45	£3,554,431	6,591,514	5,832,236	5,732,361	4,313,885	3,554,438	2,795,131	2,035,955	1,271,462	504,412	288,275	1,044,300
3 Large residential-led development (190 units)	190	£6,567,165	14,008,338	13,547,485	12,186,632	10,025,778	8,944,925	6,996,440	6,725,936	5,355,530	3,985,726	2,615,621	1,245,510
4 Large residential-led development (70 units)	70	£4,283,194	7,368,288	6,838,853	6,309,418	5,779,983	5,250,547	4,721,111	4,191,676	3,662,241	3,132,805	2,603,370	2,073,934
5 Large residential-led development (220 units)	220	£5,847,719	13,800,956	12,262,054	10,724,600	9,186,347	7,648,094	6,109,841	4,571,587	3,033,333	1,495,080	43,724	1,603,896
6 Large residential-led development (105 units)	105	£5,451,338	9,411,055	8,651,778	7,892,499	6,353,222	5,371,946	4,191,676	3,033,333	1,495,080	43,724	1,603,896	1,032,286
7 Large residential-led development (190 units)	190	£3,893,813	12,215,389	10,991,228	9,562,737	8,234,245	6,905,754	5,777,261	4,248,770	2,920,278	1,591,787	283,285	1,080,270
8 Large residential-led development (85 units)	85	£3,115,050	6,079,891	5,437,005	4,791,209	4,143,361	3,496,513	2,849,164	2,201,816	1,554,468	807,119	259,772	383,082
9 Large residential-led development (85 units)	85	£5,061,956	6,170,603	5,527,716	4,883,207	4,238,698	3,593,509	2,941,162	2,293,913	1,646,465	999,117	351,768	299,783
10 Large residential-led development (135 units)	135	£2,725,689	9,796,477	8,793,732	7,789,216	6,784,700	5,779,184	4,774,668	3,769,152	2,754,636	1,750,120	754,604	263,619
11 Large residential-led development (50 units)	50	£1,946,906	5,360,617	4,984,200	4,607,943	4,231,605	3,855,268	3,478,931	3,102,594	2,726,257	2,349,920	1,973,583	1,597,246
12 Large residential-led development (100 units)	100	£2,725,689	4,717,200	4,096,728	3,476,248	2,855,769	2,235,289	1,609,144	982,779	359,415	273,769	908,397	1,544,225
13 Large residential-led development (290 units)	290	£18,300,919	31,735,603	29,781,418	27,827,234	25,873,049	23,918,864	21,964,679	19,010,494	17,056,309	15,102,124	13,147,939	11,193,754
14 Large residential-led development (125 units)	125	£2,336,288	9,236,373	8,332,417	7,428,571	6,524,670	5,620,770	4,716,869	3,812,969	2,909,067	2,005,167	1,099,266	1,831,314
15 Large residential-led development (240 units)	240	£3,734,532	23,977,878	21,923,758	20,149,839	18,375,920	16,602,001	14,828,082	13,054,163	11,280,244	9,506,325	7,732,406	5,958,487
16 Large residential-led development (155 units)	155	£3,955,769	16,222,433	15,025,915	13,827,398	12,630,881	11,434,364	10,237,847	9,041,330	7,844,813	6,649,296	5,453,779	4,258,262
17 Large residential-led development (40 units)	40	£2,725,689	5,527,390	5,195,745	4,864,101	4,532,456	4,200,812	3,869,167	3,537,522	3,205,877	2,874,232	2,542,587	2,210,942
18 Large residential-led development (150 units)	150	£3,955,769	8,856,488	8,059,200	7,262,912	6,465,624	5,668,336	4,871,048	4,073,760	3,276,472	2,479,184	1,681,896	894,608
19 Large residential-led development (125 units)	125	£5,451,338	9,411,055	8,651,778	7,892,499	6,353,222	5,371,946	4,191,676	3,033,333	1,495,080	43,724	1,603,896	1,032,286
20 Large residential-led development (130 units)	130	£7,008,863	15,152,973	12,212,916	11,272,860	10,332,803	9,392,746	8,452,689	7,512,632	6,572,575	5,632,519	4,692,463	3,752,406
21 Large residential-led development (25 units)	25	£1,946,906	3,170,520	2,963,114	2,755,709	2,548,303	2,340,897	2,133,491	1,926,085	1,718,679	1,511,273	1,303,872	1,096,466
22 Large residential-led development (195 units)	195	£3,734,532	22,336,007	20,339,342	18,342,676	16,346,011	14,349,346	12,352,681	10,356,016	8,359,351	6,362,686	4,366,021	2,369,356
23 Large residential-led development (125 units)	125	£3,115,050	6,204,336	5,690,995	5,177,654	4,664,313	4,150,972	3,637,631	3,124,290	2,610,949	2,100,608	1,590,267	1,080,926
24 Large residential-led development (35 units)	35	£1,946,906	3,161,722	2,960,256	2,758,790	2,557,324	2,355,858	2,154,392	1,952,926	1,751,460	1,550,000	1,348,534	1,147,068
25 Large residential-led development (50 units)	50	£2,336,288	6,520,260	6,111,377	5,702,492	5,293,607	4,884,722	4,475,837	4,066,952	3,658,067	3,249,182	2,840,297	2,431,412
26 Large residential-led development (120 units)	120	£3,177,006	7,668,717	7,020,972	6,383,227	5,745,482	5,107,737	4,469,992	3,832,247	3,194,502	2,556,757	1,919,012	1,281,267
27 Large residential-led development (340 units)	340	£12,076,819	20,145,256	17,966,877	15,788,497	13,610,117	11,431,737	9,253,357	7,074,977	4,896,597	2,718,217	509,837	2,738,914
28 Large residential-led development (360 units)	360	£12,076,819	17,706,507	15,528,127	13,349,747	11,171,367	9,000,987	6,830,607	4,660,227	2,489,847	309,467	1,410,012	2,410,012
29 Large residential-led development (135 units)	135	£3,115,050	7,823,056	6,998,497	6,173,938	5,348,379	4,522,820	3,697,261	2,871,702	2,046,143	1,220,584	401,025	1,481,280
30 Large residential-led development (280 units)	280	£10,513,284	16,673,886	15,131,396	13,589,195	11,646,814	9,904,523	8,162,233	6,419,942	4,677,652	2,935,362	1,199,072	588,728
31 Large residential-led development (115 units)	115	£5,451,338	7,382,198	6,550,609	5,719,020	4,887,431	4,055,842	3,224,253	2,392,664	1,561,075	717,478	124,181	976,193
32 Large residential-led development (375 units)	375	£10,513,284	20,797,738	19,251,341	17,704,944	16,158,547	14,612,150	13,065,753	11,519,356	9,972,959	8,426,562	6,880,165	5,329,768
33 Small site (70 units)	70	£1,557,525	5,788,054	5,232,065	4,677,275	4,121,886	3,566,496	3,011,106	2,455,717	1,900,327	1,344,938	789,548	234,158
34 Small site (40 units)	40	£1,557,525	5,413,336	5,086,228	4,759,121	4,432,014	4,104,906	3,777,800	3,450,692	3,123,584	2,796,476	2,469,368	2,142,260
35 Small site (25 units)	25	£1,557,525	4,640,499	4,408,447	4,176,395	3,944,343	3,712,291	3,480,239	3,248,187	3,016,135	2,784,083	2,552,031	2,319,979
36 Small site (10 units)	10	£1,165,144	1,846,107	1,846,107	1,846,107	1,846,107	1,846,107	1,846,107	1,846,107	1,846,107	1,846,107	1,846,107	1,846,107
37 Small site (5 units)	5	£475,613	1,263,917	1,263,917	1,263,917	1,263,917	1,263,917	1,263,917	1,263,917	1,263,917	1,263,917	1,263,917	1,263,917
38 Small site (1 unit)	1	£233,629	232,564	232,564	232,564	232,564	232,564	232,564	232,564	232,564	232,564	232,564	232,564
39 Office development	-	-	£77,010	£77,010	£77,010	£77,010	£77,010	£77,010	£77,010	£77,010	£77,010	£77,010	£77,010
40 Office development	-	-	£4,872,275	£65,293	£65,293	£65,293	£65,293	£65,293	£65,293	£65,293	£65,293	£65,293	£65,293
41 Office development	-	-	£7,386,244	£878,465	£878,465	£878,465	£878,465	£878,465	£878,465	£878,465	£878,465	£878,465	£878,465
42 Industrial development	-	-	£2,336,288	£1,605,627	£1,605,627	£1,605,627	£1,605,627	£1,605,627	£1,605,627	£1,605,627	£1,605,627	£1,605,627	£1,605,627
43 Retail development	-	-	£1,557,525	£1,843,343	£1,843,343	£1,843,343	£1,843,343	£1,843,343	£1,843,343	£1,843,343	£1,843,343	£1,843,343	£1,843,343
44 Leisure development	-	-	£389,381	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738	£751,738
45 Student accommodation (200 beds)	-	-	£1,551,336	£1,551,336	£1,551,336	£1,551,336	£1,551,336	£1,551,336	£1,551,336	£1,551,336	£1,551,336	£1,551,336	£1,551,336
46 C2 accommodation (80 beds)	-	-	£3,504,431	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948	£2,495,948

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£5,010,090 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£2,505,045	6,591,514	5,832,236	5,732,361	4,313,885	3,554,438	2,795,131	2,035,955	1,271,462	504,412	288,275	1,044,300
2 Large residential-led development (45 units)	45	£2,541,451	6,591,514	5,832,236	5,732,361	4,313,885	3,554,438	2,795,131	2,035,955	1,271,462	504,412	288,275	1,044,300
3 Large residential-led development (190 units)	190	£5,511,099	14,008,338	13,547,485	12,186,632	10,025,778	8,944,925	6,996,440	6,725,936	5,355,530	3,985,726	2,615,621	1,245,510
4 Large residential-led development (70 units)	70	£2,745,558	7,368,288	6,838,853	6,309,418	5,779,983	5,250,547	4,721,111	4,191,676	3,662,241	3,132,805	2,603,370	2,073,934
5 Large residential-led development (220 units)	220	£3,757,568	13,800,956	12,262,054	10,724,600	9,186,347	7,648,094	6,109,841	4,571,587	3,033,333	1,495,080	43,724	1,603,896
6 Large residential-led development (105 units)	105	£3,507,063	9,411,055	8,651,778	7,892,499	6,353,222	5,371,946	4,191,676	3,033,333	1,495,080	43,724	1,603,896	1,032,286
7 Large residential-led development (190 units)	190	£2,505,045	12,215,389	10,991,228	9,562,737	8,234,245	6,905,754	5,777,261	4,248,770	2,920,278	1,591,787	283,285	1,080,270
8 Large residential-led development (135 units)	135	£2,064,039	6,079,891	5,437,005	4,791,209	4,143,361	3,496,513	2,849,164	2,201,816	1,554,468	807,119	259,772	383,082
9 Large residential-led development (85 units)	85	£3,256,558	6,170,603	5,527,716	4,883,207	4,238,698	3,593,509	2,941,162	2,293,913	1,646,465	999,117	351,768	299,783
10 Large residential-led development (135 units)	135	£1,753,532	9,796,477	8,793,732	7,789,216	6,784,700	5,779,184	4,774,668	3,769,152	2,754,636	1		

Table 6.11.9: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £8,461 per square metre)

RB KINGSTON - LOCAL PLAN		Sales value £8,461 per sqm		All tenure		Rented 70%		SO 30%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,787,625 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£2,393,813	7,792,144	6,972,835	6,153,527	5,334,219	4,514,911	3,695,603	2,876,295	2,056,987	1,237,679	498,245	427,891
2 Large residential-led development (45 units)	45	£2,554,431	4,109,580	3,725,335	3,341,111	2,956,886	2,572,661	2,188,437	1,804,211	1,419,987	1,035,762	651,538	287,312
3 Large residential-led development (190 units)	190	£5,511,099	17,979,310	16,059,900	14,140,508	12,221,105	11,201,702	9,732,301	8,262,899	6,793,200	5,323,353	3,853,448	2,383,539
4 Large residential-led development (70 units)	70	£2,554,431	4,109,580	3,725,335	3,341,111	2,956,886	2,572,661	2,188,437	1,804,211	1,419,987	1,035,762	651,538	287,312
5 Large residential-led development (220 units)	220	£3,847,719	16,253,395	14,602,838	12,952,281	11,295,001	9,632,709	7,970,417	6,308,125	4,645,834	2,983,542	1,321,250	348,998
6 Large residential-led development (105 units)	105	£2,451,338	10,611,891	9,232,274	7,853,658	6,475,042	5,096,426	3,717,810	2,339,194	949,578	1,035,762	651,538	287,312
7 Large residential-led development (190 units)	190	£3,847,719	16,253,395	14,602,838	12,952,281	11,295,001	9,632,709	7,970,417	6,308,125	4,645,834	2,983,542	1,321,250	348,998
8 Large residential-led development (85 units)	85	£3,115,050	7,074,038	6,381,444	5,688,851	4,996,257	4,303,663	3,611,069	2,918,475	2,225,881	1,533,287	841,693	115,222
9 Large residential-led development (85 units)	85	£3,115,050	7,074,038	6,381,444	5,688,851	4,996,257	4,303,663	3,611,069	2,918,475	2,225,881	1,533,287	841,693	115,222
10 Large residential-led development (135 units)	135	£2,725,669	11,983,296	10,222,224	8,461,152	6,700,080	4,939,008	3,177,936	1,416,864	4,877,062	3,796,046	2,715,010	1,633,548
11 Large residential-led development (50 units)	50	£1,946,900	5,947,002	5,541,421	5,135,781	4,730,100	4,324,440	3,918,779	3,513,119	3,107,459	2,701,799	2,296,139	1,890,479
12 Large residential-led development (100 units)	100	£2,725,669	5,947,002	5,541,421	5,135,781	4,730,100	4,324,440	3,918,779	3,513,119	3,107,459	2,701,799	2,296,139	1,890,479
13 Large residential-led development (290 units)	290	£10,830,919	34,992,236	32,795,221	30,598,204	28,401,187	26,204,172	24,007,155	21,810,138	19,613,122	17,416,106	15,213,090	13,009,532
14 Large residential-led development (125 units)	125	£2,336,288	10,665,892	9,690,326	8,714,760	7,739,193	6,764,226	5,789,259	4,814,292	3,839,325	2,864,358	1,889,392	907,427
15 Large residential-led development (240 units)	240	£3,742,642	16,869,998	15,294,432	13,718,866	12,143,300	10,567,734	8,992,168	7,416,602	5,841,036	4,265,470	2,689,904	1,113,338
16 Large residential-led development (155 units)	155	£3,955,769	17,864,115	16,079,814	14,295,513	12,511,212	10,726,911	8,942,610	7,158,309	5,374,008	3,589,707	1,804,406	6,011,963
17 Large residential-led development (40 units)	40	£2,725,669	6,018,588	5,623,384	5,228,180	4,832,976	4,437,772	4,042,568	3,647,364	3,252,160	2,856,956	2,461,752	2,066,548
18 Large residential-led development (150 units)	150	£3,955,769	17,864,115	16,079,814	14,295,513	12,511,212	10,726,911	8,942,610	7,158,309	5,374,008	3,589,707	1,804,406	6,011,963
19 Large residential-led development (125 units)	125	£2,451,338	10,611,891	9,232,274	7,853,658	6,475,042	5,096,426	3,717,810	2,339,194	949,578	1,035,762	651,538	287,312
20 Large residential-led development (130 units)	130	£2,708,863	14,639,405	13,625,004	12,610,603	11,596,202	10,581,801	9,567,399	8,552,998	7,538,597	6,524,196	5,509,795	4,495,394
21 Large residential-led development (25 units)	25	£1,946,900	3,482,123	3,259,138	3,036,152	2,813,166	2,590,181	2,367,195	2,144,210	1,921,225	1,698,239	1,475,253	1,252,268
22 Large residential-led development (195 units)	195	£3,734,532	24,584,109	23,058,039	21,531,969	20,005,898	18,479,828	16,953,757	15,427,687	13,901,617	12,375,547	10,849,477	9,323,407
23 Large residential-led development (20 units)	20	£1,115,050	3,261,148	3,180,895	3,101,642	3,022,389	2,943,136	2,863,883	2,784,630	2,705,377	2,626,124	2,546,871	2,467,618
24 Large residential-led development (35 units)	35	£1,946,900	5,947,002	5,541,421	5,135,781	4,730,100	4,324,440	3,918,779	3,513,119	3,107,459	2,701,799	2,296,139	1,890,479
25 Large residential-led development (50 units)	50	£2,336,288	7,139,555	6,699,707	6,259,858	5,820,009	5,380,160	4,940,312	4,500,463	4,060,614	3,620,765	3,180,917	2,741,068
26 Large residential-led development (120 units)	120	£3,177,006	9,280,885	8,324,512	7,368,139	6,411,766	5,455,393	4,499,020	3,542,647	2,586,274	1,629,901	824,888	122,995
27 Large residential-led development (340 units)	340	£12,072,819	37,880,441	35,415,302	32,950,163	30,485,024	28,019,885	25,554,746	23,089,607	20,624,468	18,159,329	15,694,190	13,229,051
28 Large residential-led development (260 units)	260	£12,072,819	37,880,441	35,415,302	32,950,163	30,485,024	28,019,885	25,554,746	23,089,607	20,624,468	18,159,329	15,694,190	13,229,051
29 Large residential-led development (135 units)	135	£3,115,050	9,321,433	8,321,945	7,322,457	6,322,970	5,323,482	4,323,994	3,324,506	2,325,018	1,325,530	308,106	711,683
30 Large residential-led development (280 units)	280	£10,513,294	34,992,236	32,795,221	30,598,204	28,401,187	26,204,172	24,007,155	21,810,138	19,613,122	17,416,106	15,213,090	13,009,532
31 Large residential-led development (115 units)	115	£3,451,338	11,588,503	10,407,064	9,225,625	8,044,186	6,862,747	5,681,308	4,499,869	3,318,430	2,136,991	955,552	300,782
32 Large residential-led development (375 units)	375	£10,513,294	34,992,236	32,795,221	30,598,204	28,401,187	26,204,172	24,007,155	21,810,138	19,613,122	17,416,106	15,213,090	13,009,532
33 Small site (70 units)	70	£1,557,525	6,833,920	6,396,238	5,958,556	5,520,874	5,083,192	4,645,510	4,207,828	3,770,146	3,332,464	2,894,782	2,457,100
34 Small site (40 units)	40	£1,557,525	6,833,920	6,396,238	5,958,556	5,520,874	5,083,192	4,645,510	4,207,828	3,770,146	3,332,464	2,894,782	2,457,100
35 Small site (25 units)	25	£1,557,525	6,833,920	6,396,238	5,958,556	5,520,874	5,083,192	4,645,510	4,207,828	3,770,146	3,332,464	2,894,782	2,457,100
36 Small site (10 units)	10	£1,557,525	6,833,920	6,396,238	5,958,556	5,520,874	5,083,192	4,645,510	4,207,828	3,770,146	3,332,464	2,894,782	2,457,100
37 Small site (5 units)	5	£778,763	3,416,960	3,198,119	2,979,278	2,760,437	2,541,596	2,322,755	2,103,914	1,885,073	1,666,232	1,447,391	1,228,550
38 Small site (1 unit)	1	£233,629	248,224	248,224	248,224	248,224	248,224	248,224	248,224	248,224	248,224	248,224	248,224
39 Office development	-	£389,361	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010
40 Office development	-	£4,872,575	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293
41 Office development	-	£7,386,244	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166
42 Industrial development	-	£2,336,288	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627
43 Retail development	-	£1,557,525	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343
44 Leisure development	-	£389,361	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010
45 Student accommodation (200 beds)	-	£1,557,525	3,018,409	2,813,409	2,608,409	2,403,409	2,198,409	2,003,409	1,808,409	1,613,409	1,418,409	1,223,409	1,028,409
46 C2 accommodation (80 beds)	-	£3,504,431	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£5,010,090 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£2,505,045	7,792,144	6,972,835	6,153,527	5,334,219	4,514,911	3,695,603	2,876,295	2,056,987	1,237,679	498,245	427,891
2 Large residential-led development (45 units)	45	£2,554,431	4,109,580	3,725,335	3,341,111	2,956,886	2,572,661	2,188,437	1,804,211	1,419,987	1,035,762	651,538	287,312
3 Large residential-led development (190 units)	190	£5,511,099	17,979,310	16,059,900	14,140,508	12,221,105	11,201,702	9,732,301	8,262,899	6,793,200	5,323,353	3,853,448	2,383,539
4 Large residential-led development (70 units)	70	£2,554,431	4,109,580	3,725,335	3,341,111	2,956,886	2,572,661	2,188,437	1,804,211	1,419,987	1,035,762	651,538	287,312
5 Large residential-led development (220 units)	220	£3,847,719	16,253,395	14,602,838	12,952,281	11,295,001	9,632,709	7,970,417	6,308,125	4,645,834	2,983,542	1,321,250	348,998
6 Large residential-led development (105 units)	105	£2,451,338	10,611,891	9,232,274	7,853,658	6,475,042	5,096,426	3,717,810	2,339,194	949,578	1,035,762	651,538	287,312
7 Large residential-led development (190 units)	190	£3,847,719	16,253,395	14,602,838	12,952,281	11,295,001	9,632,709	7,970,417	6,308,125	4,645,834	2,983,542	1,321,250	348,998
8 Large residential-led development (85 units)	85	£3,115,050	7,074,038	6,381,444	5,688,851	4,996,257	4,303,663	3,611,069	2,918,475	2,225,881	1,533,287	841,693	115,222
9 Large residential-led development (85 units)	85	£3,115,050	7,074,038	6,381,444	5,688,851	4,996,257	4,303,663	3,611,069	2,918,475	2,225,881	1,533,287	841,693	115,222
10 Large residential-led development (135 units)	135	£2,725,669	11,983,296	10,222,224	8,461,152	6,700,080	4,						

- 6.16 There is therefore a clear choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain a policy approach similar to existing policy, which sets a progressive affordable housing target for fast track schemes of 35% but accept that some schemes may provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for a 35% fast track target.

Affordable housing small sites contribution

- 6.17 As noted previously, emerging Policy KH2 indicates that the Council will seek financial contributions from developments providing fewer than 10 units. These financial contributions will be the equivalent of the amount of affordable housing that would have been sought on site (i.e. 35% on privately owned sites and 50% on publicly owned land and sites in industrial use where the existing employment floorspace is not replaced in the development).
- 6.18 The development typologies incorporate two schemes below the 10 unit threshold; a scheme of 5 units and a scheme of 1 unit. The amount of affordable housing that would be notionally sought on these schemes would be 1.75 and 0.35 units respectively.
- 6.19 Our appraisals test the provision of affordable housing using a notional 'on-site' approach and the outputs are incorporated within tables 6.11.1 to 6.11.9. Typologies 37 and 38 provide 5 and 1 units respectively and the appraisals indicate that in almost all cases, the emerging policy will be financially viable.
- 6.20 In terms of calculating the payment in lieu, there are two main approaches. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.
- 6.21 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula would be as follows:

Formula for calculating payments in lieu

$X = ((A - B) \times C) - ((A \times C) \times D)$ where

X = the Payment in lieu

A = The market value of a square metre of floorspace in the development

B = The value of affordable housing per square metre of floorspace (reflecting the blend between affordable rent and shared ownership)

C = the number of square metres that would be required on-site to meet the 10% or 20% target.

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing²⁰)

- 6.22 If it is established to the Council's satisfaction that a development proposal could not viably provide

²⁰ Developer's profit is typically applied at between 17-20% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% to 14% (i.e. 17% or 20% less 6%).

35% of units as affordable, the (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for a 5 unit development would require 1.75 units (35%) to be provided as affordable housing to meet the policy target. If it is agreed that only, say, 20% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 1 unit of affordable housing.

Build for rent schemes

- 6.23 London Plan policy H11 (C) requires build for rent schemes to provide 35% affordable housing in perpetuity. Build to rent schemes are required to remain as rented housing for at least 15 years; developers are required to enter into a covenant that requires a clawback payment in the event of early sale. This clawback is equivalent to the difference between the unrestricted market value of the sold unit and the value of the unit as rented housing.
- 6.24 Affordable housing on build for rent schemes is typically provided as London Living Rent and this is identified as the preferred tenure in the Mayor's Affordable Housing and Viability SPG (2017). This enables the operator to manage the entire development without the need to involve a Registered Provider for the affordable housing element.
- 6.25 As noted earlier, build for rent is a relatively immature sector of the market with little information on viability metrics, although there has been some progress in achieving a greater level of transparency in the last 24 months. However, there is still ongoing debate on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is often suggested that build for rent units trade at a 5% to 10% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% lower for build for rent in comparison to build for sale. The combined impact can sometimes result in a 5-15% reduction in GDV (after adjusting for lower profit) in comparison to housing built for sale.
- 6.26 We have re-tested the development typologies reflecting a 5% reduction in GDV reflecting the factors outlined in the preceding paragraph to determine whether they can meet emerging Local Plan Fast Track requirement to provide 40% affordable housing at rent levels that are equivalent to London Living Rent. The results are attached as Appendix 11.
- 6.27 Clearly there are differences in outcomes between build for sale and build for rent schemes, with the latter generating lower residual values and (in some cases) lower affordable housing levels as a consequence. There are many circumstances where 35% affordable housing is viable, but some schemes can only provide lower levels of affordable housing. The results indicate that some build to rent schemes will need to opt to use the viability-tested route and will not be able to utilise the 35% Fast Track route.

Impact of other emerging Local Plan policies

- 6.28 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 35% affordable housing (70% social rented and 30% shared ownership). Clearly, as noted above, there may be scenarios where this target is unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including applying CIL exceptional circumstances relief (if the Council elects to offer this); CIL in Kind; provision of grant funding; or variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.29 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small changes to CIL (e.g. greater offsets for existing floorspace) or reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these cannot be

absorbed through a reduction to land value.

- 6.30 The tables (6.30.1 for BNG/UGF and 6.30.2 for net zero carbon development) to show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£6,318 per square metre) to I (£8,461 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

Biodiversity Net Gain/Urban Greening Factor

- 6.31 Table 6.30.1 summarises the results of our testing of the impact of the emerging requirement for Biodiversity Net Gain. As noted in Section 4, we have incorporated a cost allowance of 0.6% of build costs, in line with the DEFRA Impact Assessment, which achieves a 30% biodiversity net gain. Alongside this, we have incorporated the costs of green roofs as a proxy for the UGF levels required by emerging Local Plan policy. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of less than 3.5% in most cases. The impact can be more significant when the starting residual land value is very low.

Net Zero Carbon – operational only (scenarios A and X)

- 6.32 Net Zero Carbon scenarios A and X assume a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in paragraphs 4.16 to 4.17. Emerging work from other authorities (as noted in paragraphs 4.17 to 4.18) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard. The residual land values for these two scenarios are summarised in Table 6.30.2. Table 6.30.3. provides a summary of the change in residual land values for schemes assuming a price point of £8,461 per square metre (the top of the Borough-wide range), which indicates that the reduction in residual land values is typically circa 3% to 20%, but with higher reductions on larger schemes and office developments.
- 6.33 In some cases, the impact of the additional cost is significant, but this is where the starting residual land value is very low. In the main, the impact is relatively modest, at circa 22% on average. This reduction is unlikely to have any significant impact on the deliverability of developments. Furthermore, the costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve.

Net Zero Carbon – operational and embodied carbon (scenarios B and Y)

- 6.34 Net Zero Carbon scenarios B and Y seek assume a cost uplift of 15% of build costs for both residential and non-residential to address both operational and embodied carbon, as noted in paragraphs 4.17 to 4.18. The residual land values for these two scenarios are summarised in Table 6.30.4. Table 6.30.5 provides a summary of the change in residual land values for schemes assuming a price point of £8,461 per square metre.
- 6.35 The impact of this scenario on the residual land values is higher, with a typical reduction in residual land value of between of between circa 9% and 90% from the baseline residuals. In some cases, the percentage change is much higher, but this is typically where the starting residual land values are relatively low and the introduction of any cost increase will have a disproportionate impact on the residual land value. However, it should be noted that many schemes remain viable after the requirement has been applied (where they were viable at the baseline). It should, of course, be noted that the Council's emerging policy does not seek operational and embodied carbon, but this is likely to change in a future Local Plan. Equally, as more developers deploy embodied carbon methodologies, it is likely that costs will reduce due to investment in research and technologies.

Table 6.30.1: Biodiversity Net Gain and Urban Greening

Biodiversity Net Gain and Urban Greening			Sales value (£ psm):																							
BLV: SECONDARY OFFICES			£6,318 psm		£6,586 psm		£6,854 psm		£7,122 psm		£7,390 psm		£7,657 psm		£7,925 psm		£8,193 psm		£8,461 psm							
Description	No of units	Site area	BLV (£ m)	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF					
1 Large residential-led development (105 units)	105	0.50	£3.89	-£1,029	-£1,258	-£0,227	-£0,424	-£0,258	-£0,168	-£1,089	-£0,895	-£1,534	-£1,343	-£2,318	-£2,141	-£2,492	-£2,301	-£3,583	-£3,378	-£4,347	-£4,140					
2 Large residential-led development (45 units)	45	0.45	£3.50	-£0,054	-£0,130	-£0,294	-£0,224	-£0,537	-£0,463	-£0,893	-£0,813	-£1,070	-£1,024	-£1,450	-£1,375	-£1,541	-£1,465	-£1,970	-£1,905	-£2,315	-£2,259					
3 Large residential-led development (190 units)	190	1.10	£8.57	-£0,077	-£0,519	-£2,251	-£1,947	-£3,183	-£2,893	-£4,637	-£4,327	-£5,428	-£5,148	-£6,546	-£6,262	-£7,194	-£6,907	-£8,683	-£8,403	-£10,274	-£10,013					
4 Large residential-led development (70 units)	70	0.55	£4.28	-£1,953	-£1,838	-£2,491	-£2,373	-£2,842	-£2,724	-£3,374	-£3,266	-£3,842	-£3,734	-£4,214	-£4,106	-£4,681	-£4,573	-£5,052	-£4,944	-£5,423	-£5,315					
5 Large residential-led development (220 units)	220	0.75	£5.84	-£1,851	-£2,214	-£0,209	-£0,565	-£0,854	-£0,504	-£2,482	-£2,159	-£3,307	-£3,015	-£4,982	-£4,630	-£5,352	-£5,040	-£6,332	-£6,020	-£7,312	-£7,000					
6 Large residential-led development (105 units)	105	0.70	£5.45	-£1,904	-£1,689	-£2,628	-£2,463	-£3,195	-£2,970	-£3,799	-£3,575	-£4,424	-£4,199	-£5,201	-£4,983	-£5,796	-£5,581	-£6,907	-£6,692	-£7,411	-£7,246					
7 Large residential-led development (190 units)	190	0.50	£3.89	-£1,374	-£1,670	-£0,041	-£0,251	-£0,954	-£0,681	-£2,349	-£2,067	-£3,129	-£2,840	-£4,522	-£4,238	-£4,826	-£4,577	-£5,475	-£5,182	-£6,027	-£5,784					
8 Large residential-led development (85 units)	85	0.40	£3.12	-£0,442	-£0,598	-£0,218	-£0,071	-£0,654	-£0,507	-£1,391	-£1,161	-£1,840	-£1,584	-£2,376	-£2,190	-£2,495	-£2,341	-£3,145	-£2,950	-£3,699	-£3,435					
9 Large residential-led development (85 units)	85	0.65	£5.06	-£0,374	-£0,528	-£0,282	-£0,141	-£0,719	-£0,578	-£1,370	-£1,206	-£1,749	-£1,605	-£2,401	-£2,251	-£2,556	-£2,412	-£3,181	-£3,034	-£3,727	-£3,587					
10 Large residential-led development (135 units)	135	0.35	£2.73	-£0,481	-£0,618	-£0,557	-£0,349	-£1,244	-£1,030	-£2,288	-£2,064	-£2,820	-£2,647	-£3,375	-£3,195	-£3,655	-£3,413	-£4,135	-£3,908	-£4,511	-£4,286					
11 Large residential-led development (50 units)	50	0.25	£1.95	-£1,464	-£1,384	-£1,849	-£1,706	-£2,095	-£2,024	-£2,407	-£2,405	-£2,890	-£2,827	-£3,379	-£3,316	-£3,809	-£3,746	-£4,239	-£4,176	-£4,669	-£4,606					
12 Large residential-led development (100 units)	100	0.35	£2.73	-£0,923	-£1,135	-£0,167	-£0,329	-£0,102	-£0,076	-£0,778	-£0,718	-£0,976	-£0,836	-£1,781	-£1,613	-£1,828	-£1,729	-£2,209	-£2,029	-£2,481	-£2,311					
13 Large residential-led development (290 units)	290	2.35	£18.30	-£10,067	-£9,729	-£12,234	-£11,876	-£13,651	-£13,284	-£15,793	-£15,427	-£17,002	-£16,642	-£19,196	-£18,750	-£19,623	-£19,207	-£22,077	-£21,718	-£24,195	-£23,834					
14 Large residential-led development (125 units)	125	0.30	£2.34	-£0,193	-£0,351	-£0,745	-£0,580	-£1,363	-£1,217	-£2,300	-£2,144	-£2,826	-£2,670	-£3,754	-£3,592	-£3,963	-£3,810	-£4,893	-£4,740	-£5,824	-£5,670					
15 Large residential-led development (240 units)	240	1.25	£9.73	-£6,184	-£5,810	-£7,322	-£7,247	-£8,957	-£8,643	-£10,638	-£10,356	-£11,984	-£11,703	-£13,938	-£13,656	-£15,313	-£15,031	-£17,328	-£17,046	-£19,343	-£19,061					
16 Large residential-led development (155 units)	155	1.15	£8.96	-£4,533	-£4,338	-£5,672	-£5,481	-£6,432	-£6,239	-£7,542	-£7,307	-£8,214	-£8,028	-£9,345	-£9,152	-£9,801	-£9,608	-£10,925	-£10,732	-£12,049	-£11,856					
17 Large residential-led development (40 units)	40	0.35	£2.73	-£1,978	-£1,938	-£2,309	-£2,250	-£2,517	-£2,472	-£2,838	-£2,795	-£3,027	-£2,982	-£3,347	-£3,305	-£3,499	-£3,458	-£3,823	-£3,782	-£4,147	-£4,105					
18 Large residential-led development (150 units)	150	1.15	£8.96	-£1,030	-£1,271	-£0,168	-£0,130	-£0,837	-£0,640	-£1,944	-£1,719	-£2,576	-£2,352	-£3,674	-£3,441	-£3,924	-£3,690	-£4,596	-£4,363	-£5,269	-£5,036					
19 Large residential-led development (125 units)	125	0.70	£5.45	-£0,610	-£0,807	-£0,393	-£0,151	-£0,921	-£0,744	-£1,895	-£1,714	-£2,420	-£2,239	-£3,351	-£3,169	-£3,568	-£3,386	-£4,245	-£4,063	-£4,922	-£4,740					
20 Large residential-led development (130 units)	130	0.90	£7.01	-£3,447	-£3,249	-£4,410	-£4,212	-£5,049	-£4,851	-£6,010	-£5,812	-£6,526	-£6,328	-£7,528	-£7,330	-£7,749	-£7,551	-£8,750	-£8,552	-£9,751	-£9,553					
21 Large residential-led development (25 units)	25	0.25	£1.95	-£1,031	-£0,987	-£1,235	-£1,193	-£1,371	-£1,329	-£1,547	-£1,504	-£1,690	-£1,648	-£1,834	-£1,792	-£1,978	-£1,936	-£2,122	-£2,080	-£2,266	-£2,224					
22 Large residential-led development (195 units)	195	1.25	£9.73	-£7,392	-£7,182	-£8,825	-£8,605	-£9,793	-£9,573	-£11,240	-£11,021	-£12,070	-£11,849	-£13,518	-£13,297	-£13,856	-£13,635	-£15,204	-£14,983	-£16,552	-£16,331					
23 Large residential-led development (20 units)	20	0.40	£3.12	-£1,637	-£1,607	-£1,745	-£1,744	-£1,879	-£1,848	-£2,018	-£1,985	-£2,095	-£2,063	-£2,233	-£2,201	-£2,275	-£2,243	-£2,413	-£2,381	-£2,551	-£2,519					
24 Large residential-led development (35 units)	35	0.25	£1.95	-£0,013	-£0,052	-£0,292	-£0,190	-£0,401	-£0,356	-£0,643	-£0,594	-£0,782	-£0,735	-£1,023	-£0,974	-£1,069	-£1,020	-£1,308	-£1,259	-£1,547	-£1,498					
25 Large residential-led development (50 units)	50	0.30	£2.34	-£2,211	-£2,142	-£2,616	-£2,547	-£2,874	-£2,815	-£3,290	-£3,221	-£3,523	-£3,464	-£3,938	-£3,879	-£4,044	-£3,975	-£4,549	-£4,440	-£4,914	-£4,845					
26 Large residential-led development (120 units)	120	1.05	£8.18	-£0,912	-£1,181	-£0,008	-£0,201	-£0,617	-£0,388	-£1,501	-£1,303	-£2,016	-£1,818	-£2,902	-£2,704	-£3,107	-£2,907	-£3,991	-£3,744	-£4,440	-£4,242					
27 Large residential-led development (340 units)	340	1.55	£12.07	-£3,241	-£3,724	-£0,749	-£1,282	-£0,730	-£0,341	-£3,324	-£2,875	-£4,836	-£4,170	-£7,121	-£6,604	-£7,618	-£7,142	-£9,515	-£9,000	-£11,294	-£10,779					
28 Large residential-led development (380 units)	380	1.55	£12.07	-£6,678	-£7,285	-£3,883	-£4,764	-£2,917	-£2,917	-£4,123	-£4,122	-£5,204	-£4,170	-£7,121	-£6,604	-£7,618	-£7,142	-£9,515	-£9,000	-£11,294	-£10,779					
29 Large residential-led development (135 units)	135	0.40	£3.12	-£1,548	-£1,774	-£0,542	-£0,759	-£0,107	-£0,124	-£1,093	-£0,849	-£1,637	-£1,410	-£2,138	-£1,915	-£2,385	-£2,143	-£2,900	-£2,674	-£3,431	-£3,206					
30 Large residential-led development (260 units)	260	1.35	£10.51	-£1,389	-£1,714	-£0,519	-£0,192	-£1,749	-£1,422	-£3,238	-£3,016	-£4,657	-£4,333	-£6,123	-£5,800	-£6,902	-£6,578	-£8,744	-£8,421	-£10,590	-£10,267					
31 Large residential-led development (115 units)	115	0.70	£5.45	-£1,004	-£1,296	-£0,124	-£0,315	-£0,450	-£0,241	-£1,312	-£1,119	-£1,802	-£1,609	-£2,670	-£2,456	-£2,851	-£2,637	-£3,698	-£3,484	-£4,545	-£4,331					
32 Large residential-led development (375 units)	375	1.35	£10.51	-£3,872	-£4,371	-£1,199	-£1,728	-£0,067	-£3,145	-£2,624	-£4,544	-£4,054	-£7,154	-£6,663	-£7,632	-£7,150	-£8,559	-£8,068	-£10,546	-£10,055						
33 Small site (70 units)	70	0.20	£1.56	-£0,818	-£0,807	-£0,634	-£0,524	-£1,004	-£0,904	-£1,522	-£1,450	-£1,871	-£1,771	-£2,419	-£2,319	-£2,529	-£2,469	-£3,174	-£3,074	-£3,725	-£3,625					
34 Small site (40 units)	40	0.20	£1.56	-£1,914	-£1,859	-£2,235	-£2,189	-£2,443	-£2,408	-£2,763	-£2,728	-£2,960	-£2,914	-£3,270	-£3,235	-£3,365	-£3,329	-£3,680	-£3,640	-£4,073	-£4,033					
35 Small site (25 units)	25	0.20	£1.56	-£2,094	-£2,062	-£2,317	-£2,285	-£2,471	-£2,449	-£2,844	-£2,809	-£2,834	-£2,809	-£3,016	-£2,981	-£3,130	-£3,095	-£3,301	-£3,266	-£3,472	-£3,437					
36 Small site (10 units)	10	0.15	£1.17	-£1,207	-£1,196	-£1,375	-£1,374	-£1,430	-£1,424	-£1,578	-£1,561	-£1,650	-£1,649	-£1,748	-£1,747	-£1,841	-£1,831	-£1,929	-£1,924	-£2,022	-£2,017					
37 Small site (5 units)	5	0.10	£0.78	-£0,879	-£0,863	-£0,942	-£0,941	-£1,048	-£1,000	-£1,031	-£1,073	-£1,131	-£1,131	-£1,244	-£1,206	-£1,247	-£1,247	-£1,360	-£1,321	-£1,402	-£1,363					
38 Small site (1 unit)	1	0.03	£0.23	-£0,154	-£0,154	-£0,189	-£0,181	-£0,187	-£0,178	-£0,184	-£0,184	-£0,207	-£0,206	-£0,227	-£0,227	-£0,229	-£0,224	-£0,245	-£0,244	-£0,266	-£0,257					
39 Office development	-	0.05	£0.39	-£0,079	-£0,081	-£0,059	-£0,061	-£0,079	-£0,061	-£0,079	-£0,061	-£0,079	-£0,061	-£0,079	-£0,061	-£0,079	-£0,061	-£0,079	-£0,061	-£0,079	-£0,061					
40 Office development	-	0.60	£4.67	-£0,892	-£0,683	-£0,692	-£0,683	-£0,692	-£0,683	-£0,692	-£0,683	-£0,692	-£0,683	-£0,692	-£0,683	-£0,692	-£0,683	-£0,692	-£0,683	-£0,692	-£0,683					
41 Office development	-	0.95	£4.40	-£7,124	-£7,623	-£7,124	-£7,623	-£7,124	-£7,623	-£7,124	-£7,623	-£7,124	-£7,623	-£7,124	-£7,623	-£7,124	-£7,623	-£7,124	-£7,623	-£7,124	-£7,623					
42 Industrial development	-	0.30	£2.34	-£1,767	-£1,751	-£1,767	-£1,751	-£1,767	-£1,751	-£1,767	-£1,751	-£1,767	-£1,751	-£1,767	-£1,751	-£1,767	-£1,751	-£1,767	-£1,751	-£1,767	-£1,751					
43 Retail development	-	0.20	£1.56	-£1,262	-£1,370	-£1,262	-£1,370	-£1,262	-£1,370	-£1,262	-£1,370	-£1,262	-£1,370	-£1,262	-£1,370	-£1,262	-£1,370	-£1,262	-£1,370	-£1,262	-£1,370					
44 Leisure development	-	0.05	£0.39	-£0,689	-£0,673	-£0,689	-£0,673	-£0,689	-£0,673	-£0,689	-£0,673	-£0,689	-£0,673	-£0,689	-£0,673	-£0,689	-£0,673	-£0,689	-£0,673	-£0,689	-£0,673					
45 Student accommodation (200 beds)																										

Table 6.30.1: Biodiversity Net Gain and Urban Greening (continued)

BLV: SECONDARY INDUSTRIAL			£6,318 psm		£6,586 psm		£6,854 psm		£7,122 psm		£7,390 psm		£7,657 psm		£7,925 psm		£8,193 psm		£8,461 psm		
Description	No of units	BLV (£ m)	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	
1 Large residential-led development (105 units)	105	0.50	£2.31	-£1,0296	-£1,2258	-£0,2278	-£0,4241	£0,2985	£0,1050	£1,0890	£0,8955	£1,5344	£1,3423	£2,3148	£2,1241	£2,4927	£2,3019	£3,5643	£3,3736	£4,3447	£4,1540
2 Large residential-led development (45 units)	45	0.45	£2.07	-£0,0548	-£0,1304	£0,2994	£0,2246	£0,5379	£0,4633	£0,8913	£0,8168	£1,0970	£1,0224	£1,4504	£1,3758	£1,5411	£1,4665	£1,5780	£1,9035	£2,3315	£2,2569
3 Large residential-led development (190 units)	190	1.10	£5.07	£0,8077	£0,5197	£2,2351	£1,9471	£3,1863	£2,8983	£4,6137	£4,3257	£5,4288	£5,1408	£6,8546	£6,5666	£7,1924	£6,9071	£8,8863	£8,6023	£10,2974	£10,0134
4 Large residential-led development (70 units)	70	0.55	£2.54	£1,9563	£1,8368	£2,4901	£2,3723	£2,8462	£2,7284	£3,3784	£3,2606	£3,8842	£3,7664	£4,2164	£4,0986	£4,3461	£4,2283	£5,0891	£4,9712	£5,6212	£5,5034
5 Large residential-led development (220 units)	220	0.75	£3.46	-£1,8511	-£2,2124	-£0,2093	-£0,5655	£0,8547	£0,5034	£2,4672	£2,1159	£3,3707	£3,0195	£4,9832	£4,6320	£5,3352	£4,9840	£7,3301	£6,9789	£8,9363	£8,5850
6 Large residential-led development (105 units)	105	0.70	£3.23	£1,9024	£1,6809	£2,6828	£2,4613	£3,1995	£2,9780	£3,5799	£3,3585	£4,4214	£4,1999	£5,2018	£4,9803	£5,3796	£5,1581	£6,6907	£6,4692	£7,4711	£7,2496
7 Large residential-led development (190 units)	190	0.50	£2.31	-£1,3742	-£1,6707	£0,0401	-£0,2517	£0,9564	£0,6681	£2,3490	£2,0607	£3,1293	£2,8410	£4,5220	£4,2336	£4,8260	£4,5377	£6,4775	£6,1892	£7,8627	£7,5744
8 Large residential-led development (85 units)	85	0.40	£1.84	-£0,4412	-£0,5909	£0,2186	£0,0710	£0,6554	£0,5078	£1,3091	£1,1615	£1,6840	£1,5364	£2,3376	£2,1900	£2,4957	£2,3481	£3,3425	£3,1950	£3,9890	£3,8415
9 Large residential-led development (85 units)	85	0.65	£3.00	-£0,3764	-£0,5208	£0,2825	£0,1401	£0,7193	£0,5769	£1,3730	£1,2306	£1,7479	£1,6055	£2,4015	£2,2591	£2,5596	£2,4172	£3,3815	£3,2394	£4,0277	£3,8873
10 Large residential-led development (135 units)	135	0.35	£1.61	-£0,4810	-£0,6918	£0,5573	£0,3495	£1,2449	£1,0370	£2,2696	£2,0648	£2,8520	£2,6471	£3,8705	£3,6655	£4,1135	£3,9085	£5,3101	£5,1052	£6,3286	£6,1236
11 Large residential-led development (50 units)	50	0.25	£1.15	£1,4647	£1,3894	£1,9459	£1,7706	£2,0995	£2,0243	£2,4807	£2,4055	£2,8980	£2,8227	£3,0792	£3,0039	£3,1889	£3,0936	£3,8555	£3,5802	£4,0367	£3,9614
12 Large residential-led development (100 units)	100	0.35	£1.61	-£0,9523	-£1,1135	-£0,1637	-£0,3269	£0,1021	-£0,0576	£0,8778	£0,7188	£0,9976	£0,8386	£1,1691	£1,0123	£1,3828	£1,2239	£2,3029	£2,1461	£3,0686	£2,9118
13 Large residential-led development (290 units)	290	2.35	£10.83	£10,0967	£9,7299	£12,2345	£11,8678	£13,8561	£13,2094	£15,7939	£15,4272	£17,9028	£16,8412	£19,1196	£18,7500	£19,8223	£19,2607	£22,0797	£21,7180	£24,1965	£23,8349
14 Large residential-led development (125 units)	125	0.30	£1.38	-£0,1963	-£0,3581	£0,7455	£0,5880	£1,3683	£1,2107	£2,3000	£2,1446	£2,8256	£2,6702	£3,7546	£3,5992	£3,9663	£3,8109	£4,8993	£4,7440	£5,8284	£5,6730
15 Large residential-led development (240 units)	240	1.25	£5.76	£6,1184	£5,8109	£7,8322	£7,5247	£8,9537	£8,6463	£10,6538	£10,3506	£11,5984	£11,2953	£13,2938	£12,9906	£13,8545	£13,5513	£15,8360	£15,5328	£17,3313	£17,0282
16 Large residential-led development (155 units)	155	1.15	£5.30	£4,5333	£4,3380	£5,6772	£5,4819	£6,4322	£6,2369	£7,5742	£7,3807	£8,2134	£8,0208	£9,3455	£9,1529	£9,6012	£9,4086	£10,8905	£10,6979	£12,0226	£11,8300
17 Large residential-led development (40 units)	40	0.35	£1.61	£1,9789	£1,9369	£2,3009	£2,2590	£2,5197	£2,4782	£2,8389	£2,7975	£3,0287	£2,9872	£3,3479	£3,3065	£3,4369	£3,3955	£3,7562	£3,7147	£4,0755	£4,0340
18 Large residential-led development (150 units)	150	1.15	£5.30	-£1,0300	-£1,2701	£0,1068	-£0,1320	£0,8375	£0,6040	£1,9444	£1,7110	£2,5676	£2,3342	£3,6745	£3,4411	£3,9214	£3,6880	£5,2596	£5,0261	£6,3685	£6,1351
19 Large residential-led development (125 units)	125	0.70	£3.23	-£0,6103	-£0,8007	£0,3393	£0,1516	£0,9621	£0,7744	£1,8995	£1,7143	£2,4250	£2,2399	£3,3541	£3,1690	£3,5658	£3,3806	£4,6425	£4,4573	£5,5715	£5,3864
20 Large residential-led development (130 units)	130	0.90	£4.15	£3,4437	£3,2449	£4,4100	£4,2112	£5,0498	£4,8510	£6,0160	£5,8172	£6,5626	£6,3638	£7,5288	£7,3300	£7,7489	£7,5501	£9,0144	£8,8156	£9,9806	£9,7818
21 Large residential-led development (25 units)	25	0.25	£1.15	£1,0310	£0,9887	£1,2335	£1,1913	£1,3721	£1,3299	£1,5747	£1,5324	£1,6950	£1,6528	£1,8976	£1,8553	£1,9540	£1,9118	£2,2318	£2,1895	£2,4343	£2,3921
22 Large residential-led development (195 units)	195	1.25	£5.76	£7,3792	£7,1582	£8,8275	£8,6065	£9,7938	£9,5728	£11,2420	£11,0211	£12,0707	£11,8497	£13,5189	£13,2979	£13,8656	£13,6446	£15,4238	£15,2028	£16,8712	£16,6511
23 Large residential-led development (20 units)	20	0.40	£1.84	£1,6337	£1,6078	£1,7745	£1,7484	£1,8709	£1,8448	£2,0118	£1,9856	£2,0955	£2,0693	£2,2363	£2,2101	£2,2755	£2,2494	£2,4164	£2,3902	£2,5572	£2,5311
24 Large residential-led development (35 units)	35	0.25	£1.15	-£0,0013	-£0,0502	£0,2392	£0,1909	£0,4016	£0,3536	£0,6423	£0,5940	£0,7828	£0,7345	£1,0232	£0,9749	£1,0859	£1,0376	£1,3723	£1,3240	£1,6127	£1,5645
25 Large residential-led development (50 units)	50	0.30	£0.87	£2,2101	£2,1422	£2,6126	£2,5447	£2,8574	£2,8195	£3,2900	£3,2221	£3,5283	£3,4604	£3,9308	£3,8629	£4,0414	£3,9735	£4,5149	£4,4470	£4,9148	£4,8478
26 Large residential-led development (120 units)	120	1.05	£4.84	-£0,9124	-£1,1181	£0,0038	-£0,2019	£0,6017	£0,3968	£1,5951	£1,3923	£2,0106	£1,8105	£2,9025	£2,7024	£3,1057	£2,9057	£4,2449	£4,0449	£5,1368	£4,9368
27 Large residential-led development (340 units)	340	1.55	£7.15	-£3,2401	-£3,7724	-£0,7459	-£1,2782	£0,8790	£0,3481	£3,3324	£2,8076	£4,6936	£4,1790	£7,1215	£6,6040	£7,6318	£7,1142	£10,5615	£10,0440	£12,9894	£12,4719
28 Large residential-led development (380 units)	380	1.55	£7.15	-£6,6785	-£7,5385	-£3,8883	-£4,7264	£2,0776	£2,9157	£6,6861	£6,1422	£10,2004	£9,3740	£14,9352	£14,1088	£16,4977	£15,6713	£21,8150	£21,0002	£27,5148	£26,6999
29 Large residential-led development (135 units)	135	0.40	£1.84	-£1,5458	-£1,7764	-£0,5452	-£0,7759	£0,1057	-£0,1294	£1,0923	£0,8649	£1,6377	£1,4102	£2,6138	£2,3865	£2,8143	£2,5900	£4,0710	£3,8467	£5,0449	£4,8206
30 Large residential-led development (260 units)	260	1.35	£6.22	-£1,3809	-£1,7124	£0,5190	£0,1922	£1,7491	£1,4222	£3,6239	£3,3016	£4,6557	£4,3333	£6,5123	£6,1900	£6,9025	£6,5802	£8,7944	£8,4721	£10,6510	£10,3287
31 Large residential-led development (115 units)	115	0.70	£3.23	-£1,0024	-£1,2096	-£0,1244	-£0,3315	£0,4503	£0,2461	£1,3162	£1,1119	£1,8023	£1,6009	£2,6570	£2,4556	£2,8518	£2,6503	£3,9898	£3,7884	£4,8445	£4,6431
32 Large residential-led development (375 units)	375	1.35	£6.22	-£3,8702	-£4,3971	-£1,1999	-£1,7268	£0,5129	-£0,0067	£3,1459	£2,6264	£4,5744	£4,0549	£7,1754	£6,6631	£7,6632	£7,1509	£10,5669	£10,0546	£13,1682	£12,6559
33 Small site (70 units)	70	0.20	£0.92	£0,0816	-£0,0207	£0,6314	£0,5294	£1,0024	£0,9004	£1,5522	£1,4502	£1,8721	£1,7701	£2,4219	£2,3199	£2,5629	£2,4609	£3,1754	£3,0730	£3,7252	£3,6232
34 Small site (40 units)	40	0.20	£0.92	£1,9014	£1,8589	£2,2235	£2,1809	£2,4433	£2,4008	£2,7653	£2,7228	£2,9560	£2,9134	£3,2780	£3,2355	£3,3665	£3,3239	£3,6880	£3,6460	£4,0073	£3,9654
35 Small site (25 units)	25	0.20	£0.92	£2,0914	£2,0662	£2,3137	£2,2885	£2,4721	£2,4469	£2,6944	£2,6692	£2,8345	£2,8093	£3,0568	£3,0316	£3,1330	£3,1078	£3,3553	£3,3301	£3,5776	£3,5524
36 Small site (10 units)	10	0.15	£0.69	£1,2007	£1,1906	£1,3375	£1,3274	£1,4350	£1,4249	£1,5718	£1,5617	£1,6580	£1,6479	£1,7948	£1,7847	£1,8417	£1,8316	£1,9785	£1,9684	£2,1153	£2,1052
37 Small site (5 units)	5	0.10	£0.46	£0,8679	£0,8631	£0,9462	£0,9414	£1,0048	£1,0000	£1,0831	£1,0783	£1,1361	£1,1313	£1,2144	£1,2096	£1,2476	£1,2429	£1,3259	£1,3212	£1,4042	£1,3995
38 Small site (1 unit)	1	0.03	£0.14	£0,1534	£0,1524	£0,1690	£0,1681	£0,1807	£0,1798	£0,1964	£0,1954	£0,2070	£0,2060	£0,2227	£0,2217	£0,2293	£0,2284	£0,2450	£0,2440	£0,2606	£0,2597
39 Office development	-	0.05	£0.23	-£0,0579	-£0,0615	-£0,0579	-£0,0615	-£0,0579	-£0,0615	-£0,0579	-£0,0615	-£0,0579	-£0,0615	-£0,0579	-£0,0615	-£0,0579	-£0,0615	-£0,0405	-£0,0440	-£0,0405	-£0,0440
40 Office development	-	0.60	£2.77	-£0,6092	-£0,6603	-£0,6092	-£0,6603	-£0,6092	-£0,6603	-£0,6092	-£0,6603	-£0,6092	-£0,6603	-£0,6092	-£0,6603	-£0,6092	-£0,6603	-£0,3634	-£0,4145	-£0,3634	-£0,4145
41 Office development	-	0.95	£4.38	-£7,1234	-£7,6263	-£7,1234	-£7,6263	-£7,1234	-£7,6263	-£7,1234	-£7,6263	-£7,1234	-£7,6263	-£7,1234	-£7,6263	-£7,1234	-£7,6263	-£4,7373	-£5,2402	-£4,7373	-£5,2402
42 Industrial development	-	0.30	£1.38	£1,7675	£1,7511	£1,7675	£1,7511	£1,7675	£1,7511	£1,7675	£1,7511	£1,7675	£1,7511	£1,7675	£1,7511	£1,7675	£1,7511	£1,7675	£1,7511	£1,7675	£1,7511
43 Retail development	-	0.20	£0.92	-£1,2626	-£1,3700	-£1,2626	-£1,3700	-£1,2626	-£1,3700	-£1,2626	-£1,3700	-£1,2626	-£1,3700	-£1,2626	-£1,3700	-£1,2626	-£1,3700	-£0,7455	-£0,8530	-£0,7455	-£0,8530
44 Leisure development	-	0.05	£0.23	-£0,6690	-£0,6773	-£0,6690	-£0,6773	-£0,6690	-£0,6773	-£0,6690	-£0,6773	-£0,6690	-£0,6773	-£0,6690	-£0,6773	-£0,6690	-£0,6773	-£0,6690	-£0,6773	-£0,6690	-£0,6773
45 Student accommodation (200 beds)	-	0.20	£0.92	£17,3709	£17,2216	£17,3709	£17,2216	£17,3709	£17,2216	£17,3709	£17,2216	£17,3709	£17,2216	£17,3709	£17,2216	£17,3709	£17,2216	£17,3709	£17,2216	£17,3709	£17,2216
46 C2 accommodation (80 beds)	-	0.45	£2.07																		

Table 6.30.2: Net zero carbon - operational only (continued)

BLV: SECONDARY INDUSTRIAL		No of units	BLV (€ m)	€6,318 psm		€6,586 psm		€6,854 psm		€7,122 psm		€7,390 psm		€7,657 psm		€7,925 psm		€8,193 psm		€8,461 psm		
Description				Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline
1	Large residential-led development (105 units)	105	0.50	€2.31	-€1,029€	-€2,894€	-€0,227€	-€2,004€	€0,295€	-€1,474€	€1,089€	-€0,672€	€1,534€	-€0,219€	€2,314€	-€0,574€	€2,492€	€0,753€	€3,584€	€1,836€	€4,344€	€2,612€
2	Large residential-led development (45 units)	45	0.45	€2.07	-€0,054€	-€0,741€	€0,299€	-€0,365€	€0,537€	-€0,141€	€0,891€	€0,213€	€1,697€	€0,419€	€1,450€	€0,729€	€1,541€	€0,856€	€1,970€	€1,300€	€2,315€	€1,854€
3	Large residential-led development (190 units)	190	1.10	€5.07	€0,807€	-€1,846€	€2,235€	-€0,389€	€3,166€	€0,569€	€4,613€	€1,994€	€5,426€	€2,809€	€6,054€	€4,269€	€7,192€	€4,576€	€8,863€	€6,290€	€10,294€	€7,146€
4	Large residential-led development (70 units)	70	0.55	€2.54	€1,956€	€0,874€	€2,490€	€1,414€	€2,842€	€1,774€	€3,374€	€2,312€	€3,842€	€2,619€	€4,214€	€3,151€	€4,346€	€3,213€	€5,089€	€4,024€	€5,621€	€4,556€
5	Large residential-led development (220 units)	220	0.75	€3.46	-€1,851€	-€5,139€	-€0,209€	-€3,475€	€0,854€	-€2,385€	€2,462€	-€0,734€	€3,307€	€0,178€	€4,983€	€1,791€	€5,352€	€2,143€	€7,330€	€4,124€	€8,963€	€5,758€
6	Large residential-led development (105 units)	105	0.70	€3.23	€1,902€	-€0,108€	€2,682€	€0,883€	€3,195€	€1,206€	€3,979€	€1,984€	€4,421€	€2,429€	€5,201€	€3,213€	€5,376€	€3,381€	€6,697€	€4,692€	€7,471€	€5,476€
7	Large residential-led development (190 units)	190	0.50	€2.31	-€1,374€	-€4,073€	€0,040€	-€2,840€	€0,954€	-€1,697€	€2,349€	-€0,278€	€3,129€	€0,504€	€4,522€	€1,890€	€4,826€	€2,202€	€6,475€	€3,853€	€7,827€	€5,246€
8	Large residential-led development (85 units)	85	0.40	€1.84	-€0,441€	-€1,789€	€0,218€	-€1,136€	€0,654€	-€0,690€	€1,309€	-€0,030€	€1,684€	€0,345€	€2,337€	€0,989€	€2,495€	€1,157€	€3,342€	€2,003€	€3,980€	€2,654€
9	Large residential-led development (85 units)	85	0.65	€3.00	-€0,376€	-€1,687€	€0,282€	-€1,025€	€0,719€	-€0,582€	€1,370€	-€0,078€	€1,747€	€0,454€	€2,401€	€1,103€	€2,556€	€1,264€	€3,381€	€2,086€	€4,027€	€2,742€
10	Large residential-led development (135 units)	135	0.35	€1.61	-€0,461€	-€2,399€	€0,557€	-€1,353€	€1,244€	-€0,654€	€2,289€	€0,384€	€2,852€	€0,937€	€3,875€	€2,048€	€4,113€	€2,247€	€5,310€	€3,444€	€6,326€	€4,462€
11	Large residential-led development (50 units)	50	0.25	€1.15	€1,464€	€0,782€	€1,845€	€1,163€	€2,099€	€1,417€	€2,487€	€1,798€	€2,890€	€2,015€	€3,079€	€2,391€	€3,168€	€2,466€	€3,555€	€2,974€	€4,037€	€3,354€
12	Large residential-led development (100 units)	100	0.35	€1.61	-€0,952€	-€2,418€	-€0,165€	-€1,632€	€0,102€	-€1,363€	€0,877€	-€0,576€	€0,976€	-€0,454€	€1,769€	€0,327€	€1,362€	-€0,064€	€2,302€	€0,866€	€3,086€	€1,542€
13	Large residential-led development (290 units)	290	2.35	€10.83	€10,096€	€6,760€	€12,234€	€8,891€	€13,651€	€10,319€	€15,735€	€12,457€	€17,002€	€13,674€	€19,119€	€15,812€	€19,622€	€16,313€	€22,079€	€18,798€	€24,195€	€20,966€
14	Large residential-led development (125 units)	125	0.30	€1.38	-€0,198€	-€1,662€	€0,745€	-€0,782€	€1,363€	-€0,076€	€2,300€	€0,865€	€2,826€	€1,397€	€3,754€	€2,331€	€3,963€	€2,542€	€4,893€	€3,475€	€5,824€	€4,404€
15	Large residential-led development (240 units)	240	1.25	€5.76	€5,114€	€3,321€	€7,332€	€5,053€	€8,957€	€5,156€	€10,653€	€7,370€	€11,594€	€8,820€	€13,293€	€10,535€	€13,654€	€10,896€	€15,630€	€12,871€	€17,331€	€14,573€
16	Large residential-led development (155 units)	155	1.15	€5.30	€4,533€	€2,744€	€5,672€	€3,894€	€6,432€	€4,654€	€7,574€	€5,797€	€8,214€	€6,442€	€9,345€	€7,581€	€9,612€	€7,840€	€10,895€	€9,136€	€12,022€	€10,268€
17	Large residential-led development (40 units)	40	0.35	€1.61	€1,979€	€1,594€	€2,309€	€1,914€	€2,517€	€2,136€	€2,838€	€2,453€	€3,027€	€2,649€	€3,347€	€2,962€	€3,499€	€3,071€	€3,792€	€3,374€	€4,075€	€3,693€
18	Large residential-led development (150 units)	150	1.15	€5.30	-€1,030€	-€3,214€	€0,106€	-€2,075€	€0,837€	-€1,324€	€1,944€	-€0,186€	€2,567€	€0,444€	€3,674€	€1,517€	€3,921€	€1,796€	€5,256€	€3,137€	€6,365€	€4,243€
19	Large residential-led development (125 units)	125	0.70	€3.23	-€0,610€	-€2,344€	€0,393€	-€1,394€	€0,962€	-€0,758€	€1,895€	€0,129€	€2,425€	€0,748€	€3,351€	€1,669€	€3,568€	€1,874€	€4,842€	€2,950€	€5,571€	€3,881€
20	Large residential-led development (130 units)	130	0.90	€4.15	€3,443€	€1,643€	€4,410€	€2,804€	€5,049€	€3,249€	€6,016€	€4,214€	€6,562€	€4,762€	€7,528€	€5,728€	€7,749€	€5,948€	€9,014€	€7,219€	€9,906€	€8,180€
21	Large residential-led development (25 units)	25	0.25	€1.15	€1,031€	€0,649€	€1,235€	€0,851€	€1,371€	€0,994€	€1,574€	€1,192€	€1,690€	€1,313€	€1,897€	€1,518€	€1,940€	€1,572€	€2,231€	€1,850€	€2,434€	€2,052€
22	Large residential-led development (195 units)	195	1.25	€5.76	€7,379€	€5,354€	€8,827€	€6,808€	€9,793€	€7,771€	€11,242€	€9,224€	€12,070€	€10,050€	€13,518€	€11,501€	€13,866€	€11,847€	€15,423€	€13,401€	€16,871€	€14,854€
23	Large residential-led development (20 units)	20	0.40	€1.84	€1,633€	€1,393€	€1,774€	€1,542€	€1,870€	€1,636€	€2,018€	€1,774€	€2,095€	€1,861€	€2,233€	€2,019€	€2,275€	€2,041€	€2,414€	€2,120€	€2,572€	€2,322€
24	Large residential-led development (35 units)	35	0.25	€1.15	-€0,013€	-€0,446€	€0,239€	-€0,202€	€0,401€	-€0,037€	€0,642€	€0,203€	€0,782€	€0,347€	€1,023€	€0,584€	€1,085€	€0,646€	€1,372€	€0,932€	€1,612€	€1,173€
25	Large residential-led development (50 units)	50	0.30	€0.87	€2,210€	€1,592€	€2,612€	€1,953€	€2,874€	€2,270€	€3,290€	€2,672€	€3,523€	€2,910€	€3,938€	€3,314€	€4,041€	€3,424€	€4,549€	€3,897€	€4,914€	€4,301€
26	Large residential-led development (120 units)	120	1.05	€4.84	-€0,912€	-€2,795€	€0,003€	-€1,863€	€0,601€	-€1,257€	€1,501€	-€0,340€	€2,016€	€0,174€	€2,902€	€1,078€	€3,105€	€1,283€	€4,244€	€2,429€	€5,138€	€3,321€
27	Large residential-led development (340 units)	340	1.55	€7.15	-€3,240€	-€8,126€	-€0,745€	-€5,594€	€0,873€	-€3,953€	€3,324€	-€1,462€	€4,636€	-€0,072€	€7,121€	€2,382€	€7,631€	€2,897€	€10,515€	€5,851€	€12,984€	€8,282€
28	Large residential-led development (380 units)	380	1.55	€7.15	-€6,678€	-€14,327€	-€3,883€	-€11,512€	-€2,077€	-€9,673€	€0,681€	-€6,854€	€2,204€	-€5,310€	€4,932€	-€2,574€	€5,497€	-€1,964€	€9,815€	€2,431€	€12,514€	€8,172€
29	Large residential-led development (135 units)	135	0.40	€1.84	-€1,545€	-€3,636€	-€0,545€	-€2,630€	€0,105€	-€1,965€	€1,092€	-€0,950€	€1,637€	-€0,432€	€2,613€	€0,566€	€2,814€	€0,762€	€4,071€	€2,031€	€5,049€	€3,010€
30	Large residential-led development (260 units)	260	1.35	€6.22	-€1,369€	-€4,426€	€0,519€	-€2,509€	€1,749€	-€1,262€	€3,623€	€0,631€	€4,655€	€1,604€	€6,512€	€3,564€	€6,902€	€3,956€	€8,794€	€5,842€	€10,651€	€7,691€
31	Large residential-led development (115 units)	115	0.70	€3.23	-€1,024€	-€2,801€	-€0,124€	-€2,021€	€0,450€	-€1,421€	€1,316€	-€0,542€	€1,802€	-€0,047€	€2,657€	€0,818€	€2,851€	€1,016€	€3,989€	€2,164€	€4,845€	€3,018€
32	Large residential-led development (375 units)	375	1.35	€6.22	-€3,872€	-€8,749€	-€1,199€	-€6,014€	€0,519€	-€4,284€	€3,145€	-€1,616€	€4,574€	-€0,167€	€7,174€	€2,467€	€7,663€	€2,959€	€10,569€	€5,895€	€13,166€	€8,492€
33	Small site (70 units)	70	0.20	€0.92	-€0,081€	-€0,861€	€0,631€	-€0,303€	€1,002€	€0,071€	€1,552€	€0,621€	€1,871€	€0,941€	€2,421€	€1,491€	€2,562€	€1,632€	€3,174€	€2,244€	€3,725€	€2,794€
34	Small site (40 units)	40	0.20	€0.92	€1,901€	€1,516€	€2,223€	€1,836€	€2,443€	€2,053€	€2,763€	€2,375€	€2,960€	€2,566€	€3,270€	€2,882€	€3,366€	€2,976€	€3,680€	€3,297€	€4,007€	€3,627€
35	Small site (25 units)	25	0.20	€0.92	€2,091€	€1,805€	€2,317€	€2,082€	€2,472€	€2,241€	€2,694€	€2,463€	€2,845€	€2,603€	€3,058€	€2,859€	€3,130€	€2,902€	€3,353€	€3,124€	€3,576€	€3,347€
36	Small site (10 units)	10	0.15	€0.69	€1,207€	€1,103€	€1,337€	€1,245€	€1,450€	€1,342€	€1,571€	€1,479€	€1,650€	€1,566€	€1,748€	€1,704€	€1,841€	€1,749€	€1,978€	€1,881€	€2,153€	€2,022€
37	Small site (5 units)	5	0.10	€0.46	€0,867€	€0,824€	€0,946€	€0,902€	€1,044€	€0,961€	€1,081€	€1,039€	€1,161€	€1,092€	€1,214€	€1,170€	€1,247€	€1,204€	€1,325€	€1,283€	€1,404€	€1,360€
38	Small site (1 unit)	1	0.03	€0.14	€0,154€	€0,144€	€0,169€	€0,160€	€0,180€	€0,172€	€0,194€	€0,187€	€0,207€	€0,198€	€0,222€	€0,213€	€0,229€	€0,226€	€0,245€	€0,236€	€0,260€	€0,251€
39	Office development	-	0.05	€0.23	-€0,057€	-€0,089€	-€0,057€	-€0,089€	-€0,057€	-€0,089€	-€0,057€	-€0,089€	-€0,057€	-€0,089€	-€0,057€	-€0,089€	-€0,057€	-€0,089€	-€0,040€	-€0,072€	-€0,040€	-€0,072€
40	Office development	-	0.60	€2.77	-€0,609€	-€1,059€	-€0,609€	-€1,059€	-€0,609€	-€1,059€	-€0,609€	-€1,059€	-€0,609€	-€1,059€	-€0,609€	-€1,059€	-€0,609€	-€1,059€	-€0,363€	-€0,819€	-€0,363€	-€0,819€
41	Office development	-	0.95	€4.38	-€7,123€	-€11,559€	-€7,123€	-€11,559€	-€7,123€	-€11,559€	-€7,123€	-€11,559€	-€7,123€	-€11,559€	-€7,123€	-€11,559€	-€7,123€	-€11,559€	-€4,737€	-€9,173€	-€4,737€	-€9,173€
42	Industrial development	-	0.30	€1.38	€1,767€	€1,625€	€1,767€	€1,625€	€1,767€	€1,625€	€1,767€	€1,625€	€1,767€	€1,625€	€1,767€	€1,625€	€1,767€	€1,625€	€1,767€	€1,625€	€1,767€	€1,625€
43	Retail development	-	0.20	€0.92	-€1,262€	-€2,103€	-€1,262€	-€2,103€	-€1,262€	-€2,103€	-€1,262€	-€2,103€	-€1,262€	-€2,103€	-€1,262€	-€2,103€	-€1,262€	-€2,103€	-€0,745€	-€1,692€	-€0,745€	-€1,692€
44	Leisure development	-	0.05	€0.23	-€0,689€	-€0,740€	-€0,689€	-€0,740€	-€0,689€	-€0,740€	-€0,689€	-€0,740€	-€0,689€	-€0,740€	-€0,689€	-€0,740€	-€0,689€	-€0,740€	-€0,689€	-€0,740€	-€0,689€	-€0,740€
45	Student accommodation (200 beds)	-	0.20	€0.92	€17,370€	€16,161€	€1															

Table 6.30.3: Percentage change in residual land values with NZC operational only cost allowances (sales values of £8,461 per square metre)

	Description	No of units	Site area ha	Baseline residual value £m	Residual value reflecting NZC A+X £m	% change
1	Large residential-led development (105 units)	105	0.50	£4.345	£2.617	39.76%
2	Large residential-led development (45 units)	45	0.45	£2.331	£1.654	29.06%
3	Large residential-led development (190 units)	190	1.10	£10.297	£7.715	25.08%
4	Large residential-led development (70 units)	70	0.55	£5.621	£4.556	18.94%
5	Large residential-led development (220 units)	220	0.75	£8.936	£5.751	35.65%
6	Large residential-led development (105 units)	105	0.70	£7.471	£5.480	26.66%
7	Large residential-led development (190 units)	190	0.50	£7.863	£5.246	33.28%
8	Large residential-led development (85 units)	85	0.40	£3.989	£2.657	33.38%
9	Large residential-led development (85 units)	85	0.65	£4.028	£2.742	31.92%
10	Large residential-led development (135 units)	135	0.35	£6.329	£4.463	29.48%
11	Large residential-led development (50 units)	50	0.25	£4.037	£3.355	16.90%
12	Large residential-led development (100 units)	100	0.35	£3.069	£1.642	46.48%
13	Large residential-led development (290 units)	290	2.35	£24.196	£20.907	13.60%
14	Large residential-led development (125 units)	125	0.30	£5.828	£4.405	24.43%
15	Large residential-led development (240 units)	240	1.25	£17.331	£14.573	15.91%
16	Large residential-led development (155 units)	155	1.15	£12.023	£10.269	14.59%
17	Large residential-led development (40 units)	40	0.35	£4.075	£3.696	9.32%
18	Large residential-led development (150 units)	150	1.15	£6.367	£4.244	33.34%
19	Large residential-led development (125 units)	125	0.70	£5.572	£3.885	30.27%
20	Large residential-led development (130 units)	130	0.90	£9.981	£8.180	18.04%
21	Large residential-led development (25 units)	25	0.25	£2.434	£2.053	15.68%
22	Large residential-led development (195 units)	195	1.25	£16.872	£14.854	11.96%
23	Large residential-led development (20 units)	20	0.40	£2.557	£2.323	9.16%
24	Large residential-led development (35 units)	35	0.25	£1.613	£1.174	27.23%
25	Large residential-led development (50 units)	50	0.30	£4.915	£4.300	12.51%
26	Large residential-led development (120 units)	120	1.05	£5.137	£3.321	35.34%
27	Large residential-led development (340 units)	340	1.55	£12.989	£8.282	36.24%
28	Large residential-led development (380 units)	380	1.55	£12.515	£5.173	58.67%
29	Large residential-led development (135 units)	135	0.40	£5.045	£3.010	40.33%
30	Large residential-led development (260 units)	260	1.35	£10.651	£7.699	27.71%
31	Large residential-led development (115 units)	115	0.70	£4.845	£3.019	37.69%
32	Large residential-led development (375 units)	375	1.35	£13.166	£8.493	35.50%
33	Small site (70 units)	70	0.20	£3.725	£2.795	24.98%
34	Small site (40 units)	40	0.20	£4.007	£3.621	9.65%
35	Small site (25 units)	25	0.20	£3.578	£3.347	6.45%
36	Small site (10 units)	10	0.15	£2.115	£2.023	4.37%
37	Small site (5 units)	5	0.10	£1.404	£1.361	3.11%
38	Small site (1 unit)	1	0.03	£0.261	£0.252	3.35%
39	Office development	-	0.05	-£0.040	-£0.072	78.01%
40	Office development	-	0.60	-£0.363	-£0.814	123.98%
41	Office development	-	0.95	-£4.737	-£9.173	93.64%
42	Industrial development	-	0.30	£1.768	£1.629	7.86%
43	Retail development	-	0.20	-£0.746	-£1.693	127.11%
44	Leisure development	-	0.05	-£0.669	-£0.740	10.63%
45	Student accommodation (200 beds)	-	0.20	£17.371	£16.162	6.96%
46	C2 accommodation (80 beds)	-	0.45	£2.792	£2.541	9.01%

Table 6.30.4: Net zero carbon - operational and embodied carbon

Net zero carbon B / Y		Sales value (£ psm):																							
BLV: SECONDARY OFFICES		£6,318 psm		£6,586 psm		£6,854 psm		£7,122 psm		£7,390 psm		£7,657 psm		£7,925 psm		£8,193 psm		£8,461 psm							
Description	No of units	Site area	BLV (£ m)	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X				
1 Large residential-led development (105 units)	105	0.50	£3.89	-£1,0296	-£8,3800	-£0,2278	-£5,5583	£0,2995	-£5,0277	£1,0890	-£4,2269	£1,5344	-£3,7729	£2,3148	-£2,9712	£2,4927	-£2,7892	£3,5643	-£1,6880	£4,3447	-£0,8883				
2 Large residential-led development (45 units)	45	0.45	£3.50	-£0,0548	-£2,1161	£0,2994	-£1,7576	£0,5379	-£1,5158	£0,8913	-£1,1573	£1,0970	-£0,9488	£1,4504	-£0,5903	£1,5411	-£0,4984	£1,9760	-£0,0552	£2,3315	-£0,2994				
3 Large residential-led development (190 units)	190	1.10	£8.57	£0,8077	-£7,2340	£2,2351	-£5,7656	£3,1863	-£4,7870	£4,6137	-£3,3186	£5,4288	-£2,4799	£6,8546	-£1,0180	£7,1924	-£0,8724	£8,8863	£1,0512	£10,2974	£2,4787				
4 Large residential-led development (70 units)	70	0.55	£4.28	£1,9563	-£1,3014	£2,4901	-£0,7555	£2,8462	-£0,3907	£3,3784	£0,1530	£3,8842	£0,4616	£4,2164	£1,0001	£4,3461	£1,1303	£5,0891	£1,8823	£5,6212	£2,4206				
5 Large residential-led development (220 units)	220	0.75	£5.84	-£1,8511	-£11,6996	-£0,2093	-£10,0408	£0,8547	-£8,9491	£2,4872	-£7,2903	£3,3707	-£6,3607	£4,9832	-£4,7019	£5,3352	-£4,3394	£7,3301	-£2,2873	£8,9363	-£0,8419				
6 Large residential-led development (105 units)	105	0.70	£5.45	£1,9024	-£4,2052	£2,6828	-£3,4035	£3,1995	-£2,8729	£3,9798	-£2,0712	£4,4214	-£1,6181	£5,2018	-£0,8164	£5,3796	-£0,8345	£6,8907	£0,7031	£7,4711	£1,4936				
7 Large residential-led development (190 units)	190	0.50	£3.89	-£1,3742	-£9,4705	£0,0401	-£8,0379	£0,9564	-£7,0951	£2,3490	-£5,6625	£3,1293	-£4,8596	£4,5220	-£3,4270	£4,8260	-£3,1140	£6,4775	-£1,4151	£7,8627	-£0,0018				
8 Large residential-led development (85 units)	85	0.40	£2.00	-£0,4412	-£4,5143	£0,2186	-£3,8514	£0,6554	-£3,4083	£1,3091	-£2,7455	£1,6840	-£2,3653	£2,3376	-£1,7024	£2,4957	-£1,5420	£3,3425	-£0,6832	£3,9890	-£0,0203				
9 Large residential-led development (85 units)	85	0.65	£5.06	-£0,3764	-£4,3109	£0,2825	-£3,6480	£0,7193	-£3,2050	£1,3730	-£2,5421	£1,7479	-£2,1619	£2,4015	-£1,4990	£2,5598	-£1,3387	£3,3815	-£0,5049	£4,0277	£0,1558				
10 Large residential-led development (135 units)	135	0.35	£2.73	-£0,4810	-£6,2377	£0,5573	-£5,1915	£1,2449	-£4,4942	£2,2898	-£3,4479	£2,8520	-£2,8503	£3,8705	-£1,8041	£4,1135	-£1,5553	£5,3101	-£0,3258	£6,3286	£0,7103				
11 Large residential-led development (50 units)	50	0.25	£1.95	£1,4647	-£0,5886	£1,8459	-£0,2032	£2,0995	£0,0533	£2,4807	£0,4345	£2,8980	£0,6516	£3,0792	£1,0330	£3,1689	£1,1227	£3,6555	£1,6093	£4,0367	£1,5905				
12 Large residential-led development (100 units)	100	0.35	£2.73	-£0,9523	-£5,3521	-£0,1657	-£4,5655	£0,1021	-£4,2963	£0,8778	-£3,5097	£0,9976	-£3,3882	£1,7691	-£2,6016	£1,3828	-£2,9974	£2,3029	-£2,0544	£3,0686	-£1,2678				
13 Large residential-led development (290 units)	290	2.35	£18.30	£10,0967	£0,0133	£12,2345	£2,1776	£13,6561	£3,6155	£15,7939	£5,7796	£17,0028	£7,0018	£19,1196	£9,1396	£19,6223	£9,6405	£22,0797	£12,1236	£24,1965	£14,2618				
14 Large residential-led development (125 units)	125	0.30	£2.24	-£0,1963	-£4,5910	£0,7455	-£3,6366	£1,3683	-£3,0050	£2,3006	-£2,0506	£2,8256	-£1,5112	£3,7546	-£0,5568	£3,9653	-£0,3402	£4,8993	£0,6097	£5,8284	£1,5508				
15 Large residential-led development (240 units)	240	1.25	£9.73	£6,1184	-£2,3734	£7,8322	-£0,8126	£8,9537	£0,5312	£10,6538	£2,2672	£11,5984	£3,2292	£13,2938	£4,9430	£10,6545	£5,3032	£15,6360	£7,3072	£17,3313	£9,0210				
16 Large residential-led development (155 units)	155	1.15	£8.96	£4,5333	-£8,8372	£5,8772	-£0,3409	£6,3422	£1,0959	£7,5742	£2,2399	£8,2134	£2,8637	£9,3455	£4,0278	£9,6012	£10,9995	£5,5880	£12,0226	£8,7296	£6,7298				
17 Large residential-led development (40 units)	40	0.35	£2.73	£1,9789	£0,8255	£2,3009	£1,1475	£2,5197	£1,3673	£2,8388	£1,6894	£3,0287	£1,8900	£3,3479	£2,2020	£3,4389	£2,2905	£3,7562	£2,6125	£4,0755	£2,5348				
18 Large residential-led development (150 units)	150	1.15	£8.96	-£1,0300	-£7,5800	£0,1066	-£6,4419	£0,8375	-£5,6908	£1,9444	-£4,5527	£2,5676	-£3,9122	£3,6745	-£2,7740	£3,9214	-£2,5205	£5,2596	-£1,1446	£6,3665	-£0,0085				
19 Large residential-led development (125 units)	125	0.70	£5.45	-£0,6103	-£5,8138	£0,3393	-£4,8594	£0,9621	-£4,2278	£1,8995	-£3,2734	£2,4250	-£2,7340	£3,3541	-£1,7795	£3,5658	-£1,5629	£4,6425	-£0,4567	£5,5715	£0,4980				
20 Large residential-led development (130 units)	130	0.90	£7.01	£3,4437	-£2,0347	£4,4100	-£1,0421	£5,0498	-£0,3852	£6,0160	£0,5989	£6,5626	£1,1520	£7,5288	£2,1270	£7,7489	£2,3472	£9,0144	£3,6127	£9,9008	£4,5789				
21 Large residential-led development (25 units)	25	0.25	£1.95	£1,0310	-£0,1158	£1,2335	£0,0884	£1,3721	£0,2270	£1,5747	£0,4295	£1,6950	£0,5499	£1,8976	£0,7524	£1,9540	£0,8088	£2,2318	£1,0866	£2,4343	£1,2892				
22 Large residential-led development (195 units)	195	1.25	£9.73	£7,3792	£1,2859	£8,8275	£2,7309	£9,7936	£3,7071	£11,2420	£5,1720	£12,0707	£6,0086	£13,5189	£7,4658	£13,8656	£7,8125	£15,4238	£9,3707	£16,8718	£10,8190				
23 Large residential-led development (20 units)	20	0.40	£2.00	£1,6337	£0,9306	£1,7745	£1,0714	£1,8709	£1,1678	£2,0118	£1,3067	£2,0955	£1,3924	£2,2363	£1,5332	£2,2755	£1,5724	£2,4164	£1,7133	£2,5572	£1,8541				
24 Large residential-led development (35 units)	35	0.25	£1.95	-£0,0013	-£1,3372	£0,2362	-£1,0933	£0,4016	-£0,9284	£0,6423	-£0,6845	£0,7828	-£0,5421	£1,0232	-£0,2982	£1,0859	-£0,2347	£1,3723	£0,0550	£1,6127	£0,2955				
25 Large residential-led development (50 units)	50	0.30	£2.34	£2,2101	£0,3580	£2,6126	£0,7605	£2,8874	£1,0353	£3,2900	£1,4378	£3,5283	£1,6761	£3,9308	£2,0787	£4,0414	£2,1892	£4,5149	£2,6628	£4,9148	£3,0653				
26 Large residential-led development (120 units)	120	1.05	£6.18	-£0,9124	-£6,5138	£0,0038	-£5,5976	£0,6017	-£4,9913	£1,5051	-£4,0750	£2,0106	-£3,5572	£2,9025	-£2,6410	£3,1057	-£2,4330	£4,2449	-£1,2624	£5,1368	-£0,3461				
27 Large residential-led development (340 units)	340	1.55	£12.07	-£3,2401	-£17,9466	-£0,7459	-£15,4149	£0,8730	-£13,7582	£3,3324	-£11,2265	£4,6936	-£9,8198	£7,1215	-£7,2881	£7,6318	-£6,7565	£10,5615	-£3,7340	£12,9894	-£1,2398				
28 Large residential-led development (380 units)	380	1.55	£12.07	-£6,6785	-£29,6261	-£3,8883	-£26,8108	-£2,0776	-£24,9720	£0,6861	-£22,1568	£2,2004	-£20,5968	£4,9352	-£17,7816	£5,4977	-£17,1861	£9,8150	-£12,6956	£12,5148	-£8,8803				
29 Large residential-led development (135 units)	135	0.40	£2.00	-£1,5458	-£7,8242	-£0,5452	-£6,8236	£0,1057	-£6,1712	£1,0923	-£5,1706	£1,6377	-£4,6176	£2,6138	-£3,6170	£2,3143	-£3,4120	£4,0710	-£2,1207	£5,0449	-£1,1204				
30 Large residential-led development (260 units)	260	1.35	£10.51	-£1,3809	-£10,5841	£0,5190	-£8,6480	£1,7491	-£7,3812	£3,6238	-£5,4451	£4,6557	-£4,3894	£6,5123	-£2,4608	£6,9025	-£2,0614	£8,7944	-£0,1178	£10,6510	£1,7645				
31 Large residential-led development (115 units)	115	0.70	£5.45	-£1,0024	-£6,6358	-£0,1244	-£5,7575	£0,4503	-£5,1765	£1,3162	-£4,2584	£1,8023	-£3,8021	£2,6570	-£2,9241	£2,8518	-£2,7246	£3,9898	-£1,5554	£4,8445	-£0,8773				
32 Large residential-led development (375 units)	375	1.35	£10.51	-£3,8702	-£18,4741	-£1,1999	-£15,7637	£0,5129	-£14,0168	£3,1459	-£11,3064	£4,5744	-£9,8347	£7,1754	-£7,1243	£7,6632	-£6,8162	£10,5669	-£3,6285	£13,1662	-£0,9582				
33 Small site (70 units)	70	0.20	£1.56	£0,0816	-£2,7485	£0,8314	-£2,1909	£1,0024	-£1,8147	£1,5522	-£1,2571	£1,8721	-£0,9327	£2,4219	-£0,3751	£2,5629	-£0,2320	£3,1754	£0,3836	£3,7252	£0,9335				
34 Small site (40 units)	40	0.20	£1.56	£1,9014	£0,7320	£2,2235	£1,0540	£2,4433	£1,2738	£2,7853	£1,5959	£2,9560	£1,7885	£3,2780	£2,1085	£3,3665	£2,1970	£3,6880	£2,5190	£4,0073	£2,8410				
35 Small site (25 units)	25	0.20	£1.56	£2,0914	£1,3986	£2,3137	£1,6209	£2,4721	£1,7793	£2,6944	£2,0016	£2,8345	£2,1417	£3,0568	£2,3640	£3,1330	£2,4402	£3,3553	£2,6625	£3,5776	£2,8840				
36 Small site (10 units)	10	0.15	£1.17	£1,2007	£0,9236	£1,3375	£1,0604	£1,4350	£1,1579	£1,5718	£1,2947	£1,6580	£1,3809	£1,7948	£1,5177	£1,8417	£1,5646	£1,9785	£1,7014	£2,1153	£1,8382				
37 Small site (5 units)	5	0.10	£0.78	£0,8679	£0,7370	£0,9462	£0,8153	£1,0048	£0,8739	£1,0831	£0,9522	£1,1361	£1,0052	£1,2144	£1,0835	£1,2476	£1,1167	£1,3259	£1,1950	£1,4042	£1,2733				
38 Small site (1 unit)	1	0.03	£0.23	£0,1534	£0,1272	£0,1690	£0,1428	£0,1807	£0,1546	£0,1964	£0,1702	£0,2070	£0,1808	£0,2227	£0,1965	£0,2293	£0,2031	£0,2450	£0,2188	£0,2606	£0,2344				
39 Office development	-	0.05	£0.39	-£0,0579	-£0,1526	-£0,0579	-£0,1526	-£0,0579	-£0,1526	-£0,0579	-£0,1526	-£0,0579	-£0,1526	-£0,0579	-£0,1526	-£0,0579	-£0,1526	-£0,0579	-£0,1526	-£0,0405	-£0,1351				
40 Office development	-	0.60	£4.67	-£0,6092	-£1,9608	-£0,6092	-£1,9608	-£0,6092	-£1,9608	-£0,6092	-£1,9608	-£0,6092	-£1,9608	-£0,6092	-£1,9608	-£0,6092	-£1,9608	-£0,6092	-£1,9608	-£0,3634	-£1,7150				
41 Office development	-	0.95	£7.40	-£7,1234	-£20,4315	-£7,1234	-£20,4315	-£7,1234	-£20,4315	-£7,1234	-£20,4315	-£7,1234	-£20,4315	-£7,1234	-£20,4315	-£7,1234	-£20,4315	-£7,1234	-£20,4315	-£4,7373	-£18,0454				
42 Industrial development	-	0.30	£2.34	£1,7675																					

Table 6.30.4: Net zero carbon - operational and embodied carbon (continued)

BLV: SECONDARY INDUSTRIAL		No of units	BLV (€ m)	€6,318 psm		€6,586 psm		€6,854 psm		€7,122 psm		€7,390 psm		€7,657 psm		€7,925 psm		€8,193 psm		€8,461 psm	
Description	Baseline			NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline
1 Large residential-led development (105 units)	105	0.50	€2.31	-€1,0296	-€8,3800	-€0,2276	-€5,5583	-€0,2395	-€5,0277	€1,0890	-€4,2269	€1,5344	-€3,7729	€2,3148	-€2,9712	€2,4927	-€2,7892	€3,5843	-€1,6880	€4,3447	-€0,5863
2 Large residential-led development (45 units)	45	0.45	€2.07	-€0,0548	-€2,1161	-€0,2994	-€1,7576	-€0,5379	-€1,5158	€0,8913	-€1,1573	€1,0970	-€0,9498	€1,4504	-€0,5903	€1,5411	-€0,4964	€1,9790	-€0,0552	€2,3315	-€0,2996
3 Large residential-led development (190 units)	190	1.10	€5.07	€0,8077	-€7,2340	€2,2351	-€5,7656	€3,1663	-€4,7670	€4,6137	-€3,3166	€5,4208	-€2,4799	€8,0546	-€1,0160	€7,1924	-€0,6724	€8,8863	€1,0512	€10,2974	€2,4767
4 Large residential-led development (70 units)	70	0.55	€2.54	€1,9563	-€1,3014	€2,4901	-€0,7555	€2,8462	-€0,3907	€3,3784	-€0,1530	€3,8842	-€0,4616	€4,2164	-€1,0001	€4,3461	-€1,1303	€5,0891	€1,8823	€5,6212	€2,4206
5 Large residential-led development (220 units)	220	0.75	€3.46	-€1,8511	-€11,6996	-€0,2093	-€10,0406	€0,8547	-€8,9491	€2,4672	-€7,2903	€3,3707	-€6,3607	€4,9832	-€4,7019	€5,3352	-€4,3394	€7,3301	-€2,2873	€8,9363	-€0,6419
6 Large residential-led development (105 units)	105	0.70	€3.23	€1,9024	-€4,2052	€2,6826	-€3,4035	€3,1995	-€2,8729	€3,9799	-€2,0712	€4,4214	-€1,6181	€5,2018	-€0,8164	€5,3796	-€0,8345	€6,6907	€0,7031	€7,4711	€1,4956
7 Large residential-led development (190 units)	190	0.50	€2.31	-€1,3742	-€9,4705	€0,0401	-€8,0379	€0,9564	-€7,0951	€2,3490	-€5,6625	€3,1293	-€4,8596	€4,5220	-€3,4270	€4,8260	-€3,1140	€6,4775	-€1,4151	€7,8627	-€0,0018
8 Large residential-led development (85 units)	85	0.40	€1.84	-€0,4412	-€4,5143	€0,2186	-€3,8514	€0,6554	-€3,4083	€1,3091	-€2,7455	€1,6840	-€2,3653	€2,3376	-€1,7024	€2,4957	-€1,5420	€3,3425	-€0,6832	€3,9990	-€0,0203
9 Large residential-led development (85 units)	85	0.65	€3.00	-€0,3764	-€4,3109	€0,2825	-€3,6460	€0,7193	-€3,2050	€1,3730	-€2,5421	€1,7479	-€2,1619	€2,4015	-€1,4990	€2,5596	-€1,3367	€3,3815	-€0,5049	€4,0277	€0,1556
10 Large residential-led development (135 units)	135	0.35	€1.61	-€0,4810	-€6,2377	€0,5573	-€5,1915	€1,2449	-€4,4942	€2,2699	-€3,4479	€2,8520	-€2,8503	€3,8705	-€1,8041	€4,1135	-€1,5553	€5,3101	-€0,3258	€6,3286	€0,7103
11 Large residential-led development (50 units)	50	0.25	€1.15	€1,4647	-€0,5886	€1,8459	-€0,2032	€2,0995	-€0,0533	€2,4807	-€0,4345	€2,8980	-€0,6516	€3,0792	-€1,0330	€3,1689	-€1,1227	€3,6555	€1,8093	€4,0367	€1,9905
12 Large residential-led development (100 units)	100	0.35	€1.61	-€0,9523	-€5,3521	-€0,1657	-€4,5655	€0,1021	-€4,2963	€0,8778	-€3,5097	€0,9976	-€3,3682	€1,7691	-€2,6016	€1,3828	-€2,9974	€2,3029	-€2,0544	€3,0686	-€1,2670
13 Large residential-led development (290 units)	290	2.35	€10.83	€10,0967	€0,0133	€12,2345	€2,1776	€13,6561	€3,6155	€15,7935	€5,7796	€17,0028	€7,0016	€19,1196	€9,1396	€19,6223	€9,6405	€22,0797	€12,1236	€24,1965	€14,2615
14 Large residential-led development (125 units)	125	0.30	€1.38	-€0,1983	-€4,5910	€0,7455	-€3,6366	€1,3663	-€3,0050	€2,3000	-€2,0506	€2,8256	-€1,5112	€3,7546	-€0,5568	€3,9663	-€0,3402	€4,8993	€0,6697	€5,8284	€1,5508
15 Large residential-led development (240 units)	240	1.25	€5.76	€5,1184	-€2,3734	€7,3322	-€0,6126	€8,9537	-€0,5312	€10,6538	€2,2672	€11,5984	€3,2292	€13,2938	€4,9430	€13,6545	€5,3032	€15,6360	€7,3072	€17,3313	€9,0210
16 Large residential-led development (155 units)	155	1.15	€5.30	€4,5333	-€0,8272	€5,6772	-€0,3409	€6,4322	-€1,0959	€7,5742	-€2,2398	€8,2134	-€2,8837	€9,3455	-€4,0276	€9,6012	-€4,2826	€10,8905	€5,5860	€12,0226	€6,7296
17 Large residential-led development (40 units)	40	0.35	€1.61	€1,9789	-€8,8355	€2,3009	-€1,1475	€2,5197	-€1,3673	€3,8398	-€1,6894	€3,0287	-€1,8800	€3,3479	-€2,2020	€3,4369	-€2,2905	€3,7562	-€2,6125	€4,0755	€2,9346
18 Large residential-led development (150 units)	150	1.15	€5.30	-€1,0300	-€7,5800	€0,1066	-€6,4418	€0,8375	-€5,6908	€1,9444	-€4,5527	€2,5676	-€3,9122	€3,6745	-€2,7740	€3,9214	-€2,5205	€5,2596	-€1,1446	€6,3665	-€0,0683
19 Large residential-led development (125 units)	125	0.70	€3.23	-€0,6103	-€5,8138	€0,3393	-€4,8594	€0,9621	-€4,2278	€1,8995	-€3,2734	€2,4250	-€2,7340	€3,3541	-€1,7795	€3,5658	-€1,5629	€4,8425	-€0,4567	€5,5715	€0,4908
20 Large residential-led development (130 units)	130	0.90	€4.15	€3,4437	-€2,0347	€4,4100	-€1,0421	€5,0498	-€0,3852	€6,0160	-€0,5889	€6,5626	-€1,1520	€7,5288	-€2,1270	€7,7489	-€2,3472	€9,0144	€3,6127	€9,9006	€4,5789
21 Large residential-led development (25 units)	25	0.25	€1.15	€1,0310	-€0,1158	€1,2335	-€0,0884	€1,3721	-€0,2270	€1,5747	-€0,4295	€1,6950	-€0,5499	€1,8976	-€0,7524	€1,9540	-€0,8088	€2,2318	€1,0886	€2,4343	€1,2892
22 Large residential-led development (195 units)	195	1.25	€5.76	€7,3792	€1,2859	€8,8275	€2,7309	€9,7938	€3,7071	€11,2420	€5,1720	€12,0707	€6,0096	€13,5189	€7,4658	€13,8656	€7,8125	€15,4238	€9,3707	€16,8718	€10,8190
23 Large residential-led development (20 units)	20	0.40	€1.84	€1,6337	-€0,9306	€1,7745	-€1,0714	€1,8709	-€1,1678	€2,0118	-€1,3087	€2,0955	-€1,3924	€2,2363	-€1,5332	€2,2755	-€1,5724	€2,4164	€1,7133	€2,5572	€1,8541
24 Large residential-led development (35 units)	35	0.25	€1.15	-€0,0013	-€1,3372	€0,2392	-€1,0933	€0,4016	-€0,9284	€0,6423	-€0,6845	€0,7828	-€0,5421	€1,0232	-€0,2982	€1,0859	-€0,2347	€1,3723	€0,0550	€1,6172	€0,2955
25 Large residential-led development (50 units)	50	0.30	€0.87	€2,2101	-€0,3580	€2,6126	-€0,7605	€2,8874	-€1,0353	€3,2900	-€1,4378	€3,5283	-€1,6761	€3,9308	-€2,0787	€4,0414	-€2,1892	€4,5149	€2,6628	€4,9148	€3,0653
26 Large residential-led development (120 units)	120	1.05	€4.84	-€0,9124	-€6,5138	€0,0038	-€5,5976	€0,6017	-€4,9913	€1,5051	-€4,0750	€2,0106	-€3,5572	€2,9025	-€2,6410	€3,1057	-€2,4330	€4,2449	-€1,2624	€5,1368	-€0,3461
27 Large residential-led development (340 units)	340	1.55	€7.15	-€3,2401	-€17,9466	-€0,7459	-€15,4149	€0,8730	-€13,7582	€3,3324	-€11,2265	€4,6936	-€9,8198	€7,1215	-€7,2881	€7,6318	-€6,7565	€10,5615	-€3,7340	€12,9894	-€1,2398
28 Large residential-led development (380 units)	380	1.55	€7.15	-€6,6785	-€29,6261	-€3,8883	-€26,8108	-€2,0776	-€24,9720	€0,6861	-€22,1568	€2,2004	-€20,5966	€4,9352	-€17,7816	€5,4977	-€17,1861	€9,8150	-€12,6956	€12,5148	-€9,8803
29 Large residential-led development (135 units)	135	0.40	€1.84	-€1,5458	-€7,8242	-€0,5452	-€6,6236	€0,1057	-€6,1712	€1,0923	-€5,1706	€1,6377	-€4,6176	€2,6138	-€3,6170	€2,8143	-€3,4120	€4,0710	-€2,1207	€5,0449	-€1,1204
30 Large residential-led development (260 units)	260	1.35	€6.22	-€1,3809	-€10,5841	€0,5190	-€8,6480	€1,7491	-€7,3812	€3,6238	-€5,4451	€4,6557	-€4,3694	€6,5123	-€2,4606	€6,9025	-€2,0614	€8,7944	-€0,1178	€10,6510	€1,7645
31 Large residential-led development (115 units)	115	0.70	€3.23	-€1,0024	-€6,6356	-€0,1244	-€5,7575	€0,4503	-€5,1765	€1,3162	-€4,2984	€1,8023	-€3,6021	€2,6570	-€2,9241	€2,8518	-€2,7248	€3,9898	-€1,5554	€4,8445	-€0,6773
32 Large residential-led development (375 units)	375	1.35	€6.22	-€3,8702	-€18,4741	-€1,1999	-€15,7637	€0,5129	-€14,0168	€3,1458	-€11,3884	€4,5744	-€9,8347	€7,1754	-€7,1243	€7,6632	-€6,6162	€10,5669	-€3,6285	€13,1662	-€0,9582
33 Small site (70 units)	70	0.20	€0.82	-€0,0816	-€2,7485	€0,6314	-€2,1909	€1,0024	-€1,8147	€1,5522	-€1,2571	€1,6721	-€0,9327	€2,4219	-€0,3751	€2,5629	-€0,2320	€3,1754	€0,3836	€3,7252	€0,9335
34 Small site (40 units)	40	0.20	€0.82	€1,9014	€0,7320	€2,2235	€1,0540	€2,4433	€1,2738	€2,7653	€1,5959	€2,9560	€1,7865	€3,2780	€2,1085	€3,3665	€2,1970	€3,8880	€2,5190	€4,0073	€2,8410
35 Small site (25 units)	25	0.20	€0.82	€2,0914	€1,3986	€2,3137	€1,6209	€2,4721	€1,7793	€2,6944	€2,0016	€2,8345	€2,1417	€3,0568	€2,3640	€3,1330	€2,4402	€3,3553	€2,6625	€3,5776	€2,8848
36 Small site (10 units)	10	0.15	€0.69	€1,2007	€0,9236	€1,3375	€1,0604	€1,4350	€1,1579	€1,5718	€1,2947	€1,6580	€1,3809	€1,7948	€1,5177	€1,8417	€1,5646	€1,9795	€1,7014	€2,1153	€1,8382
37 Small site (5 units)	5	0.10	€0.46	€0,8679	€0,7370	€0,9462	€0,8153	€1,0048	€0,8739	€1,0831	€0,9522	€1,1361	€1,0052	€1,2144	€1,0835	€1,2476	€1,1167	€1,3259	€1,1950	€1,4042	€1,2733
38 Small site (1 unit)	1	0.03	€0.14	€0,1534	€0,1272	€0,1690	€0,1428	€0,1807	€0,1546	€0,1964	€0,1702	€0,2070	€0,1808	€0,2227	€0,1965	€0,2293	€0,2031	€0,2450	€0,2188	€0,2606	€0,2344
39 Office development	-	0.05	€0.23	-€0,0579	-€0,1526	-€0,0579	-€0,1526	-€0,0579	-€0,1526	-€0,0579	-€0,1526	-€0,0579	-€0,1526	-€0,0579	-€0,1526	-€0,0579	-€0,1526	-€0,0405	-€0,1351	-€0,0405	-€0,1351
40 Office development	-	0.60	€2.77	-€0,6092	-€1,9608	-€0,6092	-€1,9608	-€0,6092	-€1,9608	-€0,6092	-€1,9608	-€0,6092	-€1,9608	-€0,6092	-€1,9608	-€0,6092	-€1,9608	-€0,3634	-€1,7150	-€0,3634	-€1,7150
41 Office development	-	0.95	€4.38	-€7,1234	-€20,4315	-€7,1234	-€20,4315	-€7,1234	-€20,4315	-€7,1234	-€20,4315	-€7,1234	-€20,4315	-€7,1234	-€20,4315	-€7,1234	-€20,4315	-€4,7373	-€18,0454	-€4,7373	-€18,0454
42 Industrial development	-	0.30	€1.38	-€1,7675	-€1,3506	-€1,7															

Table 6.30.5: Percentage change in residual land values with cost allowances for NZC operational and embodied carbon

	Description	No of units	Site area ha	Baseline residual value £m	Residual value reflecting NZC A+X £m	% change
1	Large residential-led development (105 units)	105	0.50	£4.345	£-0.886	120.40%
2	Large residential-led development (45 units)	45	0.45	£2.331	£0.299	87.18%
3	Large residential-led development (190 units)	190	1.10	£10.297	£2.479	75.93%
4	Large residential-led development (70 units)	70	0.55	£5.621	£2.421	56.94%
5	Large residential-led development (220 units)	220	0.75	£8.936	£-0.642	107.18%
6	Large residential-led development (105 units)	105	0.70	£7.471	£1.494	80.01%
7	Large residential-led development (190 units)	190	0.50	£7.863	£-0.002	100.02%
8	Large residential-led development (85 units)	85	0.40	£3.989	£-0.020	100.51%
9	Large residential-led development (85 units)	85	0.65	£4.028	£0.156	96.13%
10	Large residential-led development (135 units)	135	0.35	£6.329	£0.710	88.78%
11	Large residential-led development (50 units)	50	0.25	£4.037	£1.990	50.69%
12	Large residential-led development (100 units)	100	0.35	£3.069	£-1.268	141.32%
13	Large residential-led development (290 units)	290	2.35	£24.196	£14.261	41.06%
14	Large residential-led development (125 units)	125	0.30	£5.828	£1.551	73.39%
15	Large residential-led development (240 units)	240	1.25	£17.331	£9.021	47.95%
16	Large residential-led development (155 units)	155	1.15	£12.023	£6.730	44.02%
17	Large residential-led development (40 units)	40	0.35	£4.075	£2.935	27.99%
18	Large residential-led development (150 units)	150	1.15	£6.367	£-0.006	100.10%
19	Large residential-led development (125 units)	125	0.70	£5.572	£0.491	91.19%
20	Large residential-led development (130 units)	130	0.90	£9.981	£4.579	54.12%
21	Large residential-led development (25 units)	25	0.25	£2.434	£1.289	47.04%
22	Large residential-led development (195 units)	195	1.25	£16.872	£10.819	35.88%
23	Large residential-led development (20 units)	20	0.40	£2.557	£1.854	27.49%
24	Large residential-led development (35 units)	35	0.25	£1.613	£0.295	81.68%
25	Large residential-led development (50 units)	50	0.30	£4.915	£3.065	37.63%
26	Large residential-led development (120 units)	120	1.05	£5.137	£-0.346	106.74%
27	Large residential-led development (340 units)	340	1.55	£12.989	£-1.240	109.54%
28	Large residential-led development (380 units)	380	1.55	£12.515	£-9.880	178.95%
29	Large residential-led development (135 units)	135	0.40	£5.045	£-1.120	122.20%
30	Large residential-led development (260 units)	260	1.35	£10.651	£1.765	83.43%
31	Large residential-led development (115 units)	115	0.70	£4.845	£-0.677	113.98%
32	Large residential-led development (375 units)	375	1.35	£13.166	£-0.958	107.28%
33	Small site (70 units)	70	0.20	£3.725	£0.933	74.94%
34	Small site (40 units)	40	0.20	£4.007	£2.841	29.10%
35	Small site (25 units)	25	0.20	£3.578	£2.885	19.36%
36	Small site (10 units)	10	0.15	£2.115	£1.838	13.10%
37	Small site (5 units)	5	0.10	£1.404	£1.273	9.32%
38	Small site (1 unit)	1	0.03	£0.261	£0.234	10.04%
39	Office development	-	0.05	£-0.040	£-0.135	234.04%
40	Office development	-	0.60	£-0.363	£-1.715	371.95%
41	Office development	-	0.95	£-4.737	£-18.045	280.92%
42	Industrial development	-	0.30	£1.768	£1.351	23.59%
43	Retail development	-	0.20	£-0.746	£-3.589	381.34%
44	Leisure development	-	0.05	£-0.669	£-0.882	31.90%
45	Student accommodation (200 beds)	-	0.20	£17.371	£13.743	20.88%
46	C2 accommodation (80 beds)	-	0.45	£2.792	£2.038	27.02%

Carbon offsetting

- 6.36 Where on-site solutions are not possible, adopted London Plan policy and emerging Local Plan policy allows developers to use carbon offsetting. As noted in Section 4, we have tested a range of carbon offsetting figures. We have tested a range of costs per tonne from £95 to £480, as set out in Table 6.36.1. At £95 per tonne (which reflects current requirements), the reduction in residual land values is relatively modest at an average of 14%. This average change in residual land value is unlikely to change decision making on proceeding with developments or not. However, when offsetting increases to £480 per tonne, the change in residual values averages 70%, which is far higher than on-site carbon reduction solutions, which should positively incentivise developers to adopt on-site solutions in preference to offsetting.

Table 6.36.1: Impact of carbon offsetting on residual land values

KINGSTON LOCAL PLAN VIABILITY TESTING				Sales value (£ psm):		AH tenure (rent / SO):		% change in residual land values		
				£8,641		70%		30%		
						AH %		35%		
BLV: SECONDARY OFFICES										
Description	No of units	Site area	BLV (£ m)	No offset	£95/tonne	£330/tonne	£480/tonne	£95/tonne	£330/tonne	£480/tonne
1 Large residential-led development (105 units)	105	0.50	£3.89	£4.345	£3.572	£1.660	£0.422	17.79%	61.80%	90.28%
2 Large residential-led development (45 units)	45	0.45	£3.50	£2.331	£2.025	£1.260	£0.784	13.13%	45.62%	66.36%
3 Large residential-led development (190 units)	190	1.10	£8.57	£10.297	£9.101	£5.123	£4.207	11.62%	40.54%	59.15%
4 Large residential-led development (70 units)	70	0.55	£4.28	£5.621	£5.091	£3.781	£2.944	9.43%	32.74%	47.63%
5 Large residential-led development (220 units)	220	0.75	£5.84	£8.936	£7.499	£3.930	£1.651	16.08%	56.03%	81.53%
6 Large residential-led development (105 units)	105	0.70	£5.45	£7.471	£6.516	£4.152	£2.643	12.79%	44.43%	64.63%
7 Large residential-led development (190 units)	190	0.50	£3.89	£7.863	£6.678	£3.730	£1.848	15.06%	52.56%	76.50%
8 Large residential-led development (85 units)	85	0.40	£3.12	£3.985	£3.384	£1.904	£0.954	14.92%	52.26%	76.10%
9 Large residential-led development (85 units)	85	0.65	£5.06	£4.028	£3.452	£2.009	£1.087	14.30%	50.13%	73.00%
10 Large residential-led development (135 units)	135	0.35	£2.73	£6.325	£5.480	£3.382	£2.041	13.40%	46.56%	67.76%
11 Large residential-led development (50 units)	50	0.25	£1.95	£4.037	£3.690	£2.832	£2.285	8.59%	29.83%	43.40%
12 Large residential-led development (100 units)	100	0.35	£2.73	£3.065	£2.422	£0.810	£0.229	21.08%	73.61%	107.47%
13 Large residential-led development (290 units)	290	2.35	£18.30	£24.196	£22.462	£18.161	£15.385	7.17%	24.94%	36.42%
14 Large residential-led development (125 units)	125	0.30	£2.34	£5.626	£5.167	£3.531	£2.457	11.35%	39.41%	57.32%
15 Large residential-led development (240 units)	240	1.25	£9.73	£17.331	£15.894	£12.338	£10.046	8.29%	28.81%	42.04%
16 Large residential-led development (155 units)	155	1.15	£8.96	£12.025	£11.102	£6.623	£7.350	7.66%	26.61%	38.87%
17 Large residential-led development (40 units)	40	0.35	£2.73	£4.075	£3.865	£3.344	£3.010	5.17%	17.96%	26.14%
18 Large residential-led development (150 units)	150	1.15	£8.96	£6.367	£5.404	£3.024	£1.505	15.11%	52.49%	76.35%
19 Large residential-led development (125 units)	125	0.70	£5.45	£5.572	£4.804	£2.904	£1.687	13.78%	47.88%	69.72%
20 Large residential-led development (130 units)	130	0.90	£7.01	£9.981	£9.071	£6.820	£5.383	9.12%	31.67%	46.06%
21 Large residential-led development (25 units)	25	0.25	£1.95	£2.434	£2.242	£1.768	£1.465	7.88%	27.39%	39.84%
22 Large residential-led development (195 units)	195	1.25	£9.73	£16.872	£15.782	£13.086	£11.364	6.46%	22.44%	32.64%
23 Large residential-led development (20 units)	20	0.40	£3.12	£2.557	£2.406	£2.034	£1.796	5.89%	20.47%	29.78%
24 Large residential-led development (35 units)	35	0.25	£1.95	£1.613	£1.413	£0.921	£0.606	12.35%	42.92%	62.42%
25 Large residential-led development (50 units)	50	0.30	£2.34	£4.915	£4.594	£3.793	£3.281	6.53%	22.83%	33.23%
26 Large residential-led development (120 units)	120	1.05	£8.18	£5.137	£4.319	£2.296	£0.991	15.92%	55.31%	80.70%
27 Large residential-led development (340 units)	340	1.55	£12.07	£12.985	£10.855	£5.575	£2.162	16.43%	57.08%	83.36%
28 Large residential-led development (380 units)	380	1.55	£12.07	£12.515	£9.163	£0.803	£-4.628	26.78%	93.58%	136.98%
29 Large residential-led development (135 units)	135	0.40	£3.12	£5.045	£4.129	£1.660	£0.394	18.15%	63.13%	92.19%
30 Large residential-led development (260 units)	260	1.35	£10.51	£10.851	£9.285	£5.905	£3.745	12.83%	44.56%	64.84%
31 Large residential-led development (115 units)	115	0.70	£5.45	£4.845	£4.025	£1.999	£0.690	16.91%	58.73%	85.77%
32 Large residential-led development (375 units)	375	1.35	£10.51	£13.166	£11.028	£5.740	£2.319	16.24%	56.40%	82.39%
33 Small site (70 units)	70	0.20	£1.56	£3.725	£3.300	£2.247	£1.574	11.43%	39.69%	57.74%
34 Small site (40 units)	40	0.20	£1.56	£4.007	£3.734	£3.259	£2.918	5.32%	18.67%	27.19%
35 Small site (25 units)	25	0.20	£1.56	£3.576	£3.442	£3.108	£2.894	3.78%	13.14%	19.11%
36 Small site (10 units)	10	0.15	£1.17	£2.115	£2.081	£1.921	£1.842	2.56%	8.89%	12.93%
37 Small site (5 units)	5	0.10	£0.78	£1.404	£1.377	£1.309	£1.265	1.96%	6.80%	9.89%
38 Small site (1 unit)	1	0.03	£0.23	£0.251	£0.255	£0.242	£0.233	2.11%	7.33%	10.66%
39 Office development	-	0.05	£0.39	£-0.040	£-0.053	£-0.085	£-0.106	32.05%	111.32%	161.92%
40 Office development	-	0.60	£4.67	£-0.363	£-0.546	£-1.006	£-1.299	50.93%	176.92%	257.34%
41 Office development	-	0.95	£7.40	£-4.737	£-6.560	£-11.067	£-13.945	38.47%	133.62%	194.36%
42 Industrial development	-	0.30	£2.34	£1.768	£1.646	£1.346	£1.154	6.87%	23.87%	34.72%
43 Retail development	-	0.20	£1.56	£-0.746	£-1.135	£-2.090	£-2.713	52.22%	181.39%	263.84%
44 Leisure development	-	0.05	£0.39	£-0.669	£-0.720	£-0.846	£-0.927	7.63%	26.51%	38.56%
45 Student accommodation (200 beds)	-	0.20	£1.56	£17.371	£16.888	£15.692	£14.929	2.78%	9.66%	14.06%
46 C2 accommodation (80 beds)	-	0.45	£3.50	£2.792	£2.654	£2.314	£2.096	4.93%	17.13%	24.92%

BLV: SECONDARY RETAIL								% change in residual land values		
Description	No of units	Site area	BLV (£ m)	No offset	£95/tonne	£330/tonne	£480/tonne	£95/tonne	£330/tonne	£480/tonne
1 Large residential-led development (105 units)	105	0.50	£2.51	£3.81	£3.04	£1.12	£-0.12	20.28%	70.66%	103.17%
2 Large residential-led development (45 units)	45	0.45	£2.25	£2.11	£1.80	£1.04	£0.56	14.52%	50.45%	73.38%
3 Large residential-led development (190 units)	190	1.10	£5.51	£9.42	£8.22	£5.23	£3.32	12.70%	44.45%	64.79%
4 Large residential-led development (70 units)	70	0.55	£2.76	£5.26	£4.75	£3.44	£2.60	10.04%	34.89%	50.81%
5 Large residential-led development (220 units)	220	0.75	£3.76	£7.89	£6.45	£2.88	£0.60	18.29%	63.54%	92.43%
6 Large residential-led development (105 units)	105	0.70	£3.51	£6.90	£5.94	£3.56	£2.07	13.86%	48.14%	70.01%
7 Large residential-led development (190 units)	190	0.50	£2.51	£6.98	£5.79	£2.84	£0.96	17.07%	59.31%	86.27%
8 Large residential-led development (85 units)	85	0.40	£2.00	£3.57	£2.97	£1.46	£0.53	16.85%	58.62%	85.28%
9 Large residential-led development (85 units)	85	0.65	£3.26	£3.61	£3.03	£1.59	£0.67	16.10%	56.06%	81.57%
10 Large residential-led development (135 units)	135	0.35	£1.75	£5.69	£4.84	£2.75	£1.40	14.90%	51.75%	75.48%
11 Large residential-led development (50 units)	50	0.25	£1.25	£3.80	£3.45	£2.60	£2.05	9.12%	31.68%	46.09%
12 Large residential-led development (100 units)	100	0.35	£1.75	£2.59	£1.94	£0.32	£-0.72	24.98%	87.51%	127.90%
13 Large residential-led development (290 units)	290	2.35	£11.77	£22.98	£21.23	£16.91	£14.13	7.55%	26.36%	38.45%
14 Large residential-led development (125 units)	125	0.30	£1.50	£5.29	£4.63	£2.99	£1.95	12.50%	43.43%	63.20%
15 Large residential-led development (240 units)	240	1.25	£6.26	£16.31	£14.87	£11.13	£3.01	8.81%	30.65%	44.76%
16 Large residential-led development (155 units)	155	1.15	£5.76	£11.36	£10.44	£8.15	£6.68	8.10%	28.25%	41.22%
17 Large residential-led development (40 units)	40	0.35	£1.75	£3.91	£3.70	£3.16	£2.85	5.38%	18.71%	27.28%
18 Large residential-led development (150 units)	150	1.15	£5.76	£5.66	£4.69	£2.31	£0.79	17.01%	59.09%	85.95%
19 Large residential-led development (125 units)	125	0.70	£3.51	£4.99	£4.22	£2.32	£1.10	15.38%	53.44%	77.99%
20 Large residential-led development (130 units)	130	0.90	£4.51	£9.37	£8.46	£6.21	£4.77	9.71%	33.73%	49.07%
21 Large residential-led development (25 units)	25	0.25	£1.25	£2.31	£2.12	£1.64	£1.34	8.31%	28.87%	42.00%
22 Large residential-led development (195 units)	195	1.25	£6.26	£16.06	£14.97	£12.28	£10.56	6.79%	23.57%	34.28%
23 Large residential-led development (20 units)	20	0.40	£2.00	£2.47	£2.32	£1.95	£1.71	6.09%	21.16%	30.78%
24 Large residential-led development (35 units)	35	0.25	£1.25	£1.46	£1.27	£0.77	£0.46	13.61%	47.27%	68.75%
25 Large residential-led development (50 units)	50	0.30	£1.50	£4.69	£4.37	£3.56	£3.05	6.91%	23.99%	34.89%
26 Large residential-led development (120 units)	120	1.05	£5.26	£4.55	£3.73	£1.71	£0.40	17.97%	62.51%	91.29%
27 Large residential-led development (340 units)	340	1.55	£7.77	£11.41	£9.27	£3.96	£0.56	18.71%	65.14%	95.10%
28 Large residential-led development (380 units)	380	1.55	£7.77	£10.45	£7.09	£1.31	£-5.76	32.08%	112.57%	164.67%
29 Large residential-led development (135 units)	135	0.40	£2.00	£4.39	£3.48	£1.20	£-0.27	20.85%	72.73%	106.20%
30 Large residential-led development (260 units)	260	1.35	£6.76	£9.54	£8.17	£4.80	£2.62	14.32%	49.74%	72.55%
31 Large residential-led development (115 units)	115	0.70	£3.51	£4.27	£3.45	£1.42	£0.11	19.18%	66.79%	97.50%
32 Large residential-led development (375 units)	375	1.35	£6.76	£11.52	£9.36	£4.07	£0.65	18.56%	64.66%	94.39%
33 Small site (70 units)	70	0.20	£1.00	£3.40	£2.97	£1.92	£1.25	12.53%	43.53%	63.32%
34 Small site (40 units)	40	0.20	£1.00	£3.84	£3.63	£3.05	£2.75	5.61%	19.53%	28.42%
35 Small site (25 units)	25	0.20	£1.00	£3.47	£3.34	£3.00	£2.79	3.89%	13.53%	19.68%
36 Small site (10 units)	10	0.15	£0.75	£2.08	£2.02	£1.89	£1.80	2.61%	9.05%	13.16%
37 Small site (5 units)	5	0.10	£0.50	£1.38	£1.36	£1.29	£1.25	1.98%	6.88%	10.01%
38 Small site (1 unit)	1	0.03	£0.15	£0.26	£0.25	£0.24	£0.23	2.14%	7.43%	10.80%
39 Office development	-	0.05	£0.25	£-0.05	£-0.06	£-0.09	£-0.11	28.67%	99.58%	144.84%
40 Office development	-	0.60	£3.01	£-0.43	£-0.62	£-1.07	£-1.37	42.89%	149.00%	216.72%
41 Office development	-	0.95	£4.76	£-5.41	£-7.25	£-11.74	£-14.62	33.70%	117.05%	170.26%
42 Industrial development	-	0.30	£1.50	£1.75	£1.62	£1.32	£1.13	6.96%	24.17%	35.15%
43 Retail development	-	0.20	£1.00	£-0.89	£-1.28	£-2.24	£-2.66	43.80%	152.15%	221.31%
44 Leisure development	-	0.05	£0.25	£-0.68	£-0.73	£-0.86	£-0.94	7.51%	26.08%	37.93%
45 Student accommodation (200 beds)	-	0.20	£1.00	£17.17	£16.69	£15.49	£14.73	2.81%	9.78%	14.22%
46 C2 accommodation (80 beds)	-	0.45	£2.25	£2.79	£2.65	£2.31	£2.10	4.93%	17.13%	24.92%

Table 6.36.1: Impact of carbon offsetting on residual land values (continued)

BLV: SECONDARY INDUSTRIAL								% change in residual land values		
Description	No of units		BLV (£ m)	No offset	£95/tonne	£330/tonne	£480/tonne	£95/tonne	£330/tonne	£480/tonne
1 Large residential-led development (105 units)	105	0.50	£2.31	£3.81	£3.04	£1.12	-£0.12	20.28%	70.66%	103.17%
2 Large residential-led development (45 units)	45	0.45	£2.07	£2.11	£1.80	£1.04	£0.56	14.52%	50.45%	73.38%
3 Large residential-led development (190 units)	190	1.10	£5.07	£9.42	£8.22	£5.23	£3.32	12.70%	44.45%	64.79%
4 Large residential-led development (70 units)	70	0.55	£2.54	£5.23	£4.75	£3.44	£2.60	10.04%	34.89%	50.81%
5 Large residential-led development (220 units)	220	0.75	£3.46	£7.89	£6.45	£2.88	£0.60	18.29%	63.54%	92.43%
6 Large residential-led development (105 units)	105	0.70	£3.23	£6.90	£5.94	£3.58	£2.07	13.86%	48.14%	70.01%
7 Large residential-led development (190 units)	190	0.50	£2.31	£6.93	£5.79	£2.84	£0.96	17.07%	59.31%	86.27%
8 Large residential-led development (85 units)	85	0.40	£1.84	£3.57	£2.97	£1.48	£0.53	16.85%	58.62%	85.28%
9 Large residential-led development (85 units)	85	0.65	£3.00	£3.61	£3.03	£1.59	£0.67	16.10%	56.06%	81.57%
10 Large residential-led development (135 units)	135	0.35	£1.61	£5.69	£4.84	£2.75	£1.40	14.90%	51.75%	75.48%
11 Large residential-led development (50 units)	50	0.25	£1.15	£3.30	£3.45	£2.60	£2.05	9.12%	31.68%	46.09%
12 Large residential-led development (100 units)	100	0.35	£1.61	£2.59	£1.94	£0.32	-£0.72	24.98%	87.51%	127.90%
13 Large residential-led development (290 units)	290	2.35	£10.83	£22.96	£21.23	£16.91	£14.13	7.55%	26.36%	38.45%
14 Large residential-led development (125 units)	125	0.30	£1.38	£5.29	£4.63	£2.99	£1.95	12.50%	43.43%	63.20%
15 Large residential-led development (240 units)	240	1.25	£5.76	£16.31	£14.87	£11.31	£9.01	8.81%	30.65%	44.76%
16 Large residential-led development (155 units)	155	1.15	£5.30	£11.36	£10.44	£8.15	£6.68	8.10%	28.25%	41.22%
17 Large residential-led development (40 units)	40	0.35	£1.61	£3.91	£3.70	£3.18	£2.85	5.38%	18.71%	27.28%
18 Large residential-led development (150 units)	150	1.15	£5.30	£5.65	£4.69	£2.31	£0.79	17.01%	59.09%	85.95%
19 Large residential-led development (125 units)	125	0.70	£3.23	£4.99	£4.22	£2.32	£1.10	15.38%	53.44%	77.99%
20 Large residential-led development (130 units)	130	0.90	£4.15	£9.37	£8.46	£6.21	£4.77	9.71%	33.73%	49.07%
21 Large residential-led development (25 units)	25	0.25	£1.15	£2.31	£2.12	£1.64	£1.34	8.31%	28.87%	42.00%
22 Large residential-led development (195 units)	195	1.25	£5.76	£16.06	£14.97	£12.28	£10.56	6.79%	23.57%	34.28%
23 Large residential-led development (20 units)	20	0.40	£1.84	£2.47	£2.32	£1.95	£1.71	6.09%	21.16%	30.78%
24 Large residential-led development (35 units)	35	0.25	£1.15	£1.46	£1.27	£0.77	£0.46	13.61%	47.27%	68.75%
25 Large residential-led development (50 units)	50	0.30	£1.38	£4.65	£4.37	£3.56	£3.05	6.91%	23.99%	34.89%
26 Large residential-led development (120 units)	120	1.05	£4.84	£4.55	£3.73	£1.71	£0.40	17.97%	62.51%	91.29%
27 Large residential-led development (340 units)	340	1.55	£7.15	£11.41	£9.27	£3.96	£0.56	18.71%	65.14%	95.10%
28 Large residential-led development (380 units)	380	1.55	£7.15	£10.45	£7.09	-£1.31	-£6.76	32.08%	112.57%	164.67%
29 Large residential-led development (135 units)	135	0.40	£1.84	£4.39	£3.48	£1.20	-£0.27	20.85%	72.73%	106.20%
30 Large residential-led development (260 units)	260	1.35	£6.22	£9.53	£8.17	£4.80	£2.62	14.32%	49.74%	72.55%
31 Large residential-led development (115 units)	115	0.70	£3.23	£4.27	£3.45	£1.42	£0.11	19.18%	66.79%	97.50%
32 Large residential-led development (375 units)	375	1.35	£6.22	£11.52	£9.35	£4.07	£0.65	18.56%	64.66%	94.39%
33 Small site (70 units)	70	0.20	£0.92	£3.40	£2.97	£1.92	£1.25	12.53%	43.53%	63.32%
34 Small site (40 units)	40	0.20	£0.92	£3.84	£3.63	£3.09	£2.75	5.61%	19.53%	28.42%
35 Small site (25 units)	25	0.20	£0.92	£3.47	£3.34	£3.00	£2.79	3.89%	13.53%	19.68%
36 Small site (10 units)	10	0.15	£0.69	£2.08	£2.02	£1.89	£1.80	2.61%	9.05%	13.16%
37 Small site (5 units)	5	0.10	£0.46	£1.39	£1.38	£1.23	£1.25	1.98%	6.88%	10.01%
38 Small site (1 unit)	1	0.03	£0.14	£0.26	£0.25	£0.24	£0.23	2.14%	7.43%	10.80%
39 Office development	-	0.05	£0.23	-£0.05	-£0.06	-£0.09	-£0.11	28.67%	99.58%	144.84%
40 Office development	-	0.60	£2.77	-£0.43	-£0.62	-£1.07	-£1.37	42.89%	149.00%	216.72%
41 Office development	-	0.95	£4.38	-£5.41	-£7.23	-£11.74	-£14.62	33.70%	117.05%	170.26%
42 Industrial development	-	0.30	£1.38	£1.75	£1.62	£1.32	£1.13	6.96%	24.17%	35.15%
43 Retail development	-	0.20	£0.92	-£0.89	-£1.28	-£2.24	-£2.86	43.80%	152.15%	221.31%
44 Leisure development	-	0.05	£0.23	-£0.63	-£0.73	-£0.66	-£0.94	7.51%	26.08%	37.93%
45 Student accommodation (200 beds)	-	0.20	£0.92	£17.17	£16.69	£15.49	£14.73	2.81%	9.78%	14.22%
46 C2 accommodation (80 beds)	-	0.45	£2.07	£2.79	£2.65	£2.31	£2.10	4.93%	17.13%	24.92%

BLV: CLEARED LAND								% change in residual land values		
Description	No of units		BLV (£ m)	No offset	£95/tonne	£330/tonne	£480/tonne	£95/tonne	£330/tonne	£480/tonne
1 Large residential-led development (105 units)	105	0.50	£1.44	£3.81	£3.04	£1.12	-£0.12	20.28%	70.66%	103.17%
2 Large residential-led development (45 units)	45	0.45	£1.30	£2.11	£1.80	£1.04	£0.56	14.52%	50.45%	73.38%
3 Large residential-led development (190 units)	190	1.10	£3.18	£9.42	£8.22	£5.23	£3.32	12.70%	44.45%	64.79%
4 Large residential-led development (70 units)	70	0.55	£1.59	£5.23	£4.75	£3.44	£2.60	10.04%	34.89%	50.81%
5 Large residential-led development (220 units)	220	0.75	£2.16	£7.89	£6.45	£2.88	£0.60	18.29%	63.54%	92.43%
6 Large residential-led development (105 units)	105	0.70	£2.02	£6.90	£5.94	£3.58	£2.07	13.86%	48.14%	70.01%
7 Large residential-led development (190 units)	190	0.50	£1.44	£6.93	£5.79	£2.84	£0.96	17.07%	59.31%	86.27%
8 Large residential-led development (85 units)	85	0.40	£1.15	£3.57	£2.97	£1.48	£0.53	16.85%	58.62%	85.28%
9 Large residential-led development (85 units)	85	0.65	£1.88	£3.61	£3.03	£1.59	£0.67	16.10%	56.06%	81.57%
10 Large residential-led development (135 units)	135	0.35	£1.01	£5.69	£4.84	£2.75	£1.40	14.90%	51.75%	75.48%
11 Large residential-led development (50 units)	50	0.25	£0.72	£3.30	£3.45	£2.60	£2.05	9.12%	31.68%	46.09%
12 Large residential-led development (100 units)	100	0.35	£1.01	£2.59	£1.94	£0.32	-£0.72	24.98%	87.51%	127.90%
13 Large residential-led development (290 units)	290	2.35	£6.78	£22.96	£21.23	£16.91	£14.13	7.55%	26.36%	38.45%
14 Large residential-led development (125 units)	125	0.30	£0.87	£5.29	£4.63	£2.99	£1.95	12.50%	43.43%	63.20%
15 Large residential-led development (240 units)	240	1.25	£3.61	£16.31	£14.87	£11.31	£9.01	8.81%	30.65%	44.76%
16 Large residential-led development (155 units)	155	1.15	£3.32	£11.36	£10.44	£8.15	£6.68	8.10%	28.25%	41.22%
17 Large residential-led development (40 units)	40	0.35	£1.01	£3.91	£3.70	£3.18	£2.85	5.38%	18.71%	27.28%
18 Large residential-led development (150 units)	150	1.15	£3.32	£5.65	£4.69	£2.31	£0.79	17.01%	59.09%	85.95%
19 Large residential-led development (125 units)	125	0.70	£2.02	£4.99	£4.22	£2.32	£1.10	15.38%	53.44%	77.99%
20 Large residential-led development (130 units)	130	0.90	£2.60	£9.37	£8.46	£6.21	£4.77	9.71%	33.73%	49.07%
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24 Large residential-led development (35 units)	35	0.25	£0.72	£1.46	£1.27	£0.77	£0.46	13.61%	47.27%	68.75%
25 Large residential-led development (50 units)	50	0.30	£0.87	£4.65	£4.37	£3.56	£3.05	6.91%	23.99%	34.89%
26 Large residential-led development (120 units)	120	1.05	£3.03	£4.55	£3.73	£1.71	£0.40	17.97%	62.51%	91.29%
27 Large residential-led development (340 units)	340	1.55	£4.47	£11.41	£9.27	£3.96	£0.56	18.71%	65.14%	95.10%
28 Large residential-led development (380 units)	380	1.55	£4.47	£10.45	£7.09	-£1.31	-£6.76	32.08%	112.57%	164.67%
29 Large residential-led development (135 units)	135	0.40	£1.15	£4.39	£3.48	£1.20	-£0.27	20.85%	72.73%	106.20%
30 Large residential-led development (260 units)	260	1.35	£3.90	£9.53	£8.17	£4.80	£2.62	14.32%	49.74%	72.55%
31 Large residential-led development (115 units)	115	0.70	£2.02	£4.27	£3.45	£1.42	£0.11	19.18%	66.79%	97.50%
32 Large residential-led development (375 units)	375	1.35	£3.90	£11.52	£9.35	£4.07	£0.65	18.56%	64.66%	94.39%
33 Small site (70 units)	70	0.20	£0.58	£3.40	£2.97	£1.92	£1.25	12.53%	43.53%	63.32%
34 Small site (40 units)	40	0.20	£0.58	£3.84	£3.63	£3.09	£2.75	5.61%	19.53%	28.42%
35 Small site (25 units)	25	0.20	£0.58	£3.47	£3.34	£3.00	£2.79	3.89%	13.53%	19.68%
36 Small site (10 units)	10	0.15	£0.43	£2.08	£2.02	£1.89	£1.80	2.61%	9.05%	13.16%
37 Small site (5 units)	5	0.10	£0.29	£1.39	£1.38	£1.23	£1.25	1.98%	6.88%	10.01%
38 Small site (1 unit)	1	0.03	£0.09	£0.26	£0.25	£0.24	£0.23	2.14%	7.43%	10.80%
39 Office development	-	0.05	£0.14	-£0.05	-£0.06	-£0.09	-£0.11	28.67%	99.58%	144.84%
40 Office development	-	0.60	£1.73	-£0.43	-£0.62	-£1.07	-£1.37	42.89%	149.00%	216.72%
41 Office development	-	0.95	£2.74	-£5.41	-£7.23	-£11.74	-£14.62	33.70%	117.05%	170.26%
42 Industrial development	-	0.30	£0.87	£1.75	£1.62	£1.32	£1.13	6.96%	24.17%	35.15%
43 Retail development	-	0.20	£0.58	-£0.89	-£1.28	-£2.24	-£2.86	43.80%	152.15%	221.31%
44 Leisure development	-	0.05	£0.14	-£0.63	-£0.73	-£0.66	-£0.94	7.51%	26.08%	37.93%
45 Student accommodation (200 beds)	-	0.20	£0.58	£17.17	£16.69	£15.49	£14.73	2.81%	9.78%	14.22%
46 C2 accommodation (80 beds)	-	0.45	£1.30	£2.79	£2.65	£2.31	£2.10	4.93%	17.13%	24.92%

7 Potential revisions to CIL rates

- 7.1 This section considers the Council's existing CIL charging rates, including any scope for revisions to particular uses where there is additional headroom above benchmark land values that could be used to enhance contributions to infrastructure.
- 7.2 The existing and indexed CIL rates are summarised in Table 7.2.1.

Table 7.2.1: Existing and indexed CIL rates

Type of development	Proposed CIL rate per square metre			
	Zone 1	Zone 2	Zone 3	Zone 4
Residential	£210 (£307.73)	£130 (£190.50)	£85 (£124.56)	£50 (£73.27)
Care homes/retirement housing	£50 (£73.27)		£20 (£29.31)	
Extra care housing	£20 (£29.31)			
Student housing	£220 (£322.38)			
Retail-convenience based supermarkets/ retail warehouses	£200 (£293.08)			
	Kingston Town Centre primary shopping area incl extensions to primary shopping area		Rest of Borough	
All other retail	£200 (£293.08)		£20 (£29.31)	
All other uses	£20 (£29.31)			
Public sector services and community facilities	Nil			

Residential rates (including extra care and retirement housing)

- 7.3 The outputs of our appraisals indicate that developments across the Borough will not universally be in a position to viably meet all the requirements set out in the emerging plan. Although reducing the current (indexed) rates of CIL would assist schemes that are on the margins of viability to provide additional affordable housing, the impact would not be significant (in most cases, an additional 2 or 3 per cent affordable housing only). Conversely, increasing the residential CIL rates would add pressure upon developments which is likely to increase over time due to emerging requirements for carbon reduction.
- 7.4 At the present time, we do not consider that the appraisals demonstrate sufficient additional headroom is being generated by residential developments to increase the existing CIL charges above their indexed rates

Retail/convenience-based retail

- 7.5 Since the Council's first Charging Schedule was implemented, the retail sector and (to a lesser extent, the convenience-based retail sector) have been going through a period of significant change arising from long-term shifts in how consumers purchase goods. These trends were accelerated by the Coronavirus pandemic, which resulted in more purchases transferring to on-line retail. Consequently, many high streets and town centres have surplus retail space as a result of closures. Many landlords have also been forced to renegotiate leases, resulting in rent reductions and shifts from fixed rents to turnover-based rents (where tenants pay an agreed percentage of sales revenue or profit, instead of a fixed rent).

- 7.6 Our appraisals indicate that, at the present time, there is unlikely to be any scope to change the existing CIL rates from their present indexed levels. It is unlikely that redevelopments of retail floorspace will result in an increase in the quantum of floorspace and it is more likely that existing retail floorspace will contract, with other uses such as residential replacing retail floorspace.

Student housing

- 7.7 Our appraisals indicate that student housing developments are viable and generate significant surpluses above benchmark land values. The existing indexed rate is £322.38 and this could be increased to, say £400 per square metre. However, given that there is unlikely to be scope for other rates to increase, the Council would need to consider whether or not the anticipated volume of student housing would make the expense and officer time of a CIL examination worthwhile in terms of additional income.

Maximum CIL rate – student housing

Benchmark land value	BLV	Residual Land Value	Surplus	Floorspace (GIA) square metres	Surplus per square metre
Secondary offices	£1,557,525	£13,574,381	£12,016,856	7,800	£1,541
Secondary retail	£1,002,018	£13,574,381	£12,572,363	7,800	£1,612
Secondary industrial	£922,030	£13,574,381	£12,652,351	7,800	£1,622
Cleared land	£577,327	£13,574,381	£12,997,054	7,800	£1,666

8 Conclusions and recommendations

- 8.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Kingston to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL.
- 8.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- **Affordable workspace:** we have tested the emerging requirement in Policy KE2 for developments of employment floorspace of more 1,000 square metres or more to provide 10% affordable workspace at a rent of 80% over 20 years. This requirement results in relatively modest reductions in residual land values, indicating that the policy requirement should be viable in most cases.
 - **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with existing policy requirements and to inform emerging Policy. The Council’s emerging policies (KH2, KH4, KH5, KH6 and KH7) set a target of 35% (50% on publicly owned sites, or sites in existing industrial use that do not reprovided the existing employment floorspace) with a tenure mix of 70% social rent and 30% shared ownership).
 - There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that schemes can viably provide 35% affordable housing, or percentages close to this. We therefore recommend that a fast track target of 35% could be adopted, and applied on a ‘maximum reasonable proportion’ basis taking site-specific circumstances into account. This reflects the Council’s current practice and also the approach in the 2021 London Plan.
 - Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council will also need to consider how its 35% fast track target will interface with the ‘Fast Track’ route in London Plan policies H4 and H5 which set a lower target of 35%.
 - Alternative tenure mixes (50% rent / 50% shared ownership and 30% rent / 70% shared ownership) result in improved viability outcomes. These alternative tenure mixes could be deployed in cases where viability is under pressure as an alternative to a reduced overall percentage.
 - **Affordable housing contributions on small sites:** The Council’s emerging policy seeks financial contributions from small sites (the equivalent of 35% of units). Our appraisals indicate that this requirement should be viable in almost all cases. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used. The latter option is a slightly less accurate calculation of the ‘financial equivalent’ payment in lieu, but would be simpler to administer.
 - **Biodiversity Net gain and Urban Greening Factor:** we have tested the impact of the Council’s emerging policies in relation to these requirements and they have a very modest impact on residual land values and can therefore be viably absorbed.
 - **Net Zero Carbon:** the Council’s emerging policy sets out an ambition for new development to deliver on-site carbon reductions of up to 60% beyond Part L of the 2021 Building Regulations be net carbon neutral by 2030. We have tested the impact of a zero carbon approach on

developments in the Borough and the residual land values will typically fall by 22% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability. However, given that the Council is not seeking to deliver net carbon zero in the current plan period, it is likely that costs will have fallen by that point and this will mitigate the impact on viability.

- **CIL:** We have considered the potential scope for changes to CIL rates from their existing indexed level. The outputs of our appraisals indicate that there is limited scope for residential and retail rates to increase, but student housing rates could be increased. However, given that student housing development is a relatively limited source of total CIL income, the Council would need to consider the future anticipated pipeline for student housing and the additional income that a higher rate would yield.

Additional observations

- 8.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in most all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.
- 8.4 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 8.5 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

Appendix 1 - Policy review

Emerging Local Plan policies

No	Policy	Notes
Climate Change		
1	<p>KC2: Air Quality</p> <p>New developments are to be Air Quality Neutral. Developments must meet or exceed the air quality benchmarks in the GLA's Air Quality Neutral LPG.</p> <p>Major developments to integrate the GLA's Air Quality Positive approach in their design process. The measures required to achieve Air Quality Positive will be secured through planning conditions or legal agreements.</p>	Reflects existing London Plan policy – no new cost implications
2	<p>KC4: Sustainable Drainage</p> <p>Developments to reduce the risk of surface water flooding by separating foul and surface water flows, and incorporating appropriate sustainable urban drainage systems.</p> <p>Developments within a Critical Drainage Area must reduce their water run-off rates to get as close to greenfield run-off rates as possible.</p>	Sustainable drainage requirements are a long standing London Plan requirement – no new cost implications.
3	<p>KC5: Water Management</p> <p>Residential developments must not exceed a maximum water use of 110 litres per head per day (with 105 litres per head per day, plus an allowance of 5 litres per head per day for gardens).</p>	No cost implications. Achievable through appropriate selection of tap/shower accessories.
4	<p>KC6: Managing Heat Risk</p> <p>Residential (including 'residential in manner') developments must comply with Part O of the 2021 Building Regulations.</p> <p>For large-scale developments referable to the Mayor, the Overheating Risk Assessment must be based on CIBSE's Dynamic Thermal Modelling method.</p> <p>Developments should make reasonable provisions to limit unwanted solar gains in the summer and provide adequate means to remove excess heat from the indoor environment. All passive means must be used as far as practical before including a mechanical cooling system.</p>	Design issue only – no cost implications.
5	<p>KC7: Greenhouse Gas Emissions</p> <p>A. All developments must achieve an on-site carbon reduction of [OPTIONS]:</p> <ol style="list-style-type: none"> at least 35% beyond Part L of the 2021 Building Regulations (based on London Plan's Policy SI2); or 	

No	Policy	Notes
	<p>2. at least 50% beyond Part L of the 2021 Building Regulations (based on the benchmark set out in the GLA's Energy Planning Guidance); or</p> <p>3. at least 60% beyond Part L of the 2021 Building Regulations (based on the study by Currie & Brown).</p> <p>B. Residential developments must achieve at least 10%, and non-residential developments must achieve at least 15% of the on-site carbon reduction through energy efficiency measures.</p> <p>C. The price for any carbon offset payments against Part L of the 2021 Building Regulations [OPTIONS]:</p> <p>1. £95 per tonne, calculated over 30 years (i.e. £95 x 30 yrs = £2,850 per tonne, based on the recommended price in the GLA's Carbon Offset Funds Guidance); or</p> <p>2. £330 per tonne, calculated over 30 years (i.e. £330 x 30 yrs = £9,900 per tonne, to make the offset payment less economical than to install additional PVs); or</p> <p>3. £480 per tonne, calculated over 30 years (i.e. £480 x 30 yrs = £14,400 per tonne, to make the offset payment less economical than retrofits for social housing and public buildings).</p> <p>D. An Energy Strategy must be submitted with all major developments. The strategy must include a calculation of the regulated and unregulated carbon emissions, and energy demand at each stage of the London Plan's energy hierarchy.</p> <p>E. Major developments should aim to achieve an 'Energy Use Intensity' of [OPTIONS]:</p> <p>1. less than 35 kWh/m² GIA/year; or</p> <p>2. less than 65 kWh/m² GIA/year; or</p> <p>3. less than 160 kWh/m² GIA/year.</p> <p>F. Major developments should aim to achieve a 'Space Heating Demand' of [OPTIONS]:</p> <p>1. less than 15 kWh/m² GIA/year; or</p> <p>2. less than 20 kWh/m² GIA/year.</p> <p>G. A Whole Life-Cycle Carbon Assessment must be submitted with all large-scale developments referable to the Mayor, reporting on the operational and embodied emissions associated with the scheme.</p> <p>H. The WLC assessment should demonstrate how the scheme will reduce emissions throughout the life cycle and aim to achieve the 'aspirational WLC benchmarks' in the GLA's Whole Life Cycle Carbon Assessment Guidance.</p>	<p>GLA's Energy Planning Guidance</p> <p>60% beyond Part L has been based on 'Policy Option 1' in the Delivering Net Zero study by Currie & Brown (May 2023).</p> <p>GLA's Carbon Offset Funds Guidance</p> <p>Options on Carbon Offset prices have been based on the Delivering Net Zero study by Currie & Brown (May 2023).</p> <p>Options on EUI and SHD have been based on 'Policy Option 2' in the Delivering Net Zero study by Currie and Brown (May 2023).</p> <p>Deminimis cost of assessment, incorporated within overall professional fees allowance</p>
6	KC8: Energy	

No	Policy	Notes
	<p>Major developments within Heat Network Priority Areas should have a communal low-temperature heating system. The communal heating system's heat source should be selected per the London Plan's heating hierarchy.</p> <p>Developments must demonstrate as part of the Energy Strategy that opportunities for secondary heat sources, low-carbon and renewable energy production on the site have been maximised.</p> <p>Where a heat network is planned but not yet in existence, the development should be designed to allow for a cost-effective connection at a later date.</p> <p>Gas boilers will not be permitted in all new build developments from 2025.</p>	<p>No direct cost implications</p> <p>Now delayed until 2030.</p>
7	<p>KC10: Retrofit and Circular Economy</p> <p>Non-residential schemes involving the conversion, extension, refurbishment or change of use, comprising an area of 500m² or more, must achieve a BREEAM rating of 'Excellent' or above.</p> <p>A Circular Economy Statement must be submitted with all large-scale developments referable to the Mayor.</p> <p>The statement should outline how the proposal will design-out waste at each life-cycle module/stage and review the potential to retain and include on-site materials before considering off-site options. Schemes should aim for at least 20% recycled or reused content, by value, for the whole building.</p> <p>Where the scheme proposes substantial demolition works, the statement must demonstrate that the carbon benefits of demolition can outweigh the benefits of retrofitting existing buildings.</p> <p>As a minimum, proposals must meet the targets set out in Policy S17 of the London Plan, including: 95% reuse/recycling/recovery of construction and demolition waste; 95% beneficial use of excavation waste; and 65% recycling of municipal waste by 2030.</p>	<p>BREEAM costs incorporated into the appraisals</p> <p>De-minimis cost of statement included in professional fees.</p>
Design and Heritage		
8	<p>KD7: Residential Amenity Space</p> <p>Outdoor amenity space standards for residential developments: A minimum of 50 sqm for each dwelling house. A minimum of 5 sqm for each single-person flat or apartment and an extra 1 sqm for each additional occupant.</p>	<p>Reflected in density assumptions used to arrive at typologies.</p>

No	Policy	Notes
	An equivalent financial contribution may be sought if the outdoor amenity space requirements cannot be met on-site.	
Housing		
9	<p>KH2: Affordable Housing</p> <p>A, Affordable housing requirements for residential schemes of 10 or more units: At least 50% for public sector land or designated employment sites (i.e. LSIS, SIL). At least 35% for all other sites.</p> <p>For residential schemes of fewer than 10 units, an equivalent financial contribution in lieu of on-site provision will be sought [OPTIONS]. The affordable threshold for small sites is set at one dwelling; or The affordable threshold for small sites is set at five dwellings.</p> <p>Affordable housing should deliver the following tenure split [OPTIONS]: 70% as low-cost rent and 30% as intermediate; or 50% as low-cost rent and 50% as intermediate; or 30% as low-cost rent and 70% as intermediate.</p> <p>Low-cost rent includes Social Rent and London Affordable Rent. Intermediate includes London Living Rent, First House, Affordable Rent, Discount Market Rent, Shared Ownership, and other intermediate products.</p>	<p>Reflects existing London Plan.</p> <p>Tested in study.</p> <p>Reflected in typology selection.</p> <p>Alternative tenures tested.</p>
10	<p>KH3: Housing Mix</p> <p>Residential schemes of 10 or more homes should have: Up to 30% as one-bedroom dwellings; Up to 40% as two-bedroom dwellings; and Up to 30% as three-bedroom dwellings.</p>	<p>Mix applied in study.</p>
11	<p>KH4: Build to Rent</p> <p>Application of London Plan Policy H11.</p>	<p>Reflects existing London Plan policy.</p>
12	<p>KH5: Specialist Housing</p> <p>Require at least 35% of all specialist housing bedrooms to be delivered as affordable housing (unless it can be demonstrated through a viability appraisal that this would make the development financially unviable, in accordance with relevant planning guidance).</p>	<p>Reflects existing London Plan policy.</p>
13	<p>KH6: Shared Living Accommodation</p>	

No	Policy	Notes
	Require at least 35% of shared living bedrooms to be delivered as affordable accommodation (as defined in the London Plan).	Reflects existing London Plan policy.
14	<p>KH7: Purpose-Built Student Accommodation</p> <p>Require at least 35% of student accommodation bedrooms to be delivered as affordable accommodation (as defined in the London Plan).</p>	Reflects existing London Plan policy.
Economy and Town Centres		
15	<p>KE2: Employment Uses</p> <p>For employment developments [Class E(g), B2, B8 and similar sui generis floorspace] of more than 1,000 sqm, at least 10% of the net additional floorspace should be provided as affordable workspace.</p> <p>The affordable rate is 80% of the market rate over 20 years.</p> <p>The Council may seek a financial contribution on schemes that would result in the net loss of employment land and require an amount equivalent to the cost of training per resident.</p> <p>A site-specific Employment and Skills Plan should be submitted with major developments. Schemes should aim for a target of 25% of all jobs the development creates to be secured for local people. Where this is not feasible, the Council may seek an equivalent financial contribution for employment training in the local area.</p>	Tested in the study.
Social Infrastructure		
16	<p>KS4: Community Facilities</p> <p>Wherever possible, new or enhanced community facilities should be delivered in the early stages of the development to ensure the infrastructure supports new homes and jobs.</p>	Subject to scheme specific negotiations at DM stage.
17	<p>KS7: Play and Informal Recreation/Children's Play</p> <p>Residential developments should increase opportunities for play and informal recreation and improve access for children and young people to existing play and sports facilities within the local area, particularly in areas with an identified need for such spaces.</p> <p>Application of London Plan Policy S4.</p> <p>The Council will require formal play areas for children and young people of at least 10 sqm per child for residential developments. An equivalent financial contribution will be sought for any off-site provisions.</p>	No additional cost requirements.

No	Policy	Notes
	<p>Developments involving large public realms and communal areas should incorporate high-quality incidental open spaces and play areas for children and young people to encourage outdoor play and other informal recreational activities.</p>	
Green Infrastructure		
18	<p>KN1: Green and Blue Infrastructure</p> <p>Developments should maximise the opportunities for green and blue infrastructure and incorporate appropriate urban greening features to enhance the site's visual quality and environmental functions.</p> <p>Developments should ensure open spaces and green features on the site, including sustainable urban drainage systems, are planned, designed and managed in an integrated way to deliver multiple benefits for the environment and its occupiers.</p>	<p>Costs of urban greening included.</p>
19	<p>KN2: Open Spaces</p> <p>Developments should improve and support walking and cycling connections to Public Open Spaces in their surrounding area, especially within identified areas of deficiency.</p> <p>Major developments should provide outdoor amenity spaces suitable to the needs of the development's occupiers (Draft Policy KD7).</p> <p>A financial contribution will be sought to manage and maintain the land/spaces to be secured for 30 years.</p>	<p>No additional cost requirements. Management and maintenance incorporated within S06 allowances.</p>
20	<p>KN3: Biodiversity</p> <p>Developments should support the conservation and restoration of priority species and habitats and contribute to enhancing Sites of Importance for Nature Conservation.</p> <p>Developments must deliver a positive net gain for biodiversity [OPTIONS]: Minimum of 30% Biodiversity Net Gain; or Minimum of 20% Biodiversity Net Gain; or Minimum of 10% Biodiversity Net Gain (Government's mandatory requirement).</p> <p>A financial contribution will be sought to manage and maintain BNG habitats, to be secured for 30 years.</p> <p>For developments that may cause harm to protected species, habitats and conservation sites, the Council will require the proposal to apply the mitigation hierarchy as much as possible to minimise the negative impacts and deliver a positive net gain for biodiversity.</p>	<p>BNG tested in study.</p>

No	Policy	Notes
	<p>Any off-site compensation for biodiversity must be provided before the commencement of the development.</p> <p>An Ecological Impact Assessment will be required for schemes that are likely to result in a change to a site's habitats, species and ecosystems.</p> <p>The Council may require additional species-specific surveys (e.g. a bat survey) and detailed Ecological Impact Reports for specific development proposals.</p>	
21	<p>KN4: Urban Greening and Trees</p> <p>Developments should incorporate urban greening features and prioritise nature-based sustainable urban drainage systems and solutions wherever suitable.</p> <p>Developments should include suitable urban greening features, vegetation and tree plantings along pedestrian walkways and cycle routes to support healthier streets.</p> <p>Major developments should increase the green cover on-site [OPTIONS]: To achieve a minimum UGF target score of 0.4 for residential developments and 0.3 for commercial developments. or To achieve a minimum UGF target score of 0.6 for residential developments and 0.4 for commercial developments.</p> <p>A financial contribution will be sought to manage and maintain urban greening features, to be secured for 30 years.</p> <p>Proposals involving the removal of existing trees must provide replacement tree plantings based on the value and benefits the existing tree provides (as determined by a valuation method such as CAVAT).</p> <p>At a minimum, proposals involving the loss of trees must plant two replacement trees for each tree lost on the site or provide a financial contribution for tree planting within the surrounding area. Any newly planted trees that do not survive within five years of planting shall be re-planted.</p>	Tested in study.
22	<p>KN5: Food Growing</p> <p>Major developments should include suitable spaces for food growing and community gardening, such as allotments (and through the innovative use of roof space, walls and balconies, especially in areas with a high demand for such spaces.</p>	Land use issue only.
Transport		

No	Policy	Notes
23	<p>KT1: Strategic Approach to Transport</p> <p>Developments should contribute to liveable and accessible neighbourhoods where people choose to walk and cycle; and promote the use of public transport.</p>	No additional costs.
24	<p>KT2: Sustainable Travel and Healthy Streets</p> <p>A Transport Assessment should be submitted to support all major developments and developments likely to have significant transport implications.</p> <p>A Transport Statement should be submitted to support operational developments and changes of use of 100 sqm or more in Use Class E, and any developments that may give rise to transport impacts due to the site's location, PTAL rating, level of parking proposed, parking stress and other related factors.</p> <p>A Travel Plan should be submitted to support all major developments.</p> <p>A monitoring fee will be sought to monitor the performance of the Travel Plan.</p> <p>Proposals for major developments should demonstrate how the scheme will deliver improvements against the TfL's Healthy Street Indicators.</p> <p>Developments should provide adequate cycle parking spaces following the London Plan's Parking Standards. Where it has been demonstrated that cycle parking cannot be provided on-site, the Council may seek a financial contribution towards off-site provisions in the local area.</p>	De-minimis cost of transport assessment incorporated within overall professional fees allowance.
25	<p>KT3: Transport Infrastructure</p> <p>Developments should support and enhance sustainable transport infrastructure in their area, particularly facilities for walking, cycling and public transport, and the delivery of electric vehicle charging infrastructure.</p>	Any non-direct on-site facilities assumed to be funded through CIL.
26	<p>KT4: Car Parking and Car-Free Development</p> <p>Car-free developments are encouraged at locations with a high Public Transport Accessibility Level (5 or more), including the Kingston town centre area.</p> <p>Where car parking spaces are provided, priority should be given to cycle parking, car club spaces, parking spaces for disabled people and electric vehicle charging infrastructure.</p> <p>A Parking Study should be submitted with proposals involving a reduction in off-street public car parking spaces</p>	No additional development costs.

No	Policy	Notes
	<p>to demonstrate that sufficient car parking capacity would remain or be re-provided in the locality to serve local needs.</p> <p>For developments that will increase the demand for on-street car parking, the Council may require a financial contribution towards the consultation and implementation of any new or expanded Controlled Parking Zone (CPZ).</p> <p>The amount of contribution required will depend on the scope of the consultation and should cover the costs of implementing and maintaining the CPZ for 10 years.</p>	
27	<p>KT5: Sustainable Servicing</p> <p>A Construction Management Plan should be submitted with all major developments involving external or excavation works or substantial demolition works.</p> <p>A Delivery and Servicing Plan should be submitted with all major developments to provide details on how on-site impacts will be handled once the development is occupied, including specific information on traffic management, pollution control for deliveries, servicing and general operation.</p> <p>The plan should include the expected number of deliveries and servicing trips and demonstrate that vehicles can safely access the site using a swept path analysis.</p>	No additional development costs.

Appendix 2 - Typology details and appraisal inputs

TOWER HAMLETS LOCAL PLAN VIABILITY TESTING																					
Site ref	Typology description	Gross Site area	Net site area	Heights	No of		Resi costs		GIA		Floor areas - proposed (sqm)								Total resi units	Total resi FS	
					Houses	Flats	Houses	Flats	Houses	flats	Retail	Supermarket	Office	Light Ind	B8 storage	Student	C2 Care	Leisure			Leisure
1	Large residential-led development (105 units)	0.50	0.50	6	-	105	1,809	2,456	-	9,030	-	-	3,650	-	-	-	-	-	-	105	9,030
2	Large residential-led development (45 units)	0.45	0.45	6	-	45	1,809	2,456	-	3,870	-	-	1,000	-	-	-	-	-	-	45	3,870
3	Large residential-led development (190 units)	1.10	1.10	8	19	171	1,809	2,456	1,634	14,706	-	-	3,600	-	-	-	-	-	-	190	16,340
4	Large residential-led development (70 units)	0.55	0.55	5	-	70	1,809	2,081	-	6,020	-	-	2,600	-	-	-	-	-	-	70	6,020
5	Large residential-led development (220 units)	0.75	0.75	7	-	220	1,809	2,456	-	18,920	-	-	4,800	-	-	-	-	-	-	220	18,920
6	Large residential-led development (105 units)	0.70	0.70	4	-	105	1,809	2,081	-	9,030	-	-	6,650	-	-	-	-	-	-	105	9,030
7	Large residential-led development (190 units)	0.50	0.50	8	-	190	1,809	2,456	-	16,340	-	-	3,250	-	-	-	-	-	-	190	16,340
8	Large residential-led development (85 units)	0.40	0.40	7	-	85	1,809	2,456	-	7,310	-	-	2,350	-	-	-	-	-	-	85	7,310
9	Large residential-led development (85 units)	0.65	0.65	6	-	85	1,809	2,456	-	7,310	-	-	2,050	-	-	-	-	-	-	85	7,310
10	Large residential-led development (135 units)	0.35	0.35	7	-	135	1,809	2,456	-	11,610	-	-	2,200	-	-	-	-	-	-	135	11,610
11	Large residential-led development (50 units)	0.25	0.25	5	-	50	1,809	2,081	-	4,300	-	-	1,300	-	-	-	-	-	-	50	4,300
12	Large residential-led development (100 units)	0.35	0.35	7	-	100	1,809	2,456	8,600	8,600	-	-	1,850	-	-	-	-	-	-	100	17,200
13	Large residential-led development (290 units)	2.35	2.35	5	29	261	1,809	2,081	2,494	22,446	-	-	4,400	-	-	-	-	-	-	290	24,940
14	Large residential-led development (125 units)	0.30	0.30	10	-	125	1,809	2,456	-	10,750	-	-	50	-	-	-	-	-	50	125	10,750
15	Large residential-led development (240 units)	1.25	1.25	5	-	240	1,809	2,081	-	20,640	-	-	3,700	-	-	-	-	-	-	240	20,640
16	Large residential-led development (155 units)	1.15	1.15	5	-	155	1,809	2,081	-	13,330	-	-	2,000	-	-	-	-	-	-	155	13,330
17	Large residential-led development (40 units)	0.35	0.35	5	4	36	1,809	2,081	344	3,096	-	-	-	-	-	-	-	-	-	40	3,440
18	Large residential-led development (150 units)	1.15	1.15	8	-	150	1,809	2,456	-	12,900	-	-	2,900	-	-	-	-	-	-	150	12,900
19	Large residential-led development (125 units)	0.70	0.70	6	-	125	1,809	2,456	-	10,750	-	-	1,850	-	-	-	-	-	-	125	10,750
20	Large residential-led development (130 units)	0.90	0.90	5	-	130	1,809	2,081	-	11,180	-	-	3,750	-	-	-	-	-	-	130	11,180
21	Large residential-led development (25 units)	0.25	0.25	4	3	23	1,809	2,081	215	1,935	-	-	900	-	-	-	-	-	-	25	2,150
22	Large residential-led development (195 units)	1.25	1.25	5	20	176	1,809	2,081	1,677	15,093	-	-	1,400	-	-	-	-	-	-	195	16,770
23	Large residential-led development (20 units)	0.40	0.40	5	2	18	1,809	2,081	150	1,346	-	-	-	900	-	-	-	-	-	20	1,495
24	Large residential-led development (35 units)	0.25	0.25	12	-	35	1,809	2,456	-	2,616	-	-	550	-	-	-	-	-	-	35	2,616
25	Large residential-led development (50 units)	0.30	0.30	5	5	45	1,809	2,081	430	3,870	-	-	850	-	-	-	-	-	-	50	4,300
26	Large residential-led development (120 units)	1.05	1.05	6	-	120	1,809	2,456	-	10,320	-	-	3,100	-	-	-	-	-	-	120	10,320
27	Large residential-led development (340 units)	1.55	1.55	8	-	340	1,809	2,456	-	29,240	-	-	6,400	-	-	-	-	-	-	340	29,240
28	Large residential-led development (380 units)	1.55	1.55	10	38	342	1,809	2,456	3,268	29,412	-	-	21,250	-	-	-	-	-	2,900	380	32,680
29	Large residential-led development (135 units)	0.40	0.40	12	-	135	1,809	2,456	-	11,610	-	-	3,650	-	-	-	-	-	-	135	11,610
30	Large residential-led development (260 units)	1.35	1.35	22	-	260	1,809	2,456	-	22,360	-	-	450	-	-	-	-	-	-	260	22,360
31	Large residential-led development (115 units)	0.70	0.70	8	-	115	1,809	2,456	-	9,890	-	-	3,550	-	-	-	-	-	-	115	9,890
32	Large residential-led development (375 units)	1.35	1.35	15	-	375	1,809	2,456	-	32,250	-	-	4,000	-	-	-	-	-	-	375	32,250
33	Small site (70 units)	0.20	0.20	10	-	70	1,809	2,456	-	6,020	-	-	750	-	-	-	-	-	-	70	6,020
34	Small site (40 units)	0.20	0.20	5	4	36	1,809	2,081	344	3,096	-	-	-	-	-	-	-	-	-	40	3,440
35	Small site (25 units)	0.20	0.20	4	13	13	1,809	2,081	1,075	1,075	-	-	-	-	-	-	-	-	-	25	2,150
36	Small site (10 units)	0.15	0.15	3	5	5	1,809	2,081	430	430	-	-	-	-	-	-	-	-	-	10	860
37	Small site (5 units)	0.10	0.10	2	5	-	1,809	2,081	430	-	-	-	-	-	-	-	-	-	-	5	430
38	Small site (1 unit)	0.03	0.03	2	1	-	1,809	2,081	86	-	-	-	-	-	-	-	-	-	-	1	86
39	Office development	0.05	0.05	2	-	-	1,809	2,081	-	-	-	-	200	-	-	-	-	-	-	-	-
40	Office development	0.60	0.60	6	-	-	1,809	2,456	-	-	-	-	2,900	-	-	-	-	-	-	-	-
41	Office development	0.95	0.95	11	-	-	1,809	2,456	-	-	-	-	29,000	-	-	-	-	-	-	-	-
42	Industrial development	0.30	0.30	3	-	-	1,809	2,081	-	-	-	-	-	1,900	-	-	-	-	-	-	-
43	Retail development	0.20	0.20	4	-	-	1,809	2,081	-	-	-	-	6,100	-	-	-	-	-	-	-	-
44	Leisure development	0.05	0.05	3	-	-	1,809	2,081	-	-	-	-	-	-	-	-	-	-	800	-	-
45	Student accommodation (200 beds)	0.20	0.20	8	-	-	1,809	2,456	-	-	-	-	-	-	-	7,800	-	-	-	-	-
46	C2 accommodation (80 beds)	0.45	0.45	3	-	-	1,809	2,081	-	-	-	-	-	-	-	-	2,188	-	-	-	-

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121	
TOWER HAMBuild costs											Net to gross												
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	% costs	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	Total new floorspace	Highways/S278	
1	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	12,680	159,750
2	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	4,870	60,000
3	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	19,940	244,000
4	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	8,620	109,000
5	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	23,720	292,000
6	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	15,680	204,750
7	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	19,590	238,750
8	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	9,660	120,250
9	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	9,360	115,750
10	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	13,810	168,000
11	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	5,600	69,500
12	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	19,050	127,750
13	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	29,340	356,000
14	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	10,850	126,500
15	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	24,340	295,500
16	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	15,330	185,000
17	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	3,440	40,000
18	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	15,800	193,500
19	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	12,600	152,750
20	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	14,930	186,250
21	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	3,050	38,500
22	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	18,170	216,000
23	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	2,395	33,500
24	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	3,166	43,250
25	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	5,150	62,750
26	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	13,420	166,500
27	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	35,640	436,000
28	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	56,830	742,250
29	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	15,260	189,750
30	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	22,810	266,750
31	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	13,440	168,250
32	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	36,250	435,000
33	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	6,770	81,250
34	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	3,440	40,000
35	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	2,150	25,000
36	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	860	10,000
37	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	430	5,000
38	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	86	1,000
39	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	200	3,000
40	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	2,900	43,500
41	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	29,000	435,000
42	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	1,900	28,500
43	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	6,100	91,500
44	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	800	12,000
45	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	7,800	124,800
46	2,129	3,525	3,190	1,500	1,278	3,279	2,393	1,826	1,826	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	2,188	35,008

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174	175	
TOWER HAM Investment sale (QUARTERS)											Resi sales period (qtrs)		Sales period start	Area	On-site AH		% AH rented		BNG cost	Car parking space	Carbon offset
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	Resi	Resi		% of PRS units			Roof area				
1	10	10	10	10	10	10	10	10	10	10		4	10	0.00%	35%	70%	2,113.33	0.6%	20%	-	
2	8	8	8	8	8	8	8	8	8	8		2	8	0.00%	35%	70%	811.67	0.6%	20%	-	
3	10	10	10	10	10	10	10	10	10	10		6	10	0.00%	35%	70%	2,492.50	0.6%	20%	-	
4	9	9	9	9	9	9	9	9	9	9		3	9	0.00%	35%	70%	1,724.00	0.6%	20%	-	
5	10	10	10	10	10	10	10	10	10	10		6	10	0.00%	35%	70%	3,388.57	0.6%	20%	-	
6	10	10	10	10	10	10	10	10	10	10		4	10	0.00%	35%	70%	3,920.00	0.6%	20%	-	
7	10	10	10	10	10	10	10	10	10	10		6	10	0.00%	35%	70%	2,448.75	0.6%	20%	-	
8	9	9	9	9	9	9	9	9	9	9		3	9	0.00%	35%	70%	1,380.00	0.6%	20%	-	
9	9	9	9	9	9	9	9	9	9	9		3	9	0.00%	35%	70%	1,560.00	0.6%	20%	-	
10	9	9	9	9	9	9	9	9	9	9		4	9	0.00%	35%	70%	1,972.86	0.6%	20%	-	
11	10	10	10	10	10	10	10	10	10	10		2	10	0.00%	35%	70%	1,120.00	0.6%	20%	-	
12	8	8	8	8	8	8	8	8	8	8		4	8	0.00%	35%	70%	1,492.86	0.6%	20%	-	
13	10	10	10	10	10	10	10	10	10	10		7	10	0.00%	35%	70%	5,868.00	0.6%	20%	-	
14	10	10	10	10	10	10	10	10	10	10		4	10	0.00%	35%	70%	1,085.00	0.6%	20%	-	
15	10	10	10	10	10	10	10	10	10	10		8	10	0.00%	35%	70%	4,868.00	0.6%	20%	-	
16	10	10	10	10	10	10	10	10	10	10		5	10	0.00%	35%	70%	3,066.00	0.6%	20%	-	
17	8	8	8	8	8	8	8	8	8	8		2	8	0.00%	35%	70%	688.00	0.6%	20%	-	
18	10	10	10	10	10	10	10	10	10	10		5	10	0.00%	35%	70%	1,975.00	0.6%	20%	-	
19	10	10	10	10	10	10	10	10	10	10		4	10	0.00%	35%	70%	2,100.00	0.6%	20%	-	
20	10	10	10	10	10	10	10	10	10	10		4	10	0.00%	35%	70%	2,986.00	0.6%	20%	-	
21	8	8	8	8	8	8	8	8	8	8		1	8	0.00%	35%	70%	762.50	0.6%	20%	-	
22	10	10	10	10	10	10	10	10	10	10		6	10	0.00%	35%	70%	3,634.00	0.6%	20%	-	
23	8	8	8	8	8	8	8	8	8	8		1	8	0.00%	35%	70%	479.00	0.6%	20%	-	
24	8	8	8	8	8	8	8	8	8	8		1	8	0.00%	35%	70%	263.85	0.6%	20%	-	
25	8	8	8	8	8	8	8	8	8	8		2	8	0.00%	35%	70%	1,030.00	0.6%	20%	-	
26	10	10	10	10	10	10	10	10	10	10		4	10	0.00%	35%	70%	2,236.67	0.6%	20%	-	
27	10	10	10	10	10	10	10	10	10	10		8	10	0.00%	35%	70%	4,455.00	0.6%	20%	-	
28	12	12	12	12	12	12	12	12	12	12		8	12	0.00%	35%	70%	5,683.00	0.6%	20%	-	
29	12	12	12	12	12	12	12	12	12	12		4	12	0.00%	35%	70%	1,271.67	0.6%	20%	-	
30	10	10	10	10	10	10	10	10	10	10		8	10	0.00%	35%	70%	1,036.82	0.6%	20%	-	
31	10	10	10	10	10	10	10	10	10	10		4	10	0.00%	35%	70%	1,680.00	0.6%	20%	-	
32	12	12	12	12	12	12	12	12	12	12		8	12	0.00%	35%	70%	2,416.67	0.6%	20%	-	
33	8	8	8	8	8	8	8	8	8	8		2	8	0.00%	35%	70%	677.00	0.6%	20%	-	
34	8	8	8	8	8	8	8	8	8	8		2	8	0.00%	35%	70%	688.00	0.6%	20%	-	
35	8	8	8	8	8	8	8	8	8	8		1	8	0.00%	35%	70%	537.50	0.6%	20%	-	
36	8	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	70%	286.67	0.6%	20%	-	
37	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	0%	70%	215.00	0.6%	20%	-	
38	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	0%	70%	43.00	0.6%	20%	-	
39	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	0%	70%	100.00	0.6%	20%	-	
40	8	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	70%	483.33	0.6%	20%	-	
41	10	10	10	10	10	10	10	10	10	10		1	10	0.00%	0%	70%	2,636.36	0.6%	20%	-	
42	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	0%	70%	633.33	0.6%	20%	-	
43	8	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	70%	1,525.00	0.6%	20%	-	
44	8	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	70%	266.67	0.6%	20%	-	
45	10	10	10	10	10	10	10	10	10	10		1	10	0.00%	0%	70%	975.00	0.6%	20%	-	
46	8	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	70%	729.33	0.6%	20%	-	

Appendix 3 - Commercial lettings

Sign Date	Start Date	Address	City	Floor	Total SF Leas	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rat	Business Rat	Service Char	Service Char	Lease Type	Term
25/04/2023	25/05/2023	Chapel Mill R	Kingston Up	GRND	471	23.50	Asking		11,068.50	Light industria					Direct	
25/04/2023	25/05/2023	Chapel Mill R	Kingston Up	1st	478	23.50	Asking		11,233.00	Light industria					Direct	1 yr
27/02/2023	27/02/2023	Fullers Way S	Chessington	GRND	3,500	22.50	Achieved		78,750.00	Light industria					Direct	10 yrs
30/01/2023	30/01/2023	Fullers Way S	Chessington	GRND	3,769	21.50	Achieved		81,033.50	Industrial					Direct	10 yrs
03/11/2023	03/12/2023	Leatherhead f	Chessington	MEZZ	517	20.27	Asking		10,479.59	Industrial					Direct	
26/08/2022	26/08/2022	Leatherhead f	Chessington	GRND	2,336	20.24	Asking		47,280.64	Industrial					Direct	5 yrs
21/12/2021	09/02/2022	Leatherhead f	Chessington	GRND	2,347	20.23	Effective	FRI	47,479.64	Industrial					Direct	5 yrs
27/09/2022	27/10/2022	Richmond Rd	Kingston Up	GRND,1	4,365	20.00	Asking		87,300.00	Industrial					Direct	
13/03/2023	13/03/2023	Hook Rise S	Surbiton	GRND,1	8,495	19.00	Effective		161,405.00	Industrial					Direct	10 yrs
03/11/2023	03/12/2023	Leatherhead f	Chessington	GRND	4,780	17.78	Asking		84,988.40	Industrial	4.23	20,209.50			Direct	
30/03/2022	31/03/2022	Leatherhead f	Chessington	GRND,MEZZ	5,227	16.26	Asking		84,991.02	Industrial					Direct	
27/09/2023	28/09/2023	Leatherhead f	Chessington	GRND,1	8,282	15.50	Effective	FRI	128,400.37	Industrial	7.05	58,368.00			Direct	10 yrs
06/07/2022	06/07/2022	Davis Rd	Chessington	GRND	14,510	14.50	Achieved	FRI	210,395.00	Industrial					Direct	
26/09/2023	27/09/2023	Leatherhead f	Chessington	GRND	5,879	14.37	Achieved	FRI	84,481.23	Industrial					Direct	10 yrs
14/06/2022	14/06/2022	Leatherhead f	Chessington	GRND	19,982	13.25	Achieved		264,761.50	Industrial					Direct	10 yrs
01/03/2023	02/03/2023	18 Southsea f	Kingston Up	GRND	7,776	7.28	Asking	FRI	56,609.28	Industrial					Direct	5 yrs
15/05/2023	14/06/2023	1 Rhodrons A	Chessington	GRND	2,250	5.56	Asking		12,510.00	Industrial					Direct	

Appendix 4 - BCIS costs

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 02-Dec-2023 07:54

Rebased to London Borough of Kingston Upon Thames (125; sample 31)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (20)	1,584	356	898	1,294	1,859	5,902	88	
Up to 500m2 GFA (20)	1,982	1,273	1,432	1,669	2,472	3,406	13	
500 to 2000m2 GFA (20)	1,698	356	963	1,510	1,831	5,902	38	
Over 2000m2 GFA (20)	1,327	643	796	1,074	1,449	3,422	37	
282.1 Advance factories								
Generally (15)	1,351	775	1,064	1,294	1,653	1,998	16	
Up to 500m2 GFA (15)	1,554	1,277	1,294	1,535	1,669	1,998	5	
500 to 2000m2 GFA (15)	1,470	978	1,298	1,571	1,699	1,751	6	
Over 2000m2 GFA (15)	1,004	775	860	1,015	1,080	1,293	5	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (20)	1,921	796	1,292	1,885	2,281	3,422	18	
Up to 500m2 GFA (20)	3,016	2,472	-	3,170	-	3,406	3	
500 to 2000m2 GFA (20)	1,872	1,457	1,622	1,885	2,086	2,318	6	
Over 2000m2 GFA (20)	1,588	796	1,072	1,240	2,095	3,422	9	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,695	356	880	1,450	2,232	5,902	76	
Up to 500m ² GFA (30)	2,098	1,061	1,506	2,169	2,683	3,048	6	
500 to 2000m ² GFA (30)	1,838	356	958	1,370	2,057	5,902	28	
Over 2000m ² GFA (30)	1,542	477	846	1,342	2,107	3,099	42	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,383	654	1,083	1,304	1,643	2,941	24	
284. Warehouses/stores								
Generally (15)	1,391	539	831	1,096	1,517	6,206	39	
Up to 500m ² GFA (15)	2,490	905	1,379	1,762	2,964	6,206	8	
500 to 2000m ² GFA (15)	1,217	634	901	1,111	1,397	2,209	16	
Over 2000m ² GFA (15)	990	539	780	828	1,130	2,056	15	
284.1 Advance warehouses/stores (15)	1,103	558	894	1,264	1,347	1,419	7	
284.2 Purpose built warehouses/stores								
Generally (15)	1,462	539	841	1,093	1,633	6,206	30	
Up to 500m ² GFA (15)	2,870	905	1,714	2,247	3,621	6,206	6	
500 to 2000m ² GFA (15)	1,199	634	875	1,093	1,368	2,209	14	
Over 2000m ² GFA (15)	985	539	797	878	1,213	1,614	10	
284.5 Cold stores/refrigerated stores (30)	1,740	1,002	1,326	1,519	2,314	2,558	6	
320. Offices								
Generally (15)	3,026	1,414	2,153	2,851	3,524	7,029	49	
Air-conditioned								
Generally (15)	2,862	1,681	2,458	2,774	3,315	4,937	18	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
1-2 storey (15)	2,821	1,681	2,456	2,552	2,851	4,937	9
3-5 storey (15)	2,857	1,926	2,400	2,713	3,362	3,837	7
6 storey or above (20)	3,197	2,450	2,871	3,038	3,299	4,608	8
Not air-conditioned							
Generally (15)	3,152	1,414	2,216	3,117	4,157	4,642	18
1-2 storey (15)	3,308	1,913	2,671	3,330	4,092	4,504	11
3-5 storey (15)	2,857	1,414	1,980	2,425	3,910	4,642	6
6 storey or above (25)	3,373	2,635	-	3,478	-	3,902	4
342. Shopping centres (30)	2,054	1,567	-	2,031	-	2,565	3
344. Hypermarkets, supermarkets							
Generally (35)	2,366	961	1,669	2,169	3,065	4,000	39
Up to 1000m ² (35)	2,386	1,611	-	2,065	-	3,804	4
1000 to 7000m ² GFA (35)	2,372	961	1,645	2,419	3,091	4,000	33
7000 to 15000m ² (35)	1,938	-	-	-	-	-	1
Over 15000m ² GFA (35)	2,510	-	-	-	-	-	1
345. Shops							
Generally (30)	2,267	855	1,235	1,851	2,938	5,992	16
1-2 storey (30)	2,291	855	1,233	1,789	2,970	5,992	15
3-5 storey (30)	1,914	-	-	-	-	-	1
562.2 Gymnasia, fitness centres, etc (25)	2,053	1,247	-	1,588	-	3,325	3
766. Data centres							
Generally (40)	3,975	2,204	2,844	3,457	5,293	6,735	22
Air-conditioned (40)	4,685	2,795	3,336	5,391	5,799	6,104	5

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Not air-conditioned (40)	3,376	2,297	-	2,829	-	5,001	3
810. Housing, mixed developments (15)	1,894	1,027	1,644	1,836	2,071	4,680	1275
810.1 Estate housing							
Generally (15)	1,882	915	1,598	1,809	2,056	6,482	1423
Single storey (15)	2,145	1,278	1,810	2,057	2,372	6,482	234
2-storey (15)	1,810	915	1,568	1,756	1,986	3,911	1104
3-storey (15)	1,976	1,175	1,637	1,888	2,246	3,863	80
4-storey or above (15)	3,940	1,926	3,152	3,520	5,240	5,862	5
810.11 Estate housing detached (15)	2,447	1,395	1,827	2,102	2,614	6,482	21
810.12 Estate housing semi detached							
Generally (15)	1,898	1,108	1,621	1,850	2,074	4,237	354
Single storey (15)	2,123	1,370	1,804	2,076	2,323	4,237	80
2-storey (15)	1,831	1,108	1,601	1,775	2,002	3,252	262
3-storey (15)	1,862	1,387	1,503	1,783	2,210	2,713	12
810.13 Estate housing terraced							
Generally (15)	1,916	1,129	1,573	1,808	2,100	5,862	233
Single storey (15)	2,199	1,433	1,822	2,176	2,625	3,132	18
2-storey (15)	1,828	1,129	1,556	1,751	2,013	3,911	179
3-storey (15)	2,014	1,175	1,617	1,854	2,249	3,863	34
4-storey or above (10)	5,551	5,240	-	-	-	5,862	2
816. Flats (apartments)							
Generally (15)	2,216	1,100	1,836	2,083	2,494	7,537	845
1-2 storey (15)	2,087	1,295	1,766	1,988	2,332	4,350	180

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
3-5 storey (15)	2,189	1,100	1,827	2,081	2,468	4,606	564
6 storey or above (15)	2,615	1,599	2,121	2,456	2,846	7,537	98
852. Hotels (15)	3,281	1,727	2,591	3,221	4,081	4,494	13
856.2 Students' residences, halls of residence, etc (15)	2,799	1,619	2,510	2,851	3,126	4,605	54

Appendix 5 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

Appendix 6 - BLV assumptions

EUV - notional hectare

No	Description of use	Site coverage	No of storeys	Sq m GIA	Indicative rent psm	Rent per annum	Yield	YP	Deferment (years)	PV	Cap val	Purchaser's costs	Letting agents and letting legal fees (% of year 1 rent)		Refurb cost	Net cap val	20%	
																	Premium	Benchmark Land Value
1	Secondary offices	40%	2.0	8,000	£143.00	£1,144,000	7.0%	14.29	2.5	0.84	£13,799,665	-£938,377	15%	-£171,600	-£6,200,000	£6,489,688	£1,297,937.54	£7,787,625
2	Secondary retail	35%	1.0	3,500	£208.00	£728,000	8.0%	12.50	2.5	0.82	£7,507,269	-£510,494	15%	-£109,200	-£2,712,500	£4,175,075	£835,015.02	£5,010,090
3	Secondary industrial	30%	1.0	3,000	£109.00	£327,000	6.0%	16.67	2.5	0.86	£4,711,203	-£320,362	15%	-£49,050	-£500,000	£3,841,791	£768,358	£4,610,150
4	Cleared land	100%	1.0	10,000	£20.00	£200,000	6.0%	16.67	2.5	0.86	£2,881,470	-£195,940	15%	-£30,000	-£250,000	£2,405,530	£481,106	£2,886,636

Appendix 7 - Appraisal results – present day

RB BENCHMARK - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,318 psm

AH tenure

Rented 70%

SO 30%

£7,787,625 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,893,813	291,428	733,011	1,174,598	1,816,180	2,057,765	2,499,349	2,940,932	3,382,517	3,824,101	4,265,686	4,707,270	
2 Large residential-led development (45 units)	45	£2,304,541	484,445	277,300	70,155	138,928	348,003	559,080	769,155	979,231	1,189,308	1,399,383	1,609,458	
3 Large residential-led development (190 units)	190	£8,566,398	2,636,920	1,867,857	1,098,995	330,033	445,141	1,226,005	2,016,681	2,806,757	3,596,833	4,386,909	5,176,985	
4 Large residential-led development (70 units)	70	£4,283,194	2,651,601	2,345,556	2,039,510	1,733,466	1,427,421	1,121,376	815,331	509,287	203,241	104,258	414,634	
5 Large residential-led development (220 units)	220	£5,840,719	69,311	945,437	1,832,310	2,719,925	3,607,542	4,495,158	5,382,774	6,270,391	7,158,007	8,045,623	8,933,240	
6 Large residential-led development (105 units)	105	£5,451,338	2,329,292	1,893,869	1,458,448	1,023,024	587,601	152,179	287,253	728,836	1,170,420	1,612,005	2,053,589	
7 Large residential-led development (190 units)	190	£3,893,813	312,894	439,333	1,199,930	1,966,509	2,733,088	3,499,664	4,266,241	5,032,819	5,799,396	6,565,973	7,332,552	
8 Large residential-led development (85 units)	85	£1,154,654	378,264	6,638	370,133	747,038	1,123,922	1,500,807	1,877,692	2,254,577	2,631,462	3,008,346	3,385,231	
9 Large residential-led development (85 units)	85	£1,154,654	378,264	6,638	370,133	747,038	1,123,922	1,500,807	1,877,692	2,254,577	2,631,462	3,008,346	3,385,231	
10 Large residential-led development (135 units)	135	£2,755,550	2,651,601	2,345,556	2,039,510	1,733,466	1,427,421	1,121,376	815,331	509,287	203,241	104,258	414,634	
11 Large residential-led development (50 units)	50	£1,946,906	2,046,891	1,830,971	1,615,051	1,399,131	1,183,211	967,291	751,371	535,451	319,531	103,611	113,898	
12 Large residential-led development (100 units)	100	£2,755,550	181,136	574,726	968,315	1,361,906	1,755,496	2,149,085	2,542,675	2,936,264	3,329,854	3,723,443	4,117,034	
13 Large residential-led development (290 units)	290	£18,309,919	13,432,421	12,291,855	11,151,289	10,010,723	8,870,157	7,729,591	6,589,026	5,448,460	4,307,894	3,157,328	2,006,765	
14 Large residential-led development (125 units)	125	£2,304,541	1,414,501	896,140	377,781	142,569	668,264	1,193,960	1,719,656	2,245,351	2,771,047	3,296,742	3,822,438	
15 Large residential-led development (240 units)	240	£5,262,613	8,488,411	7,994,799	6,701,005	5,607,303	4,913,601	4,019,899	3,126,195	2,232,493	1,337,791	426,098	481,696	
16 Large residential-led development (155 units)	155	£3,734,532	8,488,411	7,994,799	6,701,005	5,607,303	4,913,601	4,019,899	3,126,195	2,232,493	1,337,791	426,098	481,696	
17 Large residential-led development (155 units)	155	£8,955,769	6,407,188	5,784,544	5,161,899	4,539,255	3,916,610	3,293,965	2,671,321	2,048,676	1,426,032	803,387	180,742	
18 Large residential-led development (40 units)	40	£2,755,550	2,787,185	2,592,122	2,397,058	2,201,995	2,006,932	1,811,869	1,616,805	1,421,742	1,226,678	1,031,614	836,551	
19 Large residential-led development (150 units)	150	£5,761,804	341,023	272,110	890,068	1,508,026	2,125,984	2,743,942	3,361,900	3,979,858	4,597,816	5,215,774	5,833,732	
20 Large residential-led development (125 units)	125	£5,451,338	899,610	181,250	341,881	867,576	1,393,272	1,918,968	2,444,663	2,970,359	3,496,054	4,021,750	4,547,445	
21 Large residential-led development (130 units)	130	£4,509,081	4,743,857	4,209,293	3,674,730	3,140,167	2,605,604	2,071,040	1,534,582	995,487	456,393	83,873	630,596	
22 Large residential-led development (25 units)	25	£1,152,537	1,363,649	1,242,827	1,122,003	1,001,181	880,357	759,533	638,711	517,887	397,065	276,241	155,418	
23 Large residential-led development (195 units)	195	£5,762,687	10,018,956	9,232,647	8,445,628	7,658,429	6,872,231	6,078,033	5,288,835	4,499,637	3,710,439	2,921,241	2,132,043	
24 Large residential-led development (20 units)	20	£2,004,036	1,900,378	1,816,364	1,732,349	1,648,335	1,564,321	1,480,307	1,396,293	1,312,278	1,228,264	1,144,250	1,060,236	
25 Large residential-led development (35 units)	35	£1,252,523	403,319	260,555	117,792	25,325	170,109	314,893	459,676	604,461	749,245	894,028	1,038,813	
26 Large residential-led development (50 units)	50	£5,032,027	3,012,618	2,775,567	2,538,515	2,301,464	2,064,414	1,827,362	1,590,311	1,353,259	1,116,208	879,157	642,106	
27 Large residential-led development (120 units)	120	£5,262,613	118,885	384,101	888,768	1,393,436	1,898,104	2,402,772	2,907,438	3,412,106	3,916,774	4,421,442	4,926,109	
28 Large residential-led development (340 units)	340	£7,765,640	724,405	2,018,991	3,313,575	4,608,159	5,911,254	7,225,906	8,540,558	9,855,210	11,169,862	12,484,515	13,799,167	
29 Large residential-led development (380 units)	380	£7,765,640	6,705,207	6,117,384	5,529,561	4,941,738	4,353,915	3,766,092	3,178,269	2,590,446	18,002,623	19,414,801	20,826,977	
30 Large residential-led development (135 units)	135	£2,004,036	627,300	1,158,217	1,689,044	2,219,870	2,750,697	3,281,524	3,812,351	4,343,177	4,874,004	5,404,830	5,935,657	
31 Large residential-led development (260 units)	260	£6,763,622	1,296,493	320,330	665,113	1,655,089	2,645,066	3,635,042	4,625,018	5,614,994	6,604,970	7,594,946	8,584,922	
32 Large residential-led development (115 units)	115	£3,507,063	114,882	598,522	1,082,162	1,565,801	2,049,441	2,533,081	3,016,721	3,500,361	3,984,001	4,467,641	4,951,281	
33 Large residential-led development (375 units)	375	£6,763,622	1,142,242	2,472,875	3,803,507	5,134,139	6,475,940	7,827,272	9,178,606	10,529,939	11,881,273	13,232,606	14,583,939	
34 Small site (70 units)	70	£1,002,018	1,062,128	739,903	417,678	95,453	229,891	556,767	883,551	1,210,335	1,537,119	1,863,903	2,190,687	
35 Small site (40 units)	40	£1,002,018	2,664,011	2,474,371	2,284,731	2,095,088	1,905,447	1,715,806	1,526,165	1,336,524	1,146,884	957,242	767,602	
36 Small site (25 units)	25	£1,002,018	2,664,011	2,474,371	2,284,731	2,095,088	1,905,447	1,715,806	1,526,165	1,336,524	1,146,884	957,242	767,602	
37 Small site (10 units)	10	£1,002,018	2,664,011	2,474,371	2,284,731	2,095,088	1,905,447	1,715,806	1,526,165	1,336,524	1,146,884	957,242	767,602	
38 Small site (5 units)	5	£501,009	805,898	805,898	805,898	805,898	805,898	805,898	805,898	805,898	805,898	805,898	805,898	
39 Small site (1 unit)	1	£180,304	140,960	140,960	140,960	140,960	140,960	140,960	140,960	140,960	140,960	140,960	140,960	
40 Office development	-	£230,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	
41 Office development	-	£2,766,000	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	
42 Industrial development	-	£4,742,304	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	
43 Retail development	-	£922,030	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	
44 Leisure development	-	£230,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
45 Student accommodation (200 beds)	-	£922,030	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,918,978	11,884,049	9,849,121	
46 C2 accommodation (80 beds)	-	£2,074,567	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,045	291,428	733,011	1,174,598	1,816,180	2,057,765	2,499,349	2,940,932	3,382,517	3,824,101	4,265,686	4,707,270	
2 Large residential-led development (45 units)	45	£2,304,541	484,445	277,300	70,155	138,928	348,003	559,080	769,155	979,231	1,189,308	1,399,383	1,609,458	
3 Large residential-led development (190 units)	190	£8,566,398	2,636,920	1,867,857	1,098,995	330,033	445,141	1,226,005	2,016,681	2,806,757	3,596,833	4,386,909	5,176,985	
4 Large residential-led development (70 units)	70	£4,283,194	2,651,601	2,345,556	2,039,510	1,733,466	1,427,421	1,121,376	815,331	509,287	203,241	104,258	414,634	
5 Large residential-led development (220 units)	220	£5,840,719	69,311	945,437	1,832,310	2,719,925	3,607,542	4,495,158	5,382,774	6,270,391	7,158,007	8,045,623	8,933,240	
6 Large residential-led development (105 units)	105	£5,007,063	2,329,292	1,893,869	1,458,448	1,023,024	587,601	152,179	287,253	728,836	1,170,420	1,612,005	2,053,589	
7 Large residential-led development (190 units)	190	£2,505,045	312,894	439,333	1,199,930	1,966,509	2,733,088	3,499,664	4,266,241	5,032,819	5,799,396	6,565,973	7,332,552	
8 Large residential-led development (85 units)	85	£2,004,036	378,264	6,638	370,133	747,038	1,123,922	1,500,807	1,877,692	2,254,577	2,631,462	3,008,346	3,385,231	
9 Large residential-led development (85 units)	85	£2,004,036	378,264	6,638	370,133	747,038	1,123,922	1,500,807	1,877,692	2,254,577	2,631,462	3,008,346	3,385,231	
10 Large residential-led development (135 units)	135	£1,753,532	2,651,601	2,345,556	2,039,510	1,733,466	1,427,421	1,121,376	815,331	509,287	203,241	104,258	414,634	
11 Large residential-led development (50 units)	50	£1,252,523	2,046,891	1,830,971	1,615,051	1,399,131	1,18							

RB KINGSTON - LOCAL PLAN

Sales value £6,586 psm

AH tenure

Rented 70%

SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£7,787,625 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£3,893,813	828,825	432,933	64,539	567,793	1,071,048	1,574,302	2,077,556	2,580,810	3,084,063	3,587,317	4,080,571
2 Large residential-led development (45 units)	45	£2,074,567	1,028,216	793,833	559,549	325,217	80,883	145,480	383,129	620,778	858,428	1,096,077	1,333,726
3 Large residential-led development (190 units)	190	£8,566,398	4,832,965	3,954,200	3,075,436	2,196,671	1,317,907	439,142	445,844	1,338,320	2,241,353	3,144,386	4,047,419
4 Large residential-led development (70 units)	70	£4,283,194	3,479,741	3,132,289	2,784,837	2,437,385	2,089,934	1,742,481	1,395,030	1,047,577	700,126	352,673	5,222
5 Large residential-led development (220 units)	220	£5,840,719	2,412,426	1,424,487	436,548	559,194	1,565,912	2,581,130	3,596,348	4,611,567	5,626,785	6,642,002	7,657,221
6 Large residential-led development (105 units)	105	£3,507,063	3,330,738	3,038,944	2,547,150	2,055,356	1,560,550	1,064,318	568,087	71,854	430,383	933,637	1,436,891
7 Large residential-led development (190 units)	190	£3,893,813	2,455,376	1,602,156	748,937	105,760	971,054	1,846,640	2,723,419	3,600,198	4,476,978	5,353,757	6,230,536
8 Large residential-led development (85 units)	85	£2,004,036	1,383,862	961,957	540,051	118,145	308,060	735,935	1,163,812	1,591,688	2,019,564	2,447,440	2,875,317
9 Large residential-led development (135 units)	135	£1,753,532	2,594,099	1,306,222	1,278,345	620,468	37,938	705,125	1,372,311	2,039,498	2,706,685	3,373,871	4,041,058
10 Large residential-led development (135 units)	135	£2,256,669	2,594,099	1,306,222	1,278,345	620,468	37,938	705,125	1,372,311	2,039,498	2,706,685	3,373,871	4,041,058
11 Large residential-led development (50 units)	50	£1,946,906	2,833,356	2,388,112	2,142,869	1,897,626	1,652,383	1,407,139	1,161,896	916,653	671,410	426,166	180,924
12 Large residential-led development (100 units)	100	£2,726,669	1,014,672	566,910	119,149	333,264	787,361	1,241,459	1,695,558	2,149,655	2,603,754	3,057,852	3,511,950
13 Large residential-led development (290 units)	290	£18,300,919	16,721,373	15,416,359	14,111,346	12,806,332	11,501,319	10,196,306	8,891,292	7,586,279	6,281,265	4,976,253	3,671,239
14 Large residential-led development (125 units)	125	£2,336,288	2,862,342	2,271,590	1,680,837	1,090,085	499,333	92,714	691,825	1,290,937	1,890,049	2,489,161	3,088,273
15 Large residential-led development (240 units)	240	£3,734,552	4,832,965	3,954,200	3,075,436	2,196,671	1,317,907	439,142	445,844	1,338,320	2,241,353	3,144,386	4,047,419
16 Large residential-led development (155 units)	155	£8,956,769	8,166,971	7,456,336	6,745,703	6,035,069	5,324,436	4,613,802	3,903,168	3,192,534	2,481,901	1,771,267	1,060,634
17 Large residential-led development (40 units)	40	£2,256,669	3,282,621	3,062,788	2,842,951	2,623,114	2,403,280	2,183,445	1,963,610	1,743,775	1,523,939	1,304,105	1,084,268
18 Large residential-led development (150 units)	150	£8,956,769	2,052,703	1,364,992	676,235	19,702	725,208	1,430,715	2,136,221	2,841,728	3,547,234	4,252,740	4,958,246
19 Large residential-led development (125 units)	125	£5,451,338	2,147,451	1,556,698	965,948	375,194	218,608	817,720	1,416,832	2,015,944	2,615,056	3,214,168	3,813,280
20 Large residential-led development (130 units)	130	£7,008,663	6,230,349	5,621,461	5,012,574	4,403,686	3,794,798	3,185,910	2,577,022	1,968,134	1,359,247	745,463	131,080
21 Large residential-led development (25 units)	25	£1,946,906	1,675,253	1,538,849	1,402,447	1,266,044	1,129,640	993,237	858,833	720,430	584,027	447,624	311,220
22 Large residential-led development (195 units)	195	£9,734,532	11,349,345	10,451,628	9,553,911	8,656,195	7,758,478	6,860,761	5,963,045	5,062,741	4,160,851	3,258,961	2,357,071
23 Large residential-led development (20 units)	20	£3,115,050	2,117,051	2,022,203	1,927,356	1,832,508	1,737,659	1,642,811	1,547,963	1,453,115	1,358,268	1,263,420	1,168,572
24 Large residential-led development (35 units)	35	£1,946,906	773,250	611,989	450,729	289,469	128,209	33,519	197,061	360,604	524,146	687,688	851,230
25 Large residential-led development (50 units)	50	£2,336,288	3,631,914	3,363,897	3,095,881	2,827,865	2,559,850	2,291,834	2,023,817	1,755,801	1,487,785	1,219,770	951,754
26 Large residential-led development (120 units)	120	£8,177,006	1,508,812	941,690	374,568	195,279	770,427	1,345,574	1,920,722	2,495,869	3,071,016	3,646,164	4,221,311
27 Large residential-led development (340 units)	340	£7,145,732	3,069,372	1,603,688	137,965	1,346,528	2,832,973	4,319,418	5,814,065	7,303,467	8,832,869	10,342,271	11,851,672
28 Large residential-led development (380 units)	380	£7,145,732	2,434,669	4,038,569	5,642,471	7,250,264	8,858,988	10,517,733	12,146,467	13,775,201	15,403,936	17,032,670	18,661,404
29 Large residential-led development (135 units)	135	£1,844,060	899,156	299,848	303,700	911,490	1,519,280	2,127,071	2,734,861	3,342,652	3,950,441	4,558,231	5,166,022
30 Large residential-led development (260 units)	260	£6,763,622	4,189,888	3,069,056	1,948,223	827,390	297,595	1,434,288	2,570,982	3,707,675	4,859,364	6,013,553	7,167,801
31 Large residential-led development (115 units)	115	£3,507,063	1,216,734	675,242	131,750	417,568	968,752	1,519,935	2,071,117	2,622,300	3,173,483	3,724,666	4,275,849
32 Large residential-led development (375 units)	375	£6,763,622	2,924,428	1,409,826	106,258	1,642,293	3,178,328	4,714,363	6,259,670	7,819,499	9,379,327	10,939,155	12,498,984
33 Small site (70 units)	70	£1,002,018	1,907,994	1,543,476	1,178,958	814,439	449,921	85,403	283,065	652,742	1,022,419	1,392,096	1,761,772
34 Small site (40 units)	40	£1,002,018	3,159,447	2,945,034	2,730,622	2,516,209	2,301,796	2,087,384	1,872,970	1,658,558	1,444,145	1,229,732	1,015,320
35 Small site (25 units)	25	£1,002,018	3,038,056	2,886,125	2,734,195	2,582,265	2,430,334	2,278,404	2,126,474	1,974,544	1,822,614	1,670,683	1,518,753
36 Small site (10 units)	10	£1,002,018	1,205,130	1,205,130	1,205,130	1,205,130	1,205,130	1,205,130	1,205,130	1,205,130	1,205,130	1,205,130	1,205,130
37 Small site (5 units)	5	£501,009	884,196	884,196	884,196	884,196	884,196	884,196	884,196	884,196	884,196	884,196	884,196
38 Small site (1 unit)	1	£180,303	156,620	156,620	156,620	156,620	156,620	156,620	156,620	156,620	156,620	156,620	156,620
39 Office development	-	£260,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476
40 Office development	-	£2,766,090	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115
41 Office development	-	£4,742,304	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276
42 Industrial development	-	£1,583,045	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627
43 Retail development	-	£922,030	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420
44 Leisure development	-	£230,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738
45 Student accommodation (200 beds)	-	£922,030	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,918,978	11,884,049	9,849,121
46 C2 accommodation (80 beds)	-	£2,544,541	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£2,505,645	828,825	432,933	64,539	567,793	1,071,048	1,574,302	2,077,556	2,580,810	3,084,063	3,587,317	4,080,571
2 Large residential-led development (45 units)	45	£2,074,567	1,028,216	793,833	559,549	325,217	80,883	145,480	383,129	620,778	858,428	1,096,077	1,333,726
3 Large residential-led development (190 units)	190	£8,566,398	4,832,965	3,954,200	3,075,436	2,196,671	1,317,907	439,142	445,844	1,338,320	2,241,353	3,144,386	4,047,419
4 Large residential-led development (70 units)	70	£4,283,194	3,479,741	3,132,289	2,784,837	2,437,385	2,089,934	1,742,481	1,395,030	1,047,577	700,126	352,673	5,222
5 Large residential-led development (220 units)	220	£5,840,719	2,412,426	1,424,487	436,548	559,194	1,565,912	2,581,130	3,596,348	4,611,567	5,626,785	6,642,002	7,657,221
6 Large residential-led development (105 units)	105	£3,507,063	3,330,738	3,038,944	2,547,150	2,055,356	1,560,550	1,064,318	568,087	71,854	430,383	933,637	1,436,891
7 Large residential-led development (190 units)	190	£2,455,045	2,455,376	1,602,156	748,937	105,760	971,054	1,846,640	2,723,419	3,600,198	4,476,978	5,353,757	6,230,536
8 Large residential-led development (85 units)	85	£2,004,036	1,383,862	961,957	540,051	118,145	308,060	735,935	1,163,812	1,591,688	2,019,564	2,447,440	2,875,317
9 Large residential-led development (135 units)	135	£1,753,532	2,594,099	1,306,222	1,278,345	620,468	37,938	705,125	1,372,311	2,039,498	2,706,685	3,373,871	4,041,058
10 Large residential-led development (135 units)	135	£2,256,669	2,594,099	1,306,222	1,278,345	620,468	37,938	705,125	1,372,311	2,039,498	2,706,685	3,373,871	4,041,058
11 Large residential-led development (50 units)	50	£1,946,906	2,833,356	2,388,112									

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,854 psm

AH tenure

Rented 70%

SO 30%

£7,787,625 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,893,813	1,733,667	1,197,193	660,719	124,246	418,062	962,128	1,506,193	2,050,259	2,594,325	3,138,390	3,682,456	
2 Large residential-led development (45 units)	45	£3,304,541	1,395,106	1,142,429	889,752	637,073	384,396	131,718	122,672	378,925	635,179	891,432	1,147,685	
3 Large residential-led development (190 units)	190	£8,566,398	6,296,287	5,344,356	4,392,426	3,440,495	2,488,565	1,536,634	594,703	372,424	1,338,038	2,316,346	3,294,655	
4 Large residential-led development (70 units)	70	£4,283,194	4,031,273	3,658,068	3,282,944	2,907,820	2,532,695	2,157,571	1,782,445	1,407,321	1,032,197	657,072	281,948	
5 Large residential-led development (220 units)	220	£5,840,719	4,044,778	2,975,223	1,905,668	836,109	236,751	1,321,551	2,420,740	3,519,931	4,619,121	5,718,311	6,817,501	
6 Large residential-led development (105 units)	105	£5,451,338	4,325,763	3,794,218	3,262,673	2,731,127	2,199,582	1,667,950	1,131,476	595,002	58,528	484,710	1,028,775	
7 Large residential-led development (190 units)	190	£3,893,813	3,865,137	2,941,428	2,017,720	1,094,012	170,304	764,065	1,708,121	2,657,422	3,606,722	4,556,022	5,505,323	
8 Large residential-led development (85 units)	85	£5,115,656	2,955,917	1,600,403	1,144,885	689,386	233,878	224,767	686,721	1,148,075	1,610,629	2,072,583	2,534,538	
9 Large residential-led development (85 units)	85	£5,061,956	2,172,571	1,717,064	1,261,555	806,647	350,538	106,458	598,409	1,030,363	1,492,317	1,954,272	2,416,226	
10 Large residential-led development (135 units)	135	£2,725,669	3,648,121	2,941,141	2,230,374	1,519,606	808,839	98,072	621,366	1,342,192	2,063,017	2,783,843	3,504,669	
11 Large residential-led development (50 units)	50	£1,946,906	3,023,614	2,758,858	2,494,102	2,229,346	1,964,590	1,699,834	1,435,078	1,170,321	905,565	640,809	376,053	
12 Large residential-led development (100 units)	100	£2,725,669	1,423,130	954,945	486,760	18,576	455,972	930,782	1,405,591	1,880,401	2,355,212	2,830,022	3,304,831	
13 Large residential-led development (290 units)	290	£18,300,919	18,908,486	17,494,117	16,079,749	14,665,379	13,251,010	11,836,640	10,422,272	9,007,903	7,593,533	6,179,165	4,764,796	
14 Large residential-led development (125 units)	125	£2,336,288	3,810,208	3,177,416	2,543,168	1,904,506	1,265,849	627,189	11,832	659,329	1,307,027	1,954,724	2,602,421	
15 Large residential-led development (240 units)	240	£6,262,613	12,850,590	11,738,702	10,626,894	9,515,087	8,403,279	7,291,472	6,179,965	5,067,857	3,956,950	2,844,242	1,732,435	
16 Large residential-led development (155 units)	155	£3,734,552	9,326,505	8,394,085	7,461,339	6,528,583	5,595,827	4,663,071	3,730,315	2,802,559	1,874,803	941,951	1,641,401	
17 Large residential-led development (40 units)	40	£2,725,669	3,620,830	3,384,085	3,147,339	2,910,593	2,673,847	2,437,102	2,200,356	1,963,610	1,726,865	1,490,119	1,253,373	
18 Large residential-led development (150 units)	150	£8,955,769	3,176,769	2,432,855	1,688,941	945,028	196,427	564,075	1,327,358	2,090,640	2,853,923	3,617,205	4,380,488	
19 Large residential-led development (125 units)	125	£5,451,338	3,105,293	2,468,937	1,828,277	1,189,618	550,958	88,942	736,639	1,384,337	2,032,034	2,679,731	3,327,428	
20 Large residential-led development (130 units)	130	£7,008,663	7,214,666	6,556,562	5,898,458	5,240,355	4,582,251	3,924,148	3,266,044	2,607,940	1,949,836	1,291,732	629,316	
21 Large residential-led development (25 units)	25	£1,946,906	1,988,507	1,741,441	1,494,375	1,247,309	1,000,243	1,153,178	1,006,112	859,045	711,979	564,913	417,847	
22 Large residential-led development (195 units)	195	£9,734,532	13,733,652	12,761,606	11,789,560	10,817,513	9,845,467	8,873,421	7,901,375	6,929,329	5,957,282	4,985,236	4,009,876	
23 Large residential-led development (20 units)	20	£3,115,656	2,265,337	2,163,075	2,060,812	1,958,550	1,856,289	1,754,028	1,651,764	1,549,502	1,447,239	1,344,978	1,242,715	
24 Large residential-led development (35 units)	35	£1,946,906	1,023,502	849,730	675,958	502,184	328,411	154,637	19,406	195,638	371,870	548,102	724,334	
25 Large residential-led development (50 units)	50	£2,336,288	4,054,674	3,765,520	3,476,366	3,187,212	2,898,058	2,608,904	2,319,750	2,030,596	1,741,442	1,452,288	1,163,134	
26 Large residential-led development (120 units)	120	£8,177,006	2,428,632	1,815,519	1,202,408	589,292	24,157	645,947	1,267,736	1,889,526	2,511,315	3,133,104	3,754,894	
27 Large residential-led development (340 units)	340	£7,765,640	5,544,048	4,954,009	4,363,972	3,773,734	3,182,518	2,591,448	2,000,282	1,409,116	808,957	208,493	10,737,330	
28 Large residential-led development (380 units)	380	£7,765,640	5,544,048	4,954,009	4,363,972	3,773,734	3,182,518	2,591,448	2,000,282	1,409,116	808,957	208,493	10,737,330	
29 Large residential-led development (135 units)	135	£2,004,036	1,888,964	1,240,164	591,364	58,249	6,825,823	8,396,006	10,166,189	11,936,371	13,706,554	15,476,737	17,246,920	
30 Large residential-led development (260 units)	260	£8,763,822	6,081,746	4,866,834	3,651,381	2,435,929	1,220,476	5,024	1,227,557	2,460,209	3,692,861	4,941,606	6,193,304	
31 Large residential-led development (115 units)	115	£3,507,063	2,100,228	1,512,662	925,095	337,528	253,577	849,458	1,445,339	2,041,221	2,637,102	3,232,984	3,828,865	
32 Large residential-led development (375 units)	375	£8,763,822	5,533,829	4,866,834	4,191,844	3,516,854	2,841,864	2,166,874	1,491,884	821,894	161,894	1,941,032	11,155,236	
33 Small site (70 units)	70	£1,002,018	2,478,713	2,085,659	1,692,604	1,299,550	906,496	513,442	120,387	276,526	675,142	1,073,758	1,472,375	
34 Small site (40 units)	40	£1,002,018	3,497,656	3,266,333	3,035,010	2,803,686	2,572,363	2,341,040	2,109,716	1,878,394	1,647,071	1,415,747	1,184,424	
35 Small site (25 units)	25	£1,002,018	3,497,656	3,266,333	3,035,010	2,803,686	2,572,363	2,341,040	2,109,716	1,878,394	1,647,071	1,415,747	1,184,424	
36 Small site (10 units)	10	£1,002,018	3,497,656	3,266,333	3,035,010	2,803,686	2,572,363	2,341,040	2,109,716	1,878,394	1,647,071	1,415,747	1,184,424	
37 Small site (5 units)	5	£501,009	942,791	942,791	942,791	942,791	942,791	942,791	942,791	942,791	942,791	942,791	942,791	
38 Small site (1 unit)	1	£180,303	168,339	168,339	168,339	168,339	168,339	168,339	168,339	168,339	168,339	168,339	168,339	
39 Office development	-	£230,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	
40 Office development	-	£2,766,000	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	
41 Office development	-	£4,379,982	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	
42 Industrial development	-	£1,583,045	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	
43 Retail development	-	£922,030	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	
44 Leisure development	-	£230,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
45 Student accommodation (200 beds)	-	£922,030	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,918,978	11,884,049	9,849,121	
46 C2 accommodation (80 beds)	-	£2,544,541	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,645	1,733,667	1,197,193	660,719	124,246	418,062	962,128	1,506,193	2,050,259	2,594,325	3,138,390	3,682,456	
2 Large residential-led development (45 units)	45	£2,505,645	1,395,106	1,142,429	889,752	637,073	384,396	131,718	122,672	378,925	635,179	891,432	1,147,685	
3 Large residential-led development (190 units)	190	£8,566,398	6,296,287	5,344,356	4,392,426	3,440,495	2,488,565	1,536,634	594,703	372,424	1,338,038	2,316,346	3,294,655	
4 Large residential-led development (70 units)	70	£4,283,194	4,031,273	3,658,068	3,282,944	2,907,820	2,532,695	2,157,571	1,782,445	1,407,321	1,032,197	657,072	281,948	
5 Large residential-led development (220 units)	220	£5,840,719	4,044,778	2,975,223	1,905,668	836,109	236,751	1,321,551	2,420,740	3,519,931	4,619,121	5,718,311	6,817,501	
6 Large residential-led development (105 units)	105	£5,007,063	4,325,763	3,794,218	3,262,673	2,731,127	2,199,582	1,667,950	1,131,476	595,002	58,528	484,710	1,028,775	
7 Large residential-led development (190 units)	190	£2,505,645	3,865,137	2,941,428	2,017,720	1,094,012	170,304	764,065	1,708,121	2,657,422	3,606,722	4,556,022	5,505,323	
8 Large residential-led development (85 units)	85	£2,004,036	2,055,917	1,600,403	1,144,885	689,386	233,878	224,767	686,721	1,148,075	1,610,629	2,072,583	2,534,538	
9 Large residential-led development (85 units)	85	£2,004,036	2,055,917	1,600,403	1,144,885	689,386	233,878	224,767	686,721	1,148,075	1,610,629	2,072,583	2,534,538	
10 Large residential-led development (135 units)	135	£1,753,532	3,648,121	2,941,141	2,230,374	1,519,606	808,839	98,072	621,366	1,342,192	2,063,017	2,783,843	3,504,669	
11 Large residential-led development (50 units)	50	£1,252,523	3,023,614	2,758,858</										

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,122 psm

AH tenure

Rented 70%

SO 30%

£7,787,625 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£3,893,813	2,946,251	2,352,570	1,755,287	1,158,003	560,720	37,081	642,816	1,248,551	1,854,287	2,460,022	3,065,757
2 Large residential-led development (45 units)	45	£2,074,567	1,938,878	1,658,011	1,379,148	1,099,279	819,413	539,547	259,680	20,471	304,298	588,126	871,952
3 Large residential-led development (190 units)	190	£5,071,165	4,492,332	4,435,924	4,021,865	3,607,807	3,183,749	2,776,675	2,362,144	1,945,612	1,529,081	1,112,550	696,018
4 Large residential-led development (70 units)	70	£4,283,194	4,849,983	4,435,924	4,021,865	3,607,807	3,183,749	2,776,675	2,362,144	1,945,612	1,529,081	1,112,550	696,018
5 Large residential-led development (220 units)	220	£5,840,719	6,525,549	5,331,954	4,138,359	2,944,763	1,751,168	557,573	645,022	1,861,106	3,087,899	4,314,690	5,541,482
6 Large residential-led development (105 units)	105	£5,451,338	5,526,392	4,934,815	4,343,238	3,751,662	3,160,085	2,568,508	1,976,931	1,385,355	788,240	190,957	412,077
7 Large residential-led development (190 units)	190	£3,893,813	6,007,620	4,976,788	3,945,956	2,915,123	1,884,291	853,459	179,884	1,225,303	2,284,303	3,343,804	4,403,307
8 Large residential-led development (85 units)	85	£2,004,036	3,061,510	2,555,722	2,049,934	1,544,145	1,038,357	532,569	26,781	485,786	988,731	1,511,677	2,024,623
9 Large residential-led development (85 units)	85	£1,154,654	3,061,510	2,555,722	2,049,934	1,544,145	1,038,357	532,569	26,781	485,786	988,731	1,511,677	2,024,623
10 Large residential-led development (135 units)	135	£2,725,552	5,214,942	4,432,414	3,649,886	2,867,358	2,078,537	1,288,414	498,290	295,963	1,097,268	1,393,386	1,908,312
11 Large residential-led development (50 units)	50	£1,946,906	3,610,079	3,315,999	3,021,921	2,727,841	2,433,761	2,139,682	1,845,602	1,551,523	1,257,444	963,365	689,285
12 Large residential-led development (100 units)	100	£2,725,552	2,616,411	2,088,563	1,560,713	1,032,865	505,016	23,156	588,474	1,093,792	1,629,111	2,164,429	2,699,748
13 Large residential-led development (290 units)	290	£18,300,919	22,197,438	20,618,621	19,039,805	17,460,989	15,882,172	14,303,355	12,724,538	11,145,722	9,566,905	7,988,088	6,409,272
14 Large residential-led development (125 units)	125	£2,336,288	5,239,529	4,535,270	3,831,012	3,126,755	2,422,496	1,713,070	1,002,018	290,967	426,029	1,147,143	1,888,256
15 Large residential-led development (240 units)	240	£5,762,617	15,487,110	14,243,473	12,999,835	11,756,198	10,512,560	9,268,923	8,025,285	6,781,648	5,538,010	4,294,373	3,050,735
16 Large residential-led development (155 units)	155	£8,955,769	11,088,287	10,231,588	9,374,888	8,518,189	7,661,489	6,804,790	5,948,090	5,091,391	4,234,691	3,377,991	2,521,292
17 Large residential-led development (40 units)	40	£2,725,552	4,116,264	3,854,748	3,593,231	3,331,714	3,070,196	2,808,679	2,547,162	2,285,644	2,024,126	1,762,609	1,501,091
18 Large residential-led development (150 units)	150	£8,955,769	4,879,783	4,050,720	3,221,658	2,392,591	1,563,527	734,464	101,679	952,511	1,803,341	2,654,172	3,505,003
19 Large residential-led development (125 units)	125	£5,451,338	4,534,613	3,830,355	3,126,097	2,420,283	1,709,231	998,179	287,128	429,922	1,151,036	1,872,149	2,593,264
20 Large residential-led development (130 units)	130	£7,008,863	8,701,159	7,968,730	7,236,302	6,503,873	5,771,445	5,039,017	4,306,588	3,574,160	2,841,732	2,109,303	1,376,875
21 Large residential-led development (25 units)	25	£1,946,906	2,200,111	2,037,465	1,874,819	1,712,173	1,549,526	1,386,880	1,224,234	1,061,588	898,942	736,296	573,649
22 Large residential-led development (195 units)	195	£9,734,532	15,961,754	14,878,304	13,794,852	12,711,401	11,627,949	10,544,496	9,461,047	8,377,595	7,294,144	6,210,692	5,127,241
23 Large residential-led development (20 units)	20	£3,115,050	2,482,010	2,368,915	2,255,819	2,142,723	2,029,627	1,916,531	1,803,435	1,690,340	1,577,243	1,464,146	1,351,050
24 Large residential-led development (35 units)	35	£1,946,906	1,393,432	1,201,163	1,008,894	816,624	624,355	432,088	239,816	47,547	146,770	341,761	536,751
25 Large residential-led development (50 units)	50	£2,336,288	4,673,970	4,353,850	4,033,731	3,713,613	3,393,494	3,073,375	2,753,257	2,433,138	2,113,019	1,792,901	1,472,782
26 Large residential-led development (120 units)	120	£8,177,006	3,808,200	3,132,113	2,453,340	1,770,730	1,088,121	405,511	281,019	973,289	1,665,558	2,357,827	3,050,096
27 Large residential-led development (340 units)	340	£7,145,732	9,312,149	7,549,097	5,770,475	3,991,854	2,213,233	434,611	1,363,029	3,166,820	4,970,609	6,798,248	8,629,834
28 Large residential-led development (380 units)	380	£7,145,732	4,553,476	2,624,247	695,018	1,251,677	3,208,206	5,164,736	7,134,386	9,121,126	11,107,867	13,094,607	15,081,347
29 Large residential-led development (135 units)	135	£1,844,060	3,406,092	2,682,867	1,957,377	1,232,887	507,989	219,757	954,702	1,689,646	2,424,591	3,159,535	3,894,479
30 Large residential-led development (115 units)	115	£3,115,050	3,406,092	2,682,867	1,957,377	1,232,887	507,989	219,757	954,702	1,689,646	2,424,591	3,159,535	3,894,479
31 Large residential-led development (260 units)	260	£8,763,822	8,938,963	7,500,789	6,243,516	4,985,314	3,535,193	2,175,070	814,948	552,888	1,932,258	3,311,627	4,704,043
32 Large residential-led development (115 units)	115	£3,115,050	3,406,092	2,682,867	1,957,377	1,232,887	507,989	219,757	954,702	1,689,646	2,424,591	3,159,535	3,894,479
33 Small site (70 units)	375	£6,763,822	9,573,497	7,736,953	5,889,345	4,041,736	2,194,128	346,520	1,522,330	3,306,084	5,269,837	7,167,581	9,070,281
34 Small site (40 units)	40	£922,030	3,324,579	2,889,232	2,453,884	2,018,537	1,583,188	1,147,841	712,493	277,146	160,440	601,948	1,043,457
35 Small site (25 units)	25	£577,327	3,623,715	3,442,501	3,261,288	3,080,075	2,898,862	2,717,649	2,536,435	2,355,222	2,174,008	1,992,795	1,811,582
36 Small site (10 units)	10	£1,761,514	1,439,393	1,439,393	1,439,393	1,439,393	1,439,393	1,439,393	1,439,393	1,439,393	1,439,393	1,439,393	1,439,393
37 Small site (5 units)	5	£461,016	1,021,089	1,021,089	1,021,089	1,021,089	1,021,089	1,021,089	1,021,089	1,021,089	1,021,089	1,021,089	1,021,089
38 Small site (1 unit)	1	£138,304	183,998	183,998	183,998	183,998	183,998	183,998	183,998	183,998	183,998	183,998	183,998
39 Office development	-	£230,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476
40 Office development	-	£2,766,090	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115
41 Office development	-	£4,742,304	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276
42 Industrial development	-	£1,583,045	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627
43 Retail development	-	£922,030	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420
44 Leisure development	-	£230,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738
45 Student accommodation (200 beds)	-	£922,030	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,918,978	11,884,049	9,849,121
46 C2 accommodation (80 beds)	-	£2,074,567	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£2,505,645	2,946,251	2,352,570	1,755,287	1,158,003	560,720	37,081	642,816	1,248,551	1,854,287	2,460,022	3,065,757
2 Large residential-led development (45 units)	45	£2,074,567	1,938,878	1,658,011	1,379,148	1,099,279	819,413	539,547	259,680	20,471	304,298	588,126	871,952
3 Large residential-led development (190 units)	190	£5,071,165	4,492,332	4,435,924	4,021,865	3,607,807	3,183,749	2,776,675	2,362,144	1,945,612	1,529,081	1,112,550	696,018
4 Large residential-led development (70 units)	70	£4,283,194	4,849,983	4,435,924	4,021,865	3,607,807	3,183,749	2,776,675	2,362,144	1,945,612	1,529,081	1,112,550	696,018
5 Large residential-led development (220 units)	220	£5,840,719	6,525,549	5,331,954	4,138,359	2,944,763	1,751,168	557,573	645,022	1,861,106	3,087,899	4,314,690	5,541,482
6 Large residential-led development (105 units)	105	£5,071,165	5,526,392	4,934,815	4,343,238	3,751,662	3,160,085	2,568,508	1,976,931	1,385,355	788,240	190,957	412,077
7 Large residential-led development (190 units)	190	£2,004,036	6,007,620	4,976,788	3,945,956	2,915,123	1,884,291	853,459	179,884	1,225,303	2,284,303	3,343,804	4,403,307
8 Large residential-led development (85 units)	85	£2,004,036	3,061,510	2,555,722	2,049,934	1,544,145	1,038,357	532,569	26,781	485,786	988,731	1,511,677	2,024,623
9 Large residential-led development (85 units)	85	£1,154,654	3,061,510	2,555,722	2,049,934	1,544,145	1,038,357	532,569	26,781	485,786	988,731	1,511,677	2,024,623
10 Large residential-led development (135 units)	135	£1,763,532	5,214,942	4,432,414	3,649,886	2,867,358	2,078,537	1,288,414	498,290	295,963	1,097,268	1,393,386	1,908,312
11 Large residential													

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,390 psfm
£7,787,625 PER HA

AH 100%
Rented 70%
SO 30%

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,893,813	3,825,423	2,998,887	2,373,902	1,742,251	1,110,800	478,949	154,862	795,452	1,436,041	2,076,630	2,717,219	
2 Large residential-led development (45 units)	45	£2,254,541	2,255,245	1,959,561	1,663,876	1,368,192	1,072,508	776,822	481,138	185,453	111,792	411,681	711,530	
3 Large residential-led development (190 units)	190	£8,566,398	9,746,397	8,521,932	7,497,497	6,373,063	5,248,628	4,124,193	2,999,758	1,875,324	750,889	378,331	1,519,953	
4 Large residential-led development (70 units)	70	£4,283,194	5,320,471	4,882,889	4,445,305	4,007,723	3,570,140	3,132,557	2,694,638	2,254,357	1,814,077	1,373,795	933,515	
5 Large residential-led development (220 units)	220	£5,840,719	7,915,570	6,652,473	5,389,377	4,126,281	2,863,184	1,600,088	336,992	939,210	2,229,779	3,528,080	4,826,382	
6 Large residential-led development (105 units)	105	£5,451,338	6,205,564	5,580,028	4,954,493	4,328,958	3,703,422	3,077,887	2,452,352	1,826,817	1,200,650	568,999	63,538	
7 Large residential-led development (190 units)	190	£3,893,813	7,208,092	6,117,236	5,026,380	3,935,525	2,844,668	1,753,812	662,957	433,954	1,543,200	2,664,460	3,785,721	
8 Large residential-led development (85 units)	85	£2,004,036	3,638,287	3,103,660	2,589,033	2,034,406	1,498,778	965,151	430,524	105,576	647,769	1,189,981	1,732,154	
9 Large residential-led development (85 units)	85	£2,004,036	3,638,287	3,103,660	2,589,033	2,034,406	1,498,778	965,151	430,524	105,576	647,769	1,189,981	1,732,154	
10 Large residential-led development (135 units)	135	£1,753,532	6,110,757	5,283,438	4,456,120	3,628,802	2,801,483	1,968,379	1,132,925	297,470	545,597	1,392,894	2,240,151	
11 Large residential-led development (50 units)	50	£1,252,523	3,944,295	3,633,505	3,322,714	3,011,925	2,701,135	2,390,344	2,079,554	1,768,764	1,457,973	1,147,183	836,393	
12 Large residential-led development (100 units)	100	£2,725,669	2,799,856	2,263,635	1,726,572	1,189,509	652,448	115,383	427,648	972,311	1,516,974	2,061,637	2,606,300	
13 Large residential-led development (290 units)	290	£18,300,919	24,069,833	22,397,396	20,724,959	19,052,524	17,380,087	15,707,651	14,035,214	12,362,778	10,690,342	9,017,905	7,345,469	
14 Large residential-led development (125 units)	125	£2,336,288	6,048,067	5,303,382	4,558,696	3,814,011	3,069,327	2,324,642	1,574,811	822,845	70,880	690,724	1,453,330	
15 Large residential-led development (240 units)	240	£6,762,627	16,949,508	16,635,488	14,318,588	13,001,667	11,684,767	10,367,866	9,050,966	7,734,066	6,417,166	5,100,265	3,783,365	
16 Large residential-led development (155 units)	155	£1,753,532	4,235,146	4,132,464	3,856,781	3,581,018	3,304,836	3,028,653	2,752,471	2,476,289	2,200,106	1,923,924	1,647,742	
17 Large residential-led development (40 units)	40	£2,725,669	4,408,146	4,132,464	3,856,781	3,581,018	3,304,836	3,028,653	2,752,471	2,476,289	2,200,106	1,923,924	1,647,742	
18 Large residential-led development (150 units)	150	£8,955,769	8,838,483	4,961,494	4,084,485	3,207,486	2,330,487	1,453,489	576,489	311,975	1,212,077	2,112,180	3,012,283	
19 Large residential-led development (125 units)	125	£5,451,338	5,343,151	4,598,468	3,853,781	3,109,096	2,363,850	1,611,885	859,920	107,954	653,124	1,415,730	2,178,337	
20 Large residential-led development (130 units)	130	£4,509,081	9,542,039	8,767,566	7,993,094	7,218,621	6,444,149	5,669,677	4,895,204	4,120,732	3,346,259	2,571,788	1,797,315	
21 Large residential-led development (25 units)	25	£1,252,523	2,385,274	2,213,370	2,041,465	1,869,560	1,697,657	1,525,752	1,353,847	1,181,944	1,010,039	838,135	666,231	
22 Large residential-led development (195 units)	195	£5,262,613	17,236,547	16,089,358	14,942,161	13,794,974	12,647,782	11,500,590	10,353,401	9,206,210	8,059,019	6,911,829	5,764,637	
23 Large residential-led development (20 units)	20	£2,004,036	2,610,763	2,491,229	2,371,696	2,252,162	2,132,629	2,013,096	1,893,562	1,774,028	1,654,495	1,534,962	1,415,428	
24 Large residential-led development (35 units)	35	£1,252,523	1,609,501	1,406,428	1,203,356	1,000,282	797,209	594,137	391,064	187,992	15,295	221,241	427,188	
25 Large residential-led development (50 units)	50	£1,503,027	5,040,593	4,702,143	4,363,694	4,025,244	3,686,793	3,348,343	3,009,893	2,671,444	2,332,994	1,994,543	1,656,093	
26 Large residential-led development (120 units)	120	£5,260,595	4,584,397	3,869,499	3,154,602	2,438,442	1,716,556	994,669	272,782	455,460	1,187,562	1,919,664	2,651,768	
27 Large residential-led development (340 units)	340	£7,765,640	11,387,931	9,522,322	7,656,714	5,777,522	3,893,862	2,010,201	126,540	1,781,985	3,682,302	5,607,972	7,547,764	
28 Large residential-led development (380 units)	380	£7,145,732	6,883,111	4,837,401	2,791,690	1,747,572	1,189,125	632,785	5,467,444	7,561,191	9,667,928	11,774,682	13,881,396	
29 Large residential-led development (135 units)	135	£1,844,060	4,235,146	3,475,836	2,712,475	1,945,836	1,179,196	412,557	359,093	1,136,581	1,914,069	2,691,556	3,469,045	
30 Large residential-led development (260 units)	260	£6,763,622	10,525,425	9,098,784	7,672,142	6,245,500	4,818,858	3,379,932	1,939,486	490,400	954,728	2,415,558	3,876,578	
31 Large residential-led development (115 units)	115	£3,507,063	4,169,340	3,484,231	2,799,120	2,109,830	1,417,822	726,014	34,206	666,907	1,368,506	2,070,103	2,771,701	
32 Large residential-led development (375 units)	375	£6,763,622	11,745,159	9,806,166	7,867,172	5,909,793	3,952,299	1,994,805	37,311	1,947,355	3,932,550	5,922,340	7,938,243	
33 Small site (70 units)	70	£1,002,018	3,816,706	3,356,753	2,896,799	2,436,844	1,976,890	1,516,936	1,056,983	597,029	137,075	327,448	793,911	
34 Small site (40 units)	40	£1,002,018	4,286,391	4,015,631	3,744,871	3,474,111	3,203,351	2,932,591	2,661,831	2,391,071	2,120,311	1,849,551	1,578,791	
35 Small site (25 units)	25	£1,002,018	3,816,706	3,356,753	2,896,799	2,436,844	1,976,890	1,516,936	1,056,983	597,029	137,075	327,448	793,911	
36 Small site (10 units)	10	£1,002,018	1,525,619	1,525,619	1,525,619	1,525,619	1,525,619	1,525,619	1,525,619	1,525,619	1,525,619	1,525,619	1,525,619	
37 Small site (5 units)	5	£501,009	1,074,056	1,074,056	1,074,056	1,074,056	1,074,056	1,074,056	1,074,056	1,074,056	1,074,056	1,074,056	1,074,056	
38 Small site (1 unit)	1	£180,303	194,592	194,592	194,592	194,592	194,592	194,592	194,592	194,592	194,592	194,592	194,592	
39 Office development	-	£230,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	
40 Office development	-	£2,766,090	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	
41 Office development	-	£4,739,986	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	
42 Industrial development	-	£1,503,027	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	
43 Retail development	-	£1,002,018	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	
44 Leisure development	-	£230,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
45 Student accommodation (200 beds)	-	£1,002,018	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,918,978	11,884,049	9,849,121	
46 C2 accommodation (80 beds)	-	£2,254,541	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,645	3,825,423	2,998,887	2,373,902	1,742,251	1,110,800	478,949	154,862	795,452	1,436,041	2,076,630	2,717,219	
2 Large residential-led development (45 units)	45	£2,254,541	2,255,245	1,959,561	1,663,876	1,368,192	1,072,508	776,822	481,138	185,453	111,792	411,681	711,530	
3 Large residential-led development (190 units)	190	£8,566,398	9,746,397	8,521,932	7,497,497	6,373,063	5,248,628	4,124,193	2,999,758	1,875,324	750,889	378,331	1,519,953	
4 Large residential-led development (70 units)	70	£4,283,194	5,320,471	4,882,889	4,445,305	4,007,723	3,570,140	3,132,557	2,694,638	2,254,357	1,814,077	1,373,795	933,515	
5 Large residential-led development (220 units)	220	£5,840,719	7,915,570	6,652,473	5,389,377	4,126,281	2,863,184	1,600,088	336,992	939,210	2,229,779	3,528,080	4,826,382	
6 Large residential-led development (105 units)	105	£5,451,338	6,205,564	5,580,028	4,954,493	4,328,958	3,703,422	3,077,887	2,452,352	1,826,817	1,200,650	568,999	63,538	
7 Large residential-led development (190 units)	190	£3,893,813	7,208,092	6,117,236	5,026,380	3,935,525	2,844,668	1,753,812	662,957	433,954	1,543,200	2,664,460	3,785,721	
8 Large residential-led development (85 units)	85	£2,004,036	3,638,287	3,103,660	2,589,033	2,034,406	1,498,778	965,151	430,524	105,576	647,769	1,189,981	1,732,154	
9 Large residential-led development (85 units)	85	£2,004,036	3,638,287	3,103,660	2,589,033	2,034,406	1,498,778	965,151	430,524	105,576	647,769	1,189,981	1,732,154	
10 Large residential-led development (135 units)	135	£1,753,532	6,110,757	5,283,438	4,456,120	3,628,802	2,801,483	1,968,379	1,132,925	297,470	545,597	1,392,894	2,240,151	
11 Large residential-led development (50 units)	50	£1,252,523	3,944,295	3,633,505	3,3									

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,657 psfm

AH tenure

Rented 70%

SO 30%

£7,787,625 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,863,813	4,326,052	4,140,485	3,454,918	2,769,351	2,083,549	1,391,089	698,629	6,169	696,003	1,398,262	2,100,521	
2 Large residential-led development (45 units)	45	£3,304,471	2,799,017	2,476,144	1,153,270	1,830,397	1,507,524	1,184,650	981,778	538,904	216,031	108,354	435,797	
3 Large residential-led development (190 units)	190	£8,566,398	11,934,956	10,706,175	9,473,938	8,239,701	7,005,464	5,771,227	4,536,990	3,302,754	2,068,516	834,280	405,618	
4 Large residential-led development (70 units)	70	£4,283,194	6,139,181	5,660,662	5,182,144	4,703,626	4,225,107	3,746,589	3,268,070	2,789,552	2,310,960	1,829,272	1,347,584	
5 Large residential-led development (220 units)	220	£5,847,719	10,396,340	9,009,205	7,622,070	6,234,935	4,847,800	3,460,665	2,073,530	686,396	710,655	2,124,460	3,550,364	
6 Large residential-led development (105 units)	105	£5,451,338	7,406,193	6,720,626	6,035,059	5,349,493	4,663,926	3,978,358	3,292,792	2,607,225	1,921,658	1,236,092	545,441	
7 Large residential-led development (190 units)	190	£3,839,813	9,350,575	8,152,594	6,954,615	5,756,635	4,558,654	3,360,675	2,162,695	964,714	236,567	1,452,242	2,883,705	
8 Large residential-led development (85 units)	85	£5,115,654	4,643,886	4,058,978	3,474,071	2,889,165	2,304,257	1,719,351	1,134,443	549,538	35,871	629,055	1,222,239	
9 Large residential-led development (85 units)	85	£5,061,956	4,760,546	4,175,639	3,590,731	3,005,825	2,420,918	1,836,010	1,251,104	666,196	81,290	510,744	1,103,828	
10 Large residential-led development (135 units)	135	£2,225,669	7,777,577	6,771,918	5,866,259	4,960,599	4,054,940	3,149,290	2,243,621	1,329,100	414,290	507,695	1,435,360	
11 Large residential-led development (50 units)	50	£1,946,906	4,530,760	4,190,646	3,850,533	3,510,419	3,170,306	2,830,192	2,490,079	2,149,966	1,809,853	1,469,739	1,129,625	
12 Large residential-led development (100 units)	100	£2,725,669	3,977,873	3,386,755	2,795,637	2,203,798	1,607,071	1,010,344	413,616	185,702	790,874	1,396,045	2,001,218	
13 Large residential-led development (290 units)	290	£18,300,919	27,358,784	25,521,901	23,685,017	21,848,132	20,011,249	18,174,364	16,337,481	14,500,597	12,663,713	10,826,829	9,989,945	
14 Large residential-led development (125 units)	125	£2,356,288	7,477,387	6,661,236	5,845,085	5,028,934	4,212,783	3,396,632	2,580,481	1,763,941	939,589	115,227	719,166	
15 Large residential-led development (240 units)	240	£5,767,623	19,557,791	18,115,552	16,673,315	15,231,077	13,788,839	12,345,318	10,896,587	9,447,856	7,999,126	6,550,395	5,101,666	
16 Large residential-led development (155 units)	155	£1,948,906	2,996,877	2,599,383	2,211,908	1,829,429	1,446,949	1,064,469	682,981	319,253	1,811,115	1,311,115	1,311,115	
17 Large residential-led development (155 units)	155	£8,955,769	13,830,125	12,839,461	11,848,797	10,858,063	9,861,841	8,867,619	7,873,398	6,879,176	5,884,955	4,890,733	3,896,511	
18 Large residential-led development (40 units)	40	£2,725,669	4,899,344	4,599,101	4,298,859	3,988,617	3,688,374	3,388,133	3,087,891	2,787,648	2,487,406	2,186,414	1,885,460	
19 Large residential-led development (150 units)	150	£8,955,769	7,541,499	6,579,349	5,617,199	4,655,049	3,692,900	2,730,750	1,768,600	806,450	161,498	1,149,147	2,136,758	
20 Large residential-led development (125 units)	125	£5,451,338	6,772,471	5,966,320	5,140,169	4,324,019	3,507,867	2,691,717	1,873,409	1,049,051	224,693	608,150	1,444,172	
21 Large residential-led development (130 units)	130	£7,008,663	11,028,531	10,179,735	9,330,937	8,482,140	7,633,344	6,784,546	5,935,750	5,086,952	4,238,155	3,389,359	2,540,561	
22 Large residential-led development (25 units)	25	£1,948,906	2,996,877	2,599,383	2,211,908	1,829,429	1,446,949	1,064,469	682,981	319,253	1,811,115	1,311,115	1,311,115	
23 Large residential-led development (380 units)	380	£12,070,819	11,072,723	8,834,393	6,578,314	4,322,235	2,066,156	192,610	2,480,615	4,768,619	7,069,239	9,392,531	11,715,823	
24 Large residential-led development (135 units)	135	£1,154,654	5,733,523	4,899,295	4,065,066	3,230,839	2,393,431	1,550,902	708,373	136,054	990,506	1,844,957	2,699,409	
25 Large residential-led development (260 units)	260	£10,513,294	13,381,744	11,812,285	10,242,828	8,673,370	7,103,912	5,534,454	3,964,863	2,379,746	794,631	801,671	2,409,218	
26 Large residential-led development (115 units)	115	£5,451,338	5,484,315	4,733,456	3,982,597	3,231,738	2,480,880	1,725,024	966,615	208,207	557,988	1,327,129	2,096,270	
27 Large residential-led development (375 units)	375	£6,763,622	15,743,983	13,605,049	11,466,115	9,327,180	7,188,246	5,032,854	2,872,824	712,793	1,467,717	3,658,314	5,853,288	
28 Small site (70 units)	70	£1,002,018	4,662,573	4,160,326	3,658,079	3,155,831	2,653,584	2,151,337	1,649,089	1,146,842	644,594	142,347	364,993	
29 Small site (40 units)	40	£1,002,018	4,781,827	4,486,296	4,190,764	3,895,233	3,599,701	3,304,168	3,008,637	2,713,105	2,417,574	2,122,041	1,826,509	
30 Small site (25 units)	25	£1,002,018	4,781,827	4,486,296	4,190,764	3,895,233	3,599,701	3,304,168	3,008,637	2,713,105	2,417,574	2,122,041	1,826,509	
31 Small site (10 units)	10	£1,002,018	4,781,827	4,486,296	4,190,764	3,895,233	3,599,701	3,304,168	3,008,637	2,713,105	2,417,574	2,122,041	1,826,509	
32 Small site (5 units)	5	£501,009	1,152,355	1,152,355	1,152,355	1,152,355	1,152,355	1,152,355	1,152,355	1,152,355	1,152,355	1,152,355	1,152,355	
33 Small site (1 unit)	1	£190,303	210,252	210,252	210,252	210,252	210,252	210,252	210,252	210,252	210,252	210,252	210,252	
34 Office development	-	£260,505	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	
35 Office development	-	£2,766,004	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	
36 Office development	-	£4,739,998	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	
37 Industrial development	-	£1,503,027	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	
38 Retail development	-	£1,002,018	2,960,420	2,960,420	2,960,420	2,960,420	2,960,420	2,960,420	2,960,420	2,960,420	2,960,420	2,960,420	2,960,420	
39 Leisure development	-	£260,505	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
40 Student accommodation (200 beds)	-	£1,002,018	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,918,978	11,884,049	9,849,121	
41 C2 accommodation (80 beds)	-	£2,554,541	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,045	4,826,052	4,140,485	3,454,918	2,769,351	2,083,549	1,391,089	698,629	6,169	696,003	1,398,262	2,100,521	
2 Large residential-led development (45 units)	45	£2,545,541	2,799,017	2,476,144	1,153,270	1,830,397	1,507,524	1,184,650	981,778	538,904	216,031	108,354	435,797	
3 Large residential-led development (190 units)	190	£5,071,165	11,934,956	10,706,175	9,473,938	8,239,701	7,005,464	5,771,227	4,536,990	3,302,754	2,068,516	834,280	405,618	
4 Large residential-led development (70 units)	70	£2,755,550	6,139,181	5,660,662	5,182,144	4,703,626	4,225,107	3,746,589	3,268,070	2,789,552	2,310,960	1,829,272	1,347,584	
5 Large residential-led development (220 units)	220	£3,757,568	10,396,340	9,009,205	7,622,070	6,234,935	4,847,800	3,460,665	2,073,530	686,396	710,655	2,124,460	3,550,364	
6 Large residential-led development (105 units)	105	£3,507,063	7,406,193	6,720,626	6,035,059	5,349,493	4,663,926	3,978,358	3,292,792	2,607,225	1,921,658	1,236,092	545,441	
7 Large residential-led development (190 units)	190	£2,505,045	9,350,575	8,152,594	6,954,615	5,756,635	4,558,654	3,360,675	2,162,695	964,714	236,567	1,452,242	2,883,705	
8 Large residential-led development (85 units)	85	£2,004,036	4,643,886	4,058,978	3,474,071	2,889,165	2,304,257	1,719,351	1,134,443	549,538	35,871	629,055	1,222,239	
9 Large residential-led development (135 units)	135	£5,256,559	7,767,577	6,771,918	5,866,259	4,960,599	4,054,940	3,149,290	2,243,621	1,329,100	414,290	507,695	1,435,360	
10 Large residential-led development (50 units)	50	£1,252,523	4,530,760	4,190,646	3,850,533	3,510,419	3,170,306	2,830,192	2,490,079	2,149,966	1,809,853	1,469,739	1,129,625	
11 Large residential-led development (100 units)	100	£1,753,532	3,977,873	3,386,755	2,795,637	2,203,798	1,607,071	1,010,344	413,616	185,702	790,874	1,396,045	2,001,218	
12 Large residential-led development (290 units)	290	£11,773,712	27,358,784	25,521,901	23,685,017	21,848,132	20,011,249	18,174,364	16,337,481	14,500,597	12,663,713	10,826,829	9,989,945	
13 Large residential-led development (125 units)	125	£1,503,027	7,477,387	6,661,236	5,845,085	5,028,934	4,212,783	3,396,632	2,580,481	1,763,941	939,589	115,227	719,166	
14 Large residential-led development (240 units)	240	£5,262,613	19,557,791	18,115,552	16,673,315	15,231,077	13,788,839	12,345,318	10,896,587	9,447,856	7,999,126	6,550,395	5,101,666	
15 Large residential-led development (155 units)	155	£1,839,634	13,830,125	12,839,461	11,848,797	10,858,063	9,861,841							

RB KINGSTON - LOCAL PLAN

Sales value £7,925 psm

AH tenure

Rented 70%

SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£7,787,625 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,893,813	5,099,620	4,400,375	3,701,130	3,001,884	2,302,639	1,598,094	891,834	185,573	528,055	1,244,310	1,960,564	
2 Large residential-led development (45 units)	45	£3,304,431	2,938,503	2,608,656	2,278,808	1,948,960	1,619,113	1,289,265	959,418	629,571	299,723	30,581	365,066	
3 Large residential-led development (190 units)	190	£8,566,398	12,454,573	11,202,268	9,943,117	8,682,816	7,422,513	6,162,211	4,901,908	3,641,605	2,381,303	1,121,001	141,273	
4 Large residential-led development (70 units)	70	£4,283,194	6,338,813	5,850,314	5,361,814	4,873,314	4,384,814	3,896,314	3,407,814	2,919,314	2,430,813	1,939,439	1,447,736	
5 Large residential-led development (220 units)	220	£5,840,719	10,937,944	9,523,729	8,109,514	6,695,299	5,281,084	3,866,869	2,452,654	1,038,439	381,094	1,817,779	3,271,563	
6 Large residential-led development (105 units)	105	£5,451,338	7,679,761	6,960,516	6,281,270	5,582,025	4,882,780	4,183,535	3,484,289	2,785,044	2,085,799	1,386,554	683,444	
7 Large residential-led development (190 units)	190	£3,893,813	9,818,325	8,596,957	7,375,589	6,154,222	4,932,854	3,711,487	2,490,119	1,268,752	47,384	1,190,596	2,442,922	
8 Large residential-led development (85 units)	85	£5,115,656	4,887,112	4,290,403	3,692,694	3,095,985	2,498,276	1,901,770	1,304,701	707,633	110,565	493,388	1,086,595	
9 Large residential-led development (85 units)	85	£5,061,956	5,003,772	4,406,703	3,809,634	3,212,565	2,615,496	2,018,427	1,421,358	824,293	227,225	375,077	980,595	
10 Large residential-led development (135 units)	135	£2,725,669	8,051,464	7,127,110	6,202,757	5,278,403	4,354,050	3,429,696	2,505,342	1,574,351	640,675	297,148	1,244,036	
11 Large residential-led development (50 units)	50	£1,946,906	4,668,769	4,321,756	3,974,741	3,627,726	3,280,714	2,933,700	2,586,686	2,239,672	1,892,658	1,545,645	1,198,630	
12 Large residential-led development (100 units)	100	£2,725,669	3,387,101	2,825,522	2,260,041	1,693,341	1,126,641	559,941	6,856	581,575	1,156,295	1,731,015	2,305,734	
13 Large residential-led development (290 units)	290	£18,309,919	28,129,341	26,253,928	24,378,517	22,503,106	20,627,693	18,752,282	16,876,869	15,001,458	13,126,047	11,250,634	9,375,223	
14 Large residential-led development (125 units)	125	£2,354,247	7,803,063	6,970,627	6,138,193	5,305,759	4,473,324	3,640,889	2,808,454	1,976,020	1,136,731	295,945	552,551	
15 Large residential-led development (240 units)	240	£3,734,552	20,112,884	18,642,710	17,172,719	15,702,736	14,232,754	12,762,772	11,292,790	9,822,808	8,352,826	6,882,844	5,412,862	
16 Large residential-led development (155 units)	155	£8,955,769	14,223,512	13,213,179	12,202,846	11,192,513	10,182,180	9,171,847	8,161,514	7,151,181	6,140,848	5,130,515	4,120,182	
17 Large residential-led development (40 units)	40	£2,725,669	5,036,192	4,729,107	4,422,022	4,114,937	3,807,853	3,500,768	3,193,683	2,886,600	2,579,515	2,272,430	1,965,345	
18 Large residential-led development (150 units)	150	£8,955,769	7,921,250	6,940,112	5,958,974	4,977,837	3,996,699	3,015,562	2,034,425	1,053,288	71,486	934,653	1,941,804	
19 Large residential-led development (125 units)	125	£5,451,338	7,098,147	6,265,712	5,433,278	4,600,843	3,768,408	2,935,973	2,103,538	1,262,627	421,841	424,874	1,277,558	
20 Large residential-led development (130 units)	130	£7,008,663	11,367,234	10,501,502	9,635,770	8,770,038	7,904,306	7,038,574	6,172,842	5,307,109	4,441,377	3,575,645	2,709,913	
21 Large residential-led development (25 units)	25	£1,946,906	2,783,690	2,591,865	2,400,040	2,208,215	2,016,389	1,824,564	1,632,739	1,440,914	1,249,089	1,057,264	865,438	
22 Large residential-led development (195 units)	195	£9,734,532	19,997,930	18,712,669	17,427,409	16,142,149	14,856,889	13,571,629	12,286,369	11,001,109	9,715,849	8,430,589	7,145,329	
23 Large residential-led development (20 units)	20	£3,115,050	2,887,801	2,754,416	2,621,031	2,487,646	2,354,261	2,220,876	2,087,491	1,954,106	1,820,721	1,687,336	1,553,951	
24 Large residential-led development (35 units)	35	£1,946,906	2,075,822	1,849,433	1,623,044	1,396,655	1,170,266	943,877	717,488	491,100	264,711	38,322	190,728	
25 Large residential-led development (50 units)	50	£2,354,247	5,829,978	5,452,059	5,074,140	4,696,220	4,318,301	3,940,382	3,562,463	3,184,544	2,806,624	2,428,705	2,050,786	
26 Large residential-led development (120 units)	120	£8,177,006	6,269,193	5,470,056	4,670,918	3,871,782	3,072,644	2,273,507	1,466,537	659,382	149,865	968,441	1,787,018	
27 Large residential-led development (340 units)	340	£7,765,640	15,908,168	13,816,548	11,724,928	9,633,308	7,541,688	5,441,798	3,329,362	1,216,929	98,177	3,050,503	5,192,830	
28 Large residential-led development (380 units)	380	£7,765,640	15,908,168	13,816,548	11,724,928	9,633,308	7,541,688	5,441,798	3,329,362	1,216,929	98,177	3,050,503	5,192,830	
29 Large residential-led development (380 units)	380	£7,765,640	15,908,168	13,816,548	11,724,928	9,633,308	7,541,688	5,441,798	3,329,362	1,216,929	98,177	3,050,503	5,192,830	
30 Large residential-led development (135 units)	135	£3,115,050	6,041,958	5,192,308	4,342,658	3,493,008	2,642,358	1,791,708	960,081	68,002	801,258	1,671,480	2,541,703	
31 Large residential-led development (260 units)	260	£8,763,822	13,982,077	12,382,603	10,783,128	9,183,654	7,584,179	5,984,704	4,385,230	2,773,313	1,157,922	463,941	2,102,190	
32 Large residential-led development (115 units)	115	£3,507,063	5,783,937	5,018,097	4,252,256	3,486,417	2,720,577	1,954,737	1,178,220	404,697	374,046	1,158,515	1,942,984	
33 Large residential-led development (375 units)	375	£6,763,822	16,494,427	14,317,970	12,141,513	9,965,057	7,788,600	5,600,142	3,402,292	1,204,442	1,007,465	3,236,417	5,465,368	
34 Small site (70 units)	70	£1,002,018	4,879,551	4,366,455	3,853,360	3,340,265	2,827,169	2,314,074	1,800,974	1,287,879	774,782	261,686	254,968	
35 Small site (40 units)	40	£1,002,018	4,879,551	4,366,455	3,853,360	3,340,265	2,827,169	2,314,074	1,800,974	1,287,879	774,782	261,686	254,968	
36 Small site (25 units)	25	£1,002,018	4,879,551	4,366,455	3,853,360	3,340,265	2,827,169	2,314,074	1,800,974	1,287,879	774,782	261,686	254,968	
37 Small site (10 units)	10	£1,002,018	4,879,551	4,366,455	3,853,360	3,340,265	2,827,169	2,314,074	1,800,974	1,287,879	774,782	261,686	254,968	
38 Small site (5 units)	5	£501,009	1,185,619	1,185,619	1,185,619	1,185,619	1,185,619	1,185,619	1,185,619	1,185,619	1,185,619	1,185,619	1,185,619	
39 Small site (1 unit)	1	£180,303	216,904	216,904	216,904	216,904	216,904	216,904	216,904	216,904	216,904	216,904	216,904	
40 Office development	-	£230,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	
41 Office development	-	£2,766,000	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	
42 Industrial development	-	£4,749,986	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	
43 Retail development	-	£1,503,027	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	
44 Leisure development	-	£1,002,018	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	
45 Student accommodation (200 beds)	-	£230,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
46 C2 accommodation (80 beds)	-	£1,002,018	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,919,978	11,884,049	9,849,121	
47 C2 accommodation (80 beds)	-	£2,544,541	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,645	5,099,620	4,400,375	3,701,130	3,001,884	2,302,639	1,598,094	891,834	185,573	528,055	1,244,310	1,960,564	
2 Large residential-led development (45 units)	45	£2,254,541	2,938,503	2,608,656	2,278,808	1,948,960	1,619,113	1,289,265	959,418	629,571	299,723	30,581	365,066	
3 Large residential-led development (190 units)	190	£8,566,398	12,454,573	11,202,268	9,943,117	8,682,816	7,422,513	6,162,211	4,901,908	3,641,605	2,381,303	1,121,001	141,273	
4 Large residential-led development (70 units)	70	£4,283,194	6,338,813	5,850,314	5,361,814	4,873,314	4,384,814	3,896,314	3,407,814	2,919,314	2,430,813	1,939,439	1,447,736	
5 Large residential-led development (220 units)	220	£5,840,719	10,937,944	9,523,729	8,109,514	6,695,299	5,281,084	3,866,869	2,452,654	1,038,439	381,094	1,817,779	3,271,563	
6 Large residential-led development (105 units)	105	£5,007,063	7,679,761	6,960,516	6,281,270	5,582,025	4,882,780	4,183,535	3,484,289	2,785,044	2,085,799	1,386,554	683,444	
7 Large residential-led development (190 units)	190	£2,505,645	9,818,325	8,596,957	7,375,589	6,154,222	4,932,854	3,711,487	2,490,119	1,268,752	47,384	1,190,596	2,442,922	
8 Large residential-led development (85 units)	85	£2,004,036	4,887,112	4,290,403	3,692,694	3,095,985	2,498,276	1,901,770	1,304,701	707,633	110,565	493,388	1,086,595	
9 Large residential-led development (85 units)	85	£2,255,656	5,003,772	4,406,703	3,809,634	3,212								

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,193 psfm

AH Tenure

Rented 70%

SO 30%

£7,787,625 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,893,813	6,991,874	5,832,238	5,072,961	4,313,685	3,554,408	2,795,131	2,035,855	1,271,482	504,412	286,375	1,044,300	
2 Large residential-led development (45 units)	45	£2,204,541	3,965,788	3,208,752	2,451,716	1,694,680	935,644	1,780,607	1,423,571	1,068,535	709,499	352,483	4,638	
3 Large residential-led development (190 units)	190	£8,566,398	14,908,338	13,547,485	12,186,632	10,825,778	9,464,925	8,106,040	6,725,936	5,355,830	3,985,726	2,615,621	1,245,516	
4 Large residential-led development (70 units)	70	£4,283,104	7,368,289	6,838,653	6,309,418	5,779,983	5,250,547	4,721,111	4,191,676	3,662,241	3,132,805	2,603,370	2,073,934	
5 Large residential-led development (220 units)	220	£5,840,719	13,800,950	12,262,854	10,724,600	9,186,347	7,648,094	6,109,841	4,571,587	3,033,333	1,495,080	43,784	1,603,806	
6 Large residential-led development (105 units)	105	£5,451,338	9,411,052	8,651,776	7,892,499	7,133,222	6,373,946	5,614,669	4,855,393	4,096,116	3,336,840	2,577,562	1,818,286	
7 Large residential-led development (190 units)	190	£3,893,813	12,215,389	10,891,228	9,562,737	8,234,245	6,905,754	5,577,261	4,248,770	2,920,278	1,591,787	263,295	1,080,270	
8 Large residential-led development (85 units)	85	£1,154,654	6,079,891	5,437,005	4,791,209	4,143,861	3,496,513	2,849,164	2,201,816	1,554,468	907,119	259,772	393,062	
9 Large residential-led development (85 units)	85	£1,154,654	6,079,891	5,437,005	4,791,209	4,143,861	3,496,513	2,849,164	2,201,816	1,554,468	907,119	259,772	393,062	
10 Large residential-led development (135 units)	135	£2,252,523	9,796,476	8,793,782	7,791,087	6,788,392	5,785,697	4,783,003	3,780,308	2,777,613	1,773,917	760,628	255,976	
11 Large residential-led development (50 units)	50	£1,946,906	5,360,617	4,984,280	4,607,943	4,231,605	3,855,268	3,478,931	3,102,594	2,726,257	2,349,920	1,973,583	1,597,246	
12 Large residential-led development (100 units)	100	£2,725,669	4,717,208	4,066,728	3,476,248	2,885,768	2,295,288	1,695,144	982,779	356,415	273,769	908,997	1,544,225	
13 Large residential-led development (290 units)	290	£18,300,919	31,735,603	29,701,418	27,667,234	25,633,049	23,598,864	21,564,343	19,524,484	17,484,625	15,444,766	13,404,908	11,365,047	
14 Large residential-led development (125 units)	125	£2,336,288	9,236,373	8,332,471	7,428,571	6,524,670	5,620,770	4,716,869	3,812,969	2,909,067	2,005,167	1,096,304	883,126	
15 Large residential-led development (240 units)	240	£3,734,532	23,007,081	21,406,684	19,806,287	18,205,891	16,605,494	15,005,097	13,404,701	11,804,304	10,203,743	8,603,282	6,987,206	
16 Large residential-led development (155 units)	155	£8,955,769	16,122,433	15,025,015	13,927,598	12,830,181	11,732,763	10,635,347	9,537,930	8,437,555	7,335,734	6,233,903	5,132,071	
17 Large residential-led development (40 units)	40	£2,725,669	5,527,390	5,195,745	4,864,101	4,532,456	4,200,812	3,869,167	3,537,522	3,205,878	2,874,234	2,542,589	2,210,944	
18 Large residential-led development (150 units)	150	£8,955,769	9,855,488	8,789,200	7,722,912	6,656,624	5,590,335	4,524,047	3,457,759	2,391,471	1,325,183	258,895	828,505	
19 Large residential-led development (125 units)	125	£5,451,338	8,675,095	7,771,194	6,867,294	5,963,393	5,059,492	4,155,591	3,251,691	2,347,790	1,440,262	527,084	391,557	
20 Large residential-led development (130 units)	130	£7,008,863	13,152,973	12,212,916	11,272,860	10,332,803	9,392,746	8,452,689	7,512,632	6,572,576	5,632,519	4,692,463	3,752,405	
21 Large residential-led development (25 units)	25	£1,946,906	3,170,520	2,963,114	2,755,709	2,548,303	2,340,898	2,133,492	1,926,087	1,718,683	1,511,277	1,303,872	1,096,466	
22 Large residential-led development (195 units)	195	£9,734,532	22,336,007	20,939,342	19,542,676	18,146,011	16,749,346	15,352,681	13,956,016	12,559,351	11,162,685	9,766,021	8,369,355	
23 Large residential-led development (20 units)	20	£3,115,050	3,104,475	2,960,256	2,816,037	2,671,818	2,527,599	2,383,379	2,239,161	2,094,941	1,950,721	1,806,503	1,662,284	
24 Large residential-led development (35 units)	35	£1,946,906	2,491,722	2,246,838	2,001,952	1,757,067	1,512,182	1,267,296	1,022,411	777,526	532,641	287,755	42,870	
25 Large residential-led development (50 units)	50	£2,336,288	6,520,260	6,111,377	5,702,492	5,293,607	4,884,724	4,475,841	4,066,956	3,658,072	3,249,188	2,840,305	2,431,420	
26 Large residential-led development (120 units)	120	£8,177,006	7,888,717	7,020,972	6,153,227	5,285,483	4,417,738	3,549,994	2,682,248	1,813,711	937,080	60,408	827,793	
27 Large residential-led development (340 units)	340	£7,145,732	20,145,256	17,866,877	15,588,497	13,310,117	11,031,737	8,753,357	6,474,977	4,195,321	1,883,703	423,827	2,758,014	
28 Large residential-led development (380 units)	380	£7,145,732	17,705,507	15,220,755	12,736,003	10,251,251	7,766,499	5,287,889	2,747,988	238,087	2,303,963	4,849,381	7,414,155	
29 Large residential-led development (135 units)	135	£1,844,060	7,823,056	6,898,487	5,973,919	5,049,350	4,124,780	3,200,212	2,275,257	1,341,288	407,318	534,103	1,481,288	
30 Large residential-led development (260 units)	260	£6,763,622	16,873,686	15,131,396	13,389,105	11,646,814	9,904,523	8,162,233	6,419,942	4,677,652	2,929,749	1,169,689	598,725	
31 Large residential-led development (115 units)	115	£3,007,063	7,382,198	6,550,609	5,719,020	4,887,431	4,055,843	3,224,254	2,392,666	1,567,801	717,676	124,181	976,193	
32 Large residential-led development (375 units)	375	£6,763,622	20,797,738	18,421,341	16,044,943	13,668,545	11,292,147	8,915,749	6,539,351	4,146,214	1,745,827	663,822	3,098,176	
33 Small site (70 units)	70	£1,002,018	5,788,054	5,232,665	4,677,275	4,121,885	3,566,496	3,011,106	2,455,717	1,900,327	1,344,938	789,548	234,158	
34 Small site (40 units)	40	£1,002,018	5,413,336	5,086,228	4,759,121	4,432,014	4,104,906	3,777,800	3,450,693	3,123,585	2,796,478	2,469,370	2,142,264	
35 Small site (25 units)	25	£1,002,018	4,440,499	4,408,447	4,366,395	4,324,343	4,282,291	4,240,239	4,198,187	4,156,135	4,114,083	4,072,031	4,030,000	
36 Small site (10 units)	10	£751,514	1,846,107	1,846,107	1,846,107	1,846,107	1,846,107	1,846,107	1,846,107	1,846,107	1,846,107	1,846,107	1,846,107	
37 Small site (5 units)	5	£501,009	1,263,917	1,263,917	1,263,917	1,263,917	1,263,917	1,263,917	1,263,917	1,263,917	1,263,917	1,263,917	1,263,917	
38 Small site (1 unit)	1	£180,303	232,564	232,564	232,564	232,564	232,564	232,564	232,564	232,564	232,564	232,564	232,564	
39 Office development	-	£260,505	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	
40 Office development	-	£3,006,054	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	
41 Office development	-	£2,786,000	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	
42 Industrial development	-	£1,503,027	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	
43 Retail development	-	£1,002,018	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	
44 Leisure development	-	£260,505	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
45 Student accommodation (200 beds)	-	£1,002,018	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,919,978	11,884,049	9,849,121	
46 C2 accommodation (80 beds)	-	£2,254,541	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,075	6,991,874	5,832,238	5,072,961	4,313,685	3,554,408	2,795,131	2,035,855	1,271,482	504,412	286,375	1,044,300	
2 Large residential-led development (45 units)	45	£2,204,541	3,965,788	3,208,752	2,451,716	1,694,680	935,644	1,780,607	1,423,571	1,068,535	709,499	352,483	4,638	
3 Large residential-led development (190 units)	190	£8,566,398	14,908,338	13,547,485	12,186,632	10,825,778	9,464,925	8,106,040	6,725,936	5,355,830	3,985,726	2,615,621	1,245,516	
4 Large residential-led development (70 units)	70	£4,283,104	7,368,289	6,838,653	6,309,418	5,779,983	5,250,547	4,721,111	4,191,676	3,662,241	3,132,805	2,603,370	2,073,934	
5 Large residential-led development (220 units)	220	£5,840,719	13,800,950	12,262,854	10,724,600	9,186,347	7,648,094	6,109,841	4,571,587	3,033,333	1,495,080	43,784	1,603,806	
6 Large residential-led development (105 units)	105	£5,451,338	9,411,052	8,651,776	7,892,499	7,133,222	6,373,946	5,614,669	4,855,393	4,096,116	3,336,840	2,577,562	1,818,286	
7 Large residential-led development (190 units)	190	£3,893,813	12,215,389	10,891,228	9,562,737	8,234,245	6,905,754	5,577,261	4,248,770	2,920,278	1,591,787	263,295	1,080,270	
8 Large residential-led development (85 units)	85	£1,154,654	6,079,891	5,437,005	4,791,209	4,143,861	3,496,513	2,849,164	2,201,816	1,554,468	907,119	259,772	393,062	
9 Large residential-led development (85 units)	85	£1,154,654	6,079,891	5,437,005	4,791,209	4,143,861	3,496,513	2,849,164	2,201,816	1,554,468	907,119	259,772	393,062	
10 Large residential-led development (135 units)	135	£2,252,523	9,796,476	8,793,782	7,791,087	6,788,392	5,785,697	4,783						

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,461 psfm
£7,877,625 PER HA

AH 100% Rented 70% SO 30%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£3,893,813	7,792,144	6,972,835	6,153,527	5,334,219	4,514,911	3,695,603	2,876,295	2,056,987	1,234,124	406,245	427,601
2 Large residential-led development (45 units)	45	£3,044,541	4,109,560	3,725,335	3,341,111	2,956,886	2,572,661	2,188,437	1,804,211	1,419,987	1,035,762	651,538	267,312
3 Large residential-led development (190 units)	190	£8,566,398	17,079,310	15,609,908	14,140,506	12,671,105	11,201,702	9,732,301	8,262,899	6,793,200	5,303,353	3,823,446	2,343,536
4 Large residential-led development (70 units)	70	£4,283,194	8,186,998	7,616,627	7,046,256	6,475,886	5,905,515	5,335,144	4,764,773	4,194,402	3,624,031	3,053,660	2,483,289
5 Large residential-led development (220 units)	220	£5,840,719	16,253,395	14,602,838	12,952,281	11,295,001	9,632,709	7,970,417	6,308,125	4,645,834	2,983,542	1,321,250	345,869
6 Large residential-led development (105 units)	105	£5,451,338	10,611,681	9,792,373	8,973,065	8,153,757	7,334,449	6,515,140	5,695,833	4,876,525	4,057,217	3,237,909	2,418,601
7 Large residential-led development (190 units)	190	£3,893,813	14,333,411	12,907,929	11,482,448	10,055,355	8,619,740	7,184,123	5,748,508	4,312,892	2,877,276	1,441,660	6,045
8 Large residential-led development (85 units)	85	£5,115,654	7,074,038	6,381,444	5,688,851	4,996,257	4,302,962	3,603,364	2,905,736	2,208,107	1,510,479	812,850	115,222
9 Large residential-led development (85 units)	85	£5,061,956	7,164,751	6,472,158	5,779,564	5,086,971	4,392,989	3,695,360	2,997,732	2,300,104	1,602,476	904,848	207,220
10 Large residential-led development (135 units)	135	£2,725,669	11,363,296	10,282,261	9,201,225	8,120,189	7,039,154	5,958,118	4,877,082	3,796,046	2,715,010	1,633,546	541,157
11 Large residential-led development (50 units)	50	£1,946,906	5,947,082	5,541,421	5,135,761	4,730,100	4,324,440	3,918,779	3,513,119	3,107,459	2,701,799	2,296,139	1,890,474
12 Large residential-led development (100 units)	100	£2,725,669	5,985,225	5,215,845	4,536,464	3,857,083	3,177,702	2,498,322	1,818,077	1,132,048	446,020	243,406	939,142
13 Large residential-led development (290 units)	290	£18,300,919	34,992,236	32,795,221	30,598,204	28,401,187	26,204,172	24,007,155	21,810,138	19,613,123	17,416,106	15,213,829	13,009,522
14 Large residential-led development (125 units)	125	£2,306,288	10,665,692	9,690,326	8,714,960	7,739,593	6,764,226	5,788,859	4,813,492	3,838,125	2,862,759	1,887,392	907,047
15 Large residential-led development (155 units)	155	£8,955,769	17,864,115	16,679,614	15,495,111	14,310,610	13,126,109	11,941,608	10,757,107	9,572,605	8,388,103	7,201,783	6,011,963
16 Large residential-led development (40 units)	40	£2,725,669	6,018,588	5,662,384	5,306,179	4,949,975	4,593,770	4,237,565	3,881,362	3,525,157	3,168,953	2,812,748	2,456,543
17 Large residential-led development (150 units)	150	£8,955,769	11,558,503	10,407,064	9,255,626	8,104,186	6,952,748	5,801,309	4,649,870	3,498,431	2,346,992	1,195,553	44,114
18 Large residential-led development (125 units)	125	£5,451,338	10,104,415	9,129,048	8,153,682	7,178,315	6,202,948	5,227,581	4,252,215	3,276,848	2,301,482	1,323,396	337,826
19 Large residential-led development (130 units)	130	£7,008,663	14,639,465	13,625,084	12,610,703	11,596,321	10,581,940	9,567,559	8,553,177	7,538,796	6,524,415	5,510,033	4,495,652
20 Large residential-led development (240 units)	240	£3,893,813	25,815,363	23,884,552	22,153,742	20,422,931	18,692,120	16,961,310	15,230,499	13,499,687	11,768,877	10,038,066	8,305,507
21 Large residential-led development (135 units)	135	£1,946,906	3,482,123	3,259,138	3,036,152	2,813,166	2,590,181	2,367,195	2,144,210	1,921,225	1,698,239	1,475,253	1,252,268
22 Large residential-led development (195 units)	195	£9,734,552	24,564,109	23,056,039	21,547,969	20,039,898	18,531,828	17,023,758	15,515,687	14,007,617	12,499,547	10,991,477	9,483,407
23 Large residential-led development (20 units)	20	£1,152,537	3,321,148	3,166,095	3,011,042	2,855,990	2,700,937	2,545,885	2,390,832	2,235,779	2,080,726	1,925,673	1,770,621
24 Large residential-led development (35 units)	35	£1,946,906	2,861,653	2,588,272	2,334,889	2,071,506	1,808,123	1,544,740	1,281,357	1,017,974	754,591	491,216	227,835
25 Large residential-led development (50 units)	50	£2,306,288	7,139,555	6,699,707	6,259,858	5,820,009	5,380,160	4,940,312	4,500,463	4,060,614	3,620,765	3,180,917	2,741,068
26 Large residential-led development (120 units)	120	£8,177,006	9,260,865	8,324,512	7,388,160	6,451,808	5,515,456	4,579,104	3,642,752	2,706,399	1,770,048	824,888	122,959
27 Large residential-led development (340 units)	340	£7,765,640	23,880,441	21,415,302	18,950,163	16,485,024	14,019,885	11,554,746	9,089,606	6,624,467	4,153,906	1,663,106	830,408
28 Large residential-led development (380 units)	380	£7,765,640	23,880,441	21,415,302	18,950,163	16,485,024	14,019,885	11,554,746	9,089,606	6,624,467	4,153,906	1,663,106	830,408
29 Large residential-led development (135 units)	135	£2,004,036	9,321,433	8,321,945	7,322,457	6,322,970	5,323,482	4,323,994	3,324,507	2,325,019	1,317,994	308,136	711,653
30 Large residential-led development (260 units)	260	£8,763,822	19,730,004	17,844,897	15,959,791	14,074,685	12,189,578	10,304,472	8,419,365	6,534,259	4,649,151	2,761,057	856,326
31 Large residential-led development (115 units)	115	£3,067,063	8,697,171	7,799,834	6,902,497	6,005,159	5,107,822	4,210,485	3,313,147	2,415,810	1,518,484	610,180	300,762
32 Large residential-led development (375 units)	375	£8,763,822	24,796,564	22,220,224	19,643,885	17,067,545	14,491,207	11,914,868	9,338,528	6,762,189	4,176,267	1,573,344	1,044,149
33 Small site (70 units)	70	£1,002,018	6,633,920	6,036,238	5,438,555	4,840,871	4,243,189	3,645,506	3,047,824	2,450,140	1,852,457	1,254,775	857,082
34 Small site (40 units)	40	£1,002,018	6,633,920	6,036,238	5,438,555	4,840,871	4,243,189	3,645,506	3,047,824	2,450,140	1,852,457	1,254,775	857,082
35 Small site (25 units)	25	£1,002,018	6,633,920	6,036,238	5,438,555	4,840,871	4,243,189	3,645,506	3,047,824	2,450,140	1,852,457	1,254,775	857,082
36 Small site (10 units)	10	£1,002,018	6,633,920	6,036,238	5,438,555	4,840,871	4,243,189	3,645,506	3,047,824	2,450,140	1,852,457	1,254,775	857,082
37 Small site (5 units)	5	£1,002,018	6,633,920	6,036,238	5,438,555	4,840,871	4,243,189	3,645,506	3,047,824	2,450,140	1,852,457	1,254,775	857,082
38 Small site (1 unit)	1	£1,002,018	6,633,920	6,036,238	5,438,555	4,840,871	4,243,189	3,645,506	3,047,824	2,450,140	1,852,457	1,254,775	857,082
39 Office development	-	£2,306,288	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010
40 Office development	-	£2,306,288	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010
41 Office development	-	£2,306,288	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010
42 Industrial development	-	£2,306,288	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010
43 Retail development	-	£1,557,525	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343
44 Leisure development	-	£3,893,813	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738
45 Student accommodation (200 beds)	-	£1,557,525	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,918,978	11,884,049	9,849,121
46 C2 accommodation (80 beds)	-	£2,254,541	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

AH 100% Rented 70% SO 30%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£2,505,045	7,792,144	6,972,835	6,153,527	5,334,219	4,514,911	3,695,603	2,876,295	2,056,987	1,234,124	406,245	427,601
2 Large residential-led development (45 units)	45	£2,074,567	4,109,560	3,725,335	3,341,111	2,956,886	2,572,661	2,188,437	1,804,211	1,419,987	1,035,762	651,538	267,312
3 Large residential-led development (190 units)	190	£8,566,398	17,079,310	15,609,908	14,140,506	12,671,105	11,201,702	9,732,301	8,262,899	6,793,200	5,303,353	3,823,446	2,343,536
4 Large residential-led development (70 units)	70	£4,283,194	8,186,998	7,616,627	7,046,256	6,475,886	5,905,515	5,335,144	4,764,773	4,194,402	3,624,031	3,053,660	2,483,289
5 Large residential-led development (220 units)	220	£5,840,719	16,253,395	14,602,838	12,952,281	11,295,001	9,632,709	7,970,417	6,308,125	4,645,834	2,983,542	1,321,250	345,869
6 Large residential-led development (105 units)	105	£5,007,063	10,611,681	9,792,373	8,973,065	8,153,757	7,334,449	6,515,140	5,695,833	4,876,525	4,057,217	3,237,909	2,418,601
7 Large residential-led development (190 units)	190	£2,505,045	14,333,411	12,907,929	11,482,448	10,055,355	8,619,740	7,184,123	5,748,508	4,312,892	2,877,276	1,441,660	6,045
8 Large residential-led development (85 units)	85	£2,004,036	7,074,038	6,381,444	5,688,851	4,996,257	4,302,962	3,603,364	2,905,736	2,208,107	1,510,479	812,850	115,222
9 Large residential-led development (135 units)	135	£1,753,532	11,363,296	10,282,261	9,201,225	8,120,189	7,039,154	5,958,118	4,877,082	3,796,046	2,715,010	1,633,546	541,157
10 Large residential-led development (50 units)	50	£1,252,537	5,947,082	5,541,421	5,135,761	4,730,100	4,324,440	3,918,779					

BRKINGSTON - LOCAL PLAN

Sales value £16,318 psm AH tenure Rented 50% SO 50%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£7,787,625 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,863,813	291,428	610,106	928,784	1,247,462	1,566,140	1,884,818	2,203,496	2,522,175	2,840,852	3,159,530	3,478,209	
2 Large residential-led development (45 units)	45	£2,074,567	484,443	330,008	175,571	21,135	135,188	291,810	448,433	605,056	761,679	918,302	1,074,925	
3 Large residential-led development (190 units)	190	£5,071,165	2,636,920	2,089,407	1,541,894	994,382	448,670	102,067	657,327	1,212,588	1,773,312	2,334,448	2,897,584	
4 Large residential-led development (70 units)	70	£2,755,550	2,651,601	2,426,946	2,202,292	1,977,637	1,752,983	1,528,328	1,303,673	1,079,019	854,364	629,709	405,056	
5 Large residential-led development (220 units)	220	£3,757,568	68,311	691,735	1,317,323	1,947,446	2,577,569	3,207,691	3,837,815	4,467,937	5,098,061	5,728,185	6,358,309	
6 Large residential-led development (105 units)	105	£3,507,063	2,329,292	2,015,059	1,700,828	1,386,597	1,072,366	758,134	443,902	129,671	187,172	505,850	824,528	
7 Large residential-led development (190 units)	190	£2,505,045	312,884	220,227	757,775	1,299,366	1,843,957	2,387,761	2,931,957	3,476,155	4,020,352	4,564,548	5,108,744	
8 Large residential-led development (85 units)	85	£2,004,036	378,264	105,489	169,683	448,349	723,004	999,659	1,276,313	1,552,969	1,829,624	2,106,279	2,382,934	
9 Large residential-led development (85 units)	85	£3,256,522	1,096,976	585,418	169,683	448,349	723,004	999,659	1,276,313	1,552,969	1,829,624	2,106,279	2,382,934	
10 Large residential-led development (135 units)	135	£1,753,532	1,008,976	585,418	169,683	448,349	723,004	999,659	1,276,313	1,552,969	1,829,624	2,106,279	2,382,934	
11 Large residential-led development (50 units)	50	£1,252,523	2,046,891	1,888,684	1,730,477	1,572,269	1,414,062	1,255,855	1,097,647	939,440	781,233	623,026	464,818	
12 Large residential-led development (100 units)	100	£1,753,532	181,136	455,942	730,749	1,005,554	1,280,360	1,555,166	1,829,972	2,104,778	2,379,584	2,654,390	2,929,196	
13 Large residential-led development (290 units)	290	£1,773,712	13,432,421	12,624,862	11,817,303	11,009,745	10,202,186	9,394,627	8,587,069	7,779,509	6,971,951	6,164,392	5,356,834	
14 Large residential-led development (125 units)	125	£1,503,027	1,414,501	1,040,416	666,331	292,245	82,997	462,376	841,755	1,221,133	1,600,512	1,979,891	2,359,269	
15 Large residential-led development (240 units)	240	£6,262,613	8,488,411	7,863,365	7,238,319	6,613,273	5,988,226	5,363,179	4,738,132	4,114,085	3,489,038	2,864,793	2,239,548	
16 Large residential-led development (155 units)	155	£3,761,884	6,407,188	5,960,901	5,514,414	5,068,926	4,623,439	4,177,952	3,732,465	3,287,477	2,842,490	2,397,503	1,952,516	
17 Large residential-led development (40 units)	40	£1,753,532	2,787,185	2,639,446	2,491,707	2,343,968	2,196,229	2,048,489	1,900,751	1,753,012	1,605,272	1,457,533	1,309,795	
18 Large residential-led development (150 units)	150	£5,761,804	341,023	96,538	538,922	981,307	1,423,692	1,866,077	2,308,462	2,750,847	3,193,232	3,635,617	4,078,002	
19 Large residential-led development (125 units)	125	£3,507,063	699,610	325,525	49,247	428,626	808,005	1,187,383	1,566,761	1,946,141	2,325,520	2,704,898	3,084,277	
20 Large residential-led development (130 units)	130	£4,509,081	4,743,857	4,357,126	3,970,396	3,583,666	3,196,936	2,810,206	2,423,476	2,036,746	1,650,015	1,263,285	876,554	
21 Large residential-led development (25 units)	25	£1,252,523	1,363,649	1,272,840	1,182,031	1,091,222	1,000,413	909,604	818,795	727,986	637,177	546,367	455,559	
22 Large residential-led development (195 units)	195	£5,762,687	10,818,959	9,456,575	8,094,192	6,731,808	5,369,424	4,007,040	2,644,657	1,282,273	5,919,889	4,997,505	4,395,121	
23 Large residential-led development (35 units)	35	£1,152,533	403,319	296,188	189,056	81,925	25,564	134,212	242,859	351,507	460,155	568,801	677,449	
24 Large residential-led development (50 units)	50	£1,503,027	3,012,618	2,835,595	2,658,573	2,481,550	2,304,528	2,127,504	1,950,482	1,773,459	1,596,437	1,419,414	1,242,391	
25 Large residential-led development (120 units)	120	£5,260,595	118,885	243,636	607,840	972,043	1,336,247	1,700,451	2,064,654	2,428,857	2,793,061	3,157,265	3,521,469	
26 Large residential-led development (340 units)	340	£7,765,640	7,240,405	1,628,952	2,529,498	3,432,045	4,334,591	5,237,137	6,139,683	7,042,229	7,944,775	8,847,321	9,749,867	
27 Large residential-led development (380 units)	380	£7,765,640	7,240,405	1,628,952	2,529,498	3,432,045	4,334,591	5,237,137	6,139,683	7,042,229	7,944,775	8,847,321	9,749,867	
28 Large residential-led development (380 units)	380	£7,765,640	7,240,405	1,628,952	2,529,498	3,432,045	4,334,591	5,237,137	6,139,683	7,042,229	7,944,775	8,847,321	9,749,867	
29 Large residential-led development (135 units)	135	£2,004,036	627,390	1,002,488	1,377,585	1,752,683	2,127,780	2,502,877	2,877,974	3,253,071	3,628,168	4,003,265	4,378,362	
30 Large residential-led development (260 units)	260	£6,763,622	1,296,453	615,841	65,526	755,708	1,445,891	2,136,073	2,826,255	3,516,437	4,206,619	4,896,801	5,586,983	
31 Large residential-led development (115 units)	115	£3,507,063	114,882	463,910	812,939	1,161,967	1,510,996	1,860,024	2,209,053	2,558,081	2,907,109	3,256,138	3,605,166	
32 Large residential-led development (375 units)	375	£6,763,622	1,142,242	2,046,770	2,951,298	3,855,823	4,760,348	5,664,873	6,569,398	7,473,923	8,378,448	9,282,973	10,187,500	
33 Small site (70 units)	70	£1,002,018	1,062,128	821,893	581,657	341,423	101,188	141,014	384,649	628,283	871,918	1,115,552	1,359,186	
34 Small site (40 units)	40	£1,002,018	2,664,011	2,522,393	2,380,775	2,239,157	2,097,539	1,955,921	1,814,302	1,672,684	1,531,066	1,389,448	1,247,830	
35 Small site (25 units)	25	£1,002,018	2,664,011	2,522,393	2,380,775	2,239,157	2,097,539	1,955,921	1,814,302	1,672,684	1,531,066	1,389,448	1,247,830	
36 Small site (10 units)	10	£1,002,018	2,664,011	2,522,393	2,380,775	2,239,157	2,097,539	1,955,921	1,814,302	1,672,684	1,531,066	1,389,448	1,247,830	
37 Small site (5 units)	5	£1,002,018	2,664,011	2,522,393	2,380,775	2,239,157	2,097,539	1,955,921	1,814,302	1,672,684	1,531,066	1,389,448	1,247,830	
38 Small site (1 unit)	1	£1,002,018	2,664,011	2,522,393	2,380,775	2,239,157	2,097,539	1,955,921	1,814,302	1,672,684	1,531,066	1,389,448	1,247,830	
39 Office development	-	£2,500,000	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	
40 Office development	-	£2,500,000	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	
41 Office development	-	£2,500,000	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	
42 Industrial development	-	£1,503,027	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	
43 Retail development	-	£1,002,018	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	
44 Leisure development	-	£2,500,000	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
45 Student accommodation (200 beds)	-	£922,030	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,919,978	11,884,049	9,845,121	
46 C2 accommodation (80 beds)	-	£2,254,541	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,045	291,428	610,106	928,784	1,247,462	1,566,140	1,884,818	2,203,496	2,522,175	2,840,852	3,159,530	3,478,209	
2 Large residential-led development (45 units)	45	£2,074,567	484,443	330,008	175,571	21,135	135,188	291,810	448,433	605,056	761,679	918,302	1,074,925	
3 Large residential-led development (190 units)	190	£5,071,165	2,636,920	2,089,407	1,541,894	994,382	448,670	102,067	657,327	1,212,588	1,773,312	2,334,448	2,897,584	
4 Large residential-led development (70 units)	70	£2,755,550	2,651,601	2,426,946	2,202,292	1,977,637	1,752,983	1,528,328	1,303,673	1,079,019	854,364	629,709	405,056	
5 Large residential-led development (220 units)	220	£3,757,568	68,311	691,735	1,317,323	1,947,446	2,577,569	3,207,691	3,837,815	4,467,937	5,098,061	5,728,185	6,358,309	
6 Large residential-led development (105 units)	105	£3,507,063	2,329,292	2,015,059	1,700,828	1,386,597	1,072,366	758,134	443,902	129,671	187,172	505,850	824,528	
7 Large residential-led development (190 units)	190	£2,505,045	312,884	220,227	757,775	1,299,366	1,843,957	2,387,761	2,931,957	3,476,155	4,020,352	4,564,548	5,108,744	
8 Large residential-led development (85 units)	85	£2,004,036	378,264	105,489	169,683	448,349	723,004	999,659	1,276,313	1,552,969	1,829,624	2,106,279	2,382,934	
9 Large residential-led development (85 units)	85	£3,256,522	1,096,976	585,418	169,683	448,349	723,004	999,659	1,276,313	1,552,969	1,829,624	2,106,279	2,382,934	
10 Large residential-led development (135 units)	135	£1,753,532	1,008,976	585,418	169,683	448,349	723,004	999,659	1,276,313	1,552,969	1,829,624	2,106,279	2,382,934	
11 Large residential-led development (50 units)	50	£1,252,523	2,046,891	1,888,684	1,730,477	1,572,269	1,414,062	1,255,855	1,097,647	939,440	781,233	623,026	464,818	
12 Large residential-led development (100 units)														

BENCHMARK - LOCAL PLAN

Sales value £16,586 psn

AH tenure

Rented 50%

SO 50%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£7,787,625 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,863,813	828,825	553,784	178,744	199,075	579,424	959,771	1,340,119	1,720,466	2,100,815	2,481,163	2,861,510	
2 Large residential-led development (45 units)	45	£2,074,567	1,028,216	846,592	664,968	483,341	301,715	120,090	62,406	246,602	430,799	614,992	799,187	
3 Large residential-led development (190 units)	190	£8,566,368	4,832,965	4,175,650	3,518,335	2,861,020	2,203,706	1,546,390	889,076	231,760	431,576	1,098,192	1,768,017	
4 Large residential-led development (70 units)	70	£4,283,194	3,479,741	3,213,680	2,947,618	2,681,556	2,415,495	2,149,433	1,883,372	1,617,310	1,351,249	1,085,187	819,125	
5 Large residential-led development (220 units)	220	£5,840,719	2,412,426	1,674,648	936,871	199,053	546,308	1,294,526	2,051,389	2,809,113	3,566,838	4,324,563	5,082,287	
6 Large residential-led development (105 units)	105	£3,507,063	3,530,738	3,158,348	2,785,598	2,413,567	2,041,177	1,668,788	1,295,233	920,193	545,151	170,110	207,830	
7 Large residential-led development (190 units)	190	£2,505,045	2,455,376	1,818,205	1,181,033	543,862	94,631	740,819	1,389,135	2,043,534	2,697,932	3,352,331	4,006,730	
8 Large residential-led development (85 units)	85	£2,004,036	1,383,882	1,060,788	737,713	414,838	91,564	234,787	562,433	890,080	1,217,727	1,545,373	1,873,020	
9 Large residential-led development (85 units)	85	£1,154,654	1,500,523	1,177,449	854,374	531,299	208,224	116,476	444,122	771,769	1,099,415	1,427,062	1,754,709	
10 Large residential-led development (135 units)	135	£2,725,669	2,594,099	2,093,185	1,592,272	1,091,358	590,445	89,532	417,203	925,205	1,433,207	1,941,209	2,449,211	
11 Large residential-led development (50 units)	50	£1,946,906	2,633,356	2,445,825	2,258,295	2,070,764	1,883,234	1,695,703	1,508,173	1,320,642	1,133,112	945,581	758,051	
12 Large residential-led development (100 units)	100	£2,725,669	1,014,672	684,037	353,401	22,765	312,227	647,541	982,855	1,318,170	1,653,484	1,988,798	2,324,113	
13 Large residential-led development (290 units)	290	£18,300,919	16,721,373	15,749,367	14,777,361	13,805,353	12,833,347	11,861,341	10,889,335	9,917,328	8,945,322	7,973,316	7,001,310	
14 Large residential-led development (125 units)	125	£1,503,027	2,862,342	2,415,864	1,969,388	1,522,910	1,076,433	629,957	183,479	266,720	719,515	1,172,310	1,625,105	
15 Large residential-led development (240 units)	240	£6,262,613	11,125,012	10,368,335	9,611,659	8,854,982	8,098,306	7,341,630	6,584,953	5,828,277	5,071,600	4,314,923	3,558,247	
16 Large residential-led development (155 units)	155	£3,507,063	8,166,971	7,632,594	7,098,218	6,563,841	6,029,465	5,495,089	4,960,713	4,426,337	3,891,959	3,357,583	2,823,207	
17 Large residential-led development (40 units)	40	£2,725,669	3,282,621	3,110,110	2,937,600	2,765,088	2,592,576	2,420,064	2,247,552	2,075,040	1,902,528	1,730,016	1,557,513	
18 Large residential-led development (150 units)	150	£5,761,804	2,052,703	1,535,564	1,018,425	498,943	22,917	552,850	1,082,784	1,612,717	2,142,650	2,672,585	3,202,518	
19 Large residential-led development (125 units)	125	£5,451,338	2,147,451	1,700,974	1,254,496	808,020	361,542	86,138	538,932	991,727	1,444,522	1,897,317	2,350,113	
20 Large residential-led development (130 units)	130	£4,509,811	6,230,349	5,769,294	5,308,240	4,847,185	4,386,130	3,925,075	3,464,020	3,002,966	2,541,911	2,080,856	1,619,801	
21 Large residential-led development (25 units)	25	£1,946,906	1,675,253	1,568,864	1,462,475	1,356,085	1,249,696	1,143,307	1,036,917	930,528	824,139	717,750	611,360	
22 Large residential-led development (20 units)	20	£2,004,036	2,117,051	2,043,074	1,969,096	1,895,118	1,821,140	1,747,163	1,673,185	1,599,208	1,525,230	1,451,252	1,377,274	
23 Large residential-led development (35 units)	35	£1,946,906	773,250	647,622	521,994	396,366	270,738	145,109	19,481	107,650	235,055	362,461	489,867	
24 Large residential-led development (50 units)	50	£1,503,027	3,631,914	3,423,926	3,215,939	3,007,951	2,799,964	2,591,976	2,383,989	2,176,001	1,968,014	1,760,026	1,552,039	
25 Large residential-led development (120 units)	120	£2,560,595	1,508,812	1,080,194	651,576	222,958	208,570	643,253	1,077,937	1,512,620	1,947,304	2,381,987	2,816,671	
26 Large residential-led development (340 units)	340	£4,742,286	3,069,372	1,990,237	911,100	170,414	1,264,821	2,359,228	3,453,635	4,548,043	5,642,471	6,736,879	7,831,287	
27 Large residential-led development (380 units)	380	£7,145,732	2,434,689	3,595,988	4,757,307	5,918,626	7,082,274	8,271,827	9,461,380	10,650,933	11,840,487	12,990,040	14,169,593	
28 Large residential-led development (135 units)	135	£1,154,654	899,156	453,403	7,650	444,303	896,364	1,348,425	1,800,486	2,252,547	2,704,608	3,156,670	3,608,731	
29 Large residential-led development (260 units)	260	£6,763,622	4,189,888	3,364,665	2,539,444	1,714,222	889,000	63,779	772,219	1,609,118	2,446,017	3,282,917	4,125,125	
30 Large residential-led development (115 units)	115	£3,507,063	1,218,734	807,976	397,217	13,734	430,305	846,877	1,283,448	1,680,020	2,086,592	2,513,163	2,929,735	
31 Large residential-led development (375 units)	375	£6,763,622	2,924,428	1,829,986	735,544	363,977	1,473,906	2,583,835	3,693,764	4,803,694	5,919,652	7,047,022	8,174,390	
32 Small site (70 units)	70	£1,002,018	1,907,994	1,625,466	1,342,938	1,060,410	777,882	495,353	212,825	70,689	367,215	643,742	930,267	
33 Small site (40 units)	40	£1,002,018	3,159,447	2,993,057	2,826,667	2,660,277	2,493,888	2,327,498	2,161,108	1,994,718	1,828,328	1,661,938	1,495,548	
34 Small site (25 units)	25	£1,002,018	1,247,061	1,131,115	1,019,169	907,223	795,276	683,330	571,384	459,438	347,492	235,546	123,600	
35 Small site (10 units)	10	£1,002,018	1,205,130	1,205,130	1,205,130	1,205,130	1,205,130	1,205,130	1,205,130	1,205,130	1,205,130	1,205,130	1,205,130	
36 Small site (5 units)	5	£1,002,018	884,196	884,196	884,196	884,196	884,196	884,196	884,196	884,196	884,196	884,196	884,196	
37 Small site (1 unit)	1	£1,002,018	156,620	156,620	156,620	156,620	156,620	156,620	156,620	156,620	156,620	156,620	156,620	
38 Office development	-	£230,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	
39 Office development	-	£2,766,090	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	
40 Office development	-	£4,379,642	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	
41 Industrial development	-	£1,383,945	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	
42 Retail development	-	£922,030	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	
43 Leisure development	-	£230,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
44 Student accommodation (200 beds)	-	£922,030	30,196,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,919,978	11,884,049	9,849,121	
46 C2 accommodation (80 beds)	-	£2,254,541	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,045	828,825	553,784	178,744	199,075	579,424	959,771	1,340,119	1,720,466	2,100,815	2,481,163	2,861,510	
2 Large residential-led development (45 units)	45	£2,074,567	1,028,216	846,592	664,968	483,341	301,715	120,090	62,406	246,602	430,799	614,992	799,187	
3 Large residential-led development (190 units)	190	£8,566,368	4,832,965	4,175,650	3,518,335	2,861,020	2,203,706	1,546,390	889,076	231,760	431,576	1,098,192	1,768,017	
4 Large residential-led development (70 units)	70	£4,283,194	3,479,741	3,213,680	2,947,618	2,681,556	2,415,495	2,149,433	1,883,372	1,617,310	1,351,249	1,085,187	819,125	
5 Large residential-led development (220 units)	220	£5,840,719	2,412,426	1,674,648	936,871	199,053	546,308	1,294,526	2,051,389	2,809,113	3,566,838	4,324,563	5,082,287	
6 Large residential-led development (105 units)	105	£3,507,063	3,530,738	3,158,348	2,785,598	2,413,567	2,041,177	1,668,788	1,295,233	920,193	545,151	170,110	207,830	
7 Large residential-led development (190 units)	190	£2,505,045	2,455,376	1,818,205	1,181,033	543,862	94,631	740,819	1,389,135	2,043,534	2,697,932	3,352,331	4,006,730	
8 Large residential-led development (85 units)	85	£2,004,036	1,383,882	1,060,788	737,713	414,838	91,564	234,787	562,433	890,080	1,217,727	1,545,373	1,873,020	
9 Large residential-led development (85 units)	85	£1,154,654	1,500,523	1,177,449	854,374	531,299	208,224	116,476	444,122	771,769	1,099,415	1,427,062	1,754,709	
10 Large residential-led development (135 units)	135	£1,753,532	2,594,099	2,093,185	1,592,272	1,091,358	590,445	89,532	417,203	925,205	1,433,207	1,941,209	2,449,211	
11 Large residential-led development (50 units)	50	£1,252,523	2,633,356	2,445,825	2,258,295	2,070,764	1,883,234	1,695,703	1,508,173	1,320,642	1,133,112	945,581	758,051	
12 Large residential-led development (100 units)	100	£1,753,532	1,014,672	684,037	353,401	22,765	312,227	647,541						

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,854 psm

£7,787,625 PER HA

AH Tenure

Rented 50% SO 50%

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, Residual land values (25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH)

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£8,010,090 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, Residual land values (25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£4,610,150 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, Residual land values (25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH)

BENCHMARK LAND VALUE 4 (CLEARED LAND)

£2,886,636 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, Residual land values (25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH)

BRKINGSTON - LOCAL PLAN

Sales value £7,122 psfm AH tenure Rented 50% SO 50%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Table with 12 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types and office developments.

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Table with 12 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led development types and retail developments.

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Table with 12 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led development types and industrial developments.

BENCHMARK LAND VALUE 4 (CLEARED LAND)

Table with 12 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led development types and cleared land developments.

RB KINGSTON - LOCAL PLAN

Sales value £7,390 psm AH tenure Rented 50% SO 50%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£7,787,626 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,863,813	3,625,423	3,119,291	2,613,159	2,105,825	1,595,365	1,084,905	574,448	63,988	452,792	970,475	1,488,158	
2 Large residential-led development (45 units)	45	£3,504,431	2,255,245	2,012,269	1,769,292	1,526,315	1,283,339	1,040,362	797,386	554,409	311,432	88,445	176,991	
3 Large residential-led development (190 units)	190	£5,571,165	9,746,367	8,943,362	7,940,397	7,037,412	6,134,427	5,231,442	4,328,457	3,425,472	2,522,487	1,619,502	716,517	
4 Large residential-led development (70 units)	70	£4,283,194	5,320,471	4,963,077	4,605,682	4,248,288	3,890,893	3,533,499	3,176,104	2,818,710	2,461,316	2,103,921	1,746,527	
5 Large residential-led development (220 units)	220	£5,840,719	7,915,570	6,902,635	5,899,700	4,876,765	3,863,830	2,850,895	1,837,960	825,025	190,569	1,217,838	2,251,449	
6 Large residential-led development (105 units)	105	£5,451,338	6,205,564	5,699,433	5,193,301	4,687,169	4,181,037	3,674,906	3,168,774	2,662,642	2,156,510	1,650,378	1,144,247	
7 Large residential-led development (190 units)	190	£3,893,813	7,208,092	6,333,285	5,458,477	4,583,670	3,708,862	2,834,054	1,959,248	1,084,440	209,633	674,588	1,561,915	
8 Large residential-led development (85 units)	85	£3,155,056	3,638,287	3,202,491	2,766,695	2,330,899	1,895,103	1,459,307	1,023,511	587,715	151,919	287,884	729,877	
9 Large residential-led development (85 units)	85	£5,091,956	3,754,947	3,319,151	2,883,354	2,447,559	2,011,763	1,575,967	1,140,172	704,376	268,579	169,583	611,546	
10 Large residential-led development (135 units)	135	£2,725,669	6,110,757	5,438,086	4,765,415	4,092,744	3,420,073	2,747,402	2,074,731	1,396,215	717,724	39,233	648,305	
11 Large residential-led development (50 units)	50	£1,946,906	3,944,295	3,691,216	3,438,140	3,185,062	2,931,985	2,678,907	2,425,830	2,172,753	1,919,676	1,666,598	1,413,521	
12 Large residential-led development (100 units)	100	£2,725,669	2,799,856	2,380,761	1,960,825	1,540,889	1,120,951	701,014	281,077	140,824	566,703	992,584	1,418,463	
13 Large residential-led development (290 units)	290	£18,300,919	24,069,833	22,730,404	21,390,974	20,051,545	18,712,115	17,372,686	16,033,257	14,693,827	13,354,396	12,014,968	10,675,540	
14 Large residential-led development (125 units)	125	£2,336,288	6,048,067	5,445,529	4,842,991	4,240,453	3,637,916	3,035,378	2,432,840	1,830,303	1,225,081	617,391	9,701	
15 Large residential-led development (240 units)	240	£9,734,532	16,949,508	15,902,581	14,855,654	13,808,728	12,760,801	11,712,874	10,664,947	9,616,020	8,568,094	7,519,970	6,471,925	
16 Large residential-led development (155 units)	155	£8,955,769	12,078,945	11,348,970	10,618,995	9,889,020	9,159,045	8,429,069	7,699,094	6,969,119	6,239,144	5,509,168	4,779,193	
17 Large residential-led development (40 units)	40	£2,725,669	4,408,146	4,179,171	3,950,195	3,721,221	3,492,246	3,263,270	3,034,295	2,805,320	2,576,345	2,347,371	2,118,395	
18 Large residential-led development (150 units)	150	£8,955,769	5,838,483	5,132,056	4,425,629	3,719,201	3,012,774	2,306,346	1,599,919	893,492	167,064	532,024	1,256,544	
19 Large residential-led development (125 units)	125	£5,451,338	5,343,151	4,740,613	4,138,075	3,535,537	2,933,000	2,330,462	1,725,571	1,117,881	510,191	88,880	715,169	
20 Large residential-led development (130 units)	130	£7,008,863	9,542,039	8,915,399	8,288,760	7,662,120	7,035,482	6,408,842	5,782,203	5,155,563	4,528,924	3,902,285	3,275,645	
21 Large residential-led development (25 units)	25	£1,946,906	2,385,274	2,243,384	2,101,493	1,959,603	1,817,712	1,675,822	1,533,932	1,392,042	1,250,151	1,108,261	966,370	
22 Large residential-led development (195 units)	195	£9,734,532	17,236,547	16,313,283	15,390,020	14,466,757	13,543,494	12,620,231	11,696,967	10,773,705	9,850,441	8,927,178	8,003,914	
23 Large residential-led development (20 units)	20	£3,115,056	2,610,763	2,512,100	2,413,436	2,314,773	2,216,110	2,117,446	2,018,784	1,920,120	1,821,457	1,722,794	1,624,130	
24 Large residential-led development (35 units)	35	£1,946,906	1,609,501	1,442,060	1,274,619	1,107,179	939,738	772,297	604,857	437,416	269,975	102,535	65,824	
25 Large residential-led development (50 units)	50	£2,336,288	5,040,593	4,762,172	4,483,750	4,205,329	3,926,907	3,648,486	3,370,064	3,091,643	2,813,221	2,534,800	2,256,379	
26 Large residential-led development (120 units)	120	£8,177,006	4,584,397	4,005,361	3,427,524	2,849,688	2,270,572	1,687,189	1,103,807	520,424	63,848	655,487	1,247,125	
27 Large residential-led development (340 units)	340	£7,785,640	11,387,931	9,903,202	8,418,473	6,933,743	5,449,013	3,943,309	2,445,946	948,854	555,997	2,074,275	3,592,553	
28 Large residential-led development (380 units)	380	£7,785,640	8,883,111	8,279,806	7,676,501	7,073,196	6,469,891	5,866,586	5,263,281	4,659,976	4,056,671	3,453,366	2,850,061	
29 Large residential-led development (135 units)	135	£3,155,056	4,235,146	3,627,130	3,019,113	2,406,504	1,793,422	1,180,338	567,254	46,477	668,236	1,289,994	1,911,754	
30 Large residential-led development (260 units)	260	£8,763,822	10,525,425	9,390,044	8,254,663	7,119,282	5,983,900	4,848,519	3,713,138	2,568,314	1,423,479	278,643	878,450	
31 Large residential-led development (115 units)	115	£3,507,063	4,169,340	3,615,005	3,060,671	2,506,336	1,948,754	1,389,680	830,605	271,530	291,614	858,600	1,425,587	
32 Large residential-led development (375 units)	375	£8,763,822	11,745,159	10,220,148	8,695,137	7,170,126	5,632,939	4,095,604	2,558,270	1,020,936	523,706	2,082,794	3,641,884	
33 Small site (70 units)	70	£1,002,018	3,816,706	3,438,743	3,060,778	2,682,815	2,304,851	1,926,888	1,548,923	1,170,960	792,996	415,033	37,068	
34 Small site (40 units)	40	£1,002,018	4,286,391	4,063,654	3,840,917	3,618,180	3,395,443	3,172,706	2,949,969	2,727,231	2,504,494	2,281,757	2,059,020	
35 Small site (25 units)	25	£1,002,018	3,839,278	3,680,228	3,521,179	3,362,130	3,203,081	3,044,031	2,884,983	2,725,933	2,566,884	2,407,835	2,248,786	
36 Small site (10 units)	10	£751,514	1,525,619	1,525,619	1,525,619	1,525,619	1,525,619	1,525,619	1,525,619	1,525,619	1,525,619	1,525,619	1,525,619	
37 Small site (5 units)	5	£501,009	1,074,056	1,074,056	1,074,056	1,074,056	1,074,056	1,074,056	1,074,056	1,074,056	1,074,056	1,074,056	1,074,056	
38 Small site (1 unit)	1	£130,304	194,592	194,592	194,592	194,592	194,592	194,592	194,592	194,592	194,592	194,592	194,592	
39 Office development	-	£230,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	
40 Office development	-	£3,006,054	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	
41 Office development	-	£2,749,586	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	
42 Industrial development	-	£1,503,027	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	
43 Retail development	-	£1,002,018	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	
44 Leisure development	-	£230,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
45 Student accommodation (200 beds)	-	£922,030	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,919,978	11,884,049	9,849,121	
46 C2 accommodation (80 beds)	-	£2,254,541	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,045	3,625,423	3,119,291	2,613,159	2,105,825	1,595,365	1,084,905	574,448	63,988	452,792	970,475	1,488,158	
2 Large residential-led development (45 units)	45	£2,504,541	2,255,245	2,012,269	1,769,292	1,526,315	1,283,339	1,040,362	797,386	554,409	311,432	88,445	176,991	
3 Large residential-led development (190 units)	190	£5,571,165	9,746,367	8,943,362	7,940,397	7,037,412	6,134,427	5,231,442	4,328,457	3,425,472	2,522,487	1,619,502	716,517	
4 Large residential-led development (70 units)	70	£2,755,550	5,320,471	4,963,077	4,605,682	4,248,288	3,890,893	3,533,499	3,176,104	2,818,710	2,461,316	2,103,921	1,746,527	
5 Large residential-led development (220 units)	220	£3,757,568	7,915,570	6,902,635	5,899,700	4,876,765	3,863,830	2,850,895	1,837,960	825,025	190,569	1,217,838	2,251,449	
6 Large residential-led development (105 units)	105	£3,507,063	6,205,564	5,699,433	5,193,301	4,687,169	4,181,037	3,674,906	3,168,774	2,662,642	2,156,510	1,650,378	1,144,247	
7 Large residential-led development (190 units)	190	£2,505,045	7,208,092	6,333,285	5,458,477	4,583,670	3,708,862	2,834,054	1,959,248	1,084,440	209,633	674,588	1,561,915	
8 Large residential-led development (85 units)	85	£2,004,036	3,638,287	3,202,491	2,766,695	2,330,899	1,895,103	1,459,307	1,023,511	587,715	151,919	287,884	729,877	
9 Large residential-led development (135 units)	135	£3,256,939	7,549,947	6,675,140	5,800,292	4,925,444	4,050,596	3,175,748	2,300,900	1,426,052	598,276	169,583	611,546	
10 Large residential-led development (105 units)	105	£1,753,532	6,110,757	5,438,086	4,765,415	4,092,744	3,420,073	2,747,402	2,074,731	1,396,215	717,724	39,233	648,305	
11 Large residential-led development (50 units)	50	£1,252,52												

RB KINGSTON - LOCAL PLAN

Sales value £7,657 psfm AH tenure Rented 50% SO 50%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£7,877,625 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,863,813	4,826,052	4,259,889	3,693,726	3,127,563	2,561,399	1,995,236	1,429,073	864,907	283,238	292,107	871,460	
2 Large residential-led development (45 units)	45	£3,534,431	2,799,017	2,528,852	2,258,688	1,988,523	1,718,358	1,448,193	1,178,028	907,860	637,695	367,530	97,364	
3 Large residential-led development (190 units)	190	£5,071,165	11,934,966	10,926,829	9,918,673	8,904,505	7,891,263	6,878,475	5,865,688	4,852,901	3,840,114	2,827,326	1,814,540	
4 Large residential-led development (70 units)	70	£4,283,194	6,139,181	5,740,851	5,342,520	4,944,191	4,545,861	4,147,530	3,749,201	3,350,871	2,952,542	2,554,211	2,155,881	
5 Large residential-led development (220 units)	220	£5,840,719	10,396,340	9,299,366	8,122,393	6,985,419	5,848,446	4,711,472	3,574,499	2,437,526	1,300,552	163,579	987,169	
6 Large residential-led development (105 units)	105	£5,451,338	7,406,193	6,840,030	6,273,866	5,707,703	5,141,540	4,575,377	4,009,214	3,443,050	2,876,887	2,310,724	1,744,561	
7 Large residential-led development (190 units)	190	£3,893,813	9,350,576	8,368,643	7,386,711	6,404,780	5,422,849	4,440,918	3,458,986	2,477,054	1,495,123	513,191	475,374	
8 Large residential-led development (85 units)	85	£3,115,050	4,643,886	4,157,810	3,671,733	3,185,656	2,699,579	2,213,502	1,727,425	1,241,348	752,279	269,203	219,942	
9 Large residential-led development (85 units)	85	£5,061,956	4,760,546	4,274,470	3,788,394	3,302,318	2,816,242	2,330,166	1,844,091	1,358,014	871,939	385,863	101,631	
10 Large residential-led development (135 units)	135	£2,725,669	7,677,577	6,926,965	6,175,553	5,424,541	4,673,530	3,922,518	3,171,506	2,420,493	1,669,481	912,150	154,303	
11 Large residential-led development (50 units)	50	£1,946,906	4,530,760	4,248,359	3,965,958	3,683,557	3,401,157	3,118,756	2,836,355	2,553,954	2,271,554	1,989,154	1,706,753	
12 Large residential-led development (100 units)	100	£2,725,669	3,977,873	3,502,152	3,026,432	2,550,712	2,074,992	1,599,272	1,116,374	636,773	157,172	326,991	813,379	
13 Large residential-led development (290 units)	290	£18,300,919	27,358,784	26,854,907	24,351,030	22,847,154	21,343,277	19,839,400	18,335,523	16,831,646	15,327,769	13,823,799	12,319,214	
14 Large residential-led development (125 units)	125	£2,336,288	7,477,387	6,803,383	6,129,379	5,455,375	4,781,372	4,107,368	3,433,364	2,759,360	2,085,357	1,411,353	733,621	
15 Large residential-led development (240 units)	240	£6,262,613	19,557,791	18,380,449	17,203,107	16,025,767	14,848,426	13,671,086	12,493,744	11,316,404	10,139,062	8,961,722	7,784,381	
16 Large residential-led development (155 units)	155	£3,761,864	13,830,125	13,013,119	12,196,112	11,379,106	10,562,100	9,745,094	8,928,087	8,111,081	7,294,075	6,477,069	5,659,064	
17 Large residential-led development (40 units)	40	£2,725,669	4,899,344	4,645,808	4,392,274	4,138,739	3,885,204	3,628,669	3,375,134	3,124,599	2,874,064	2,617,529	2,363,994	
18 Large residential-led development (150 units)	150	£5,761,864	7,541,499	6,749,921	5,958,342	5,166,764	4,375,186	3,583,608	2,792,030	2,000,451	1,208,873	417,295	381,069	
19 Large residential-led development (125 units)	125	£5,451,338	6,772,471	6,098,467	5,424,464	4,750,460	4,076,456	3,402,452	2,728,449	2,054,445	1,378,895	698,813	18,730	
20 Large residential-led development (130 units)	130	£4,509,811	11,028,531	10,327,568	9,626,604	8,925,639	8,224,675	7,523,712	6,822,748	6,121,784	5,420,820	4,719,856	4,018,892	
21 Large residential-led development (25 units)	25	£1,252,523	2,696,877	2,539,407	2,381,937	2,224,466	2,066,995	1,909,525	1,752,055	1,594,584	1,437,113	1,279,643	1,122,173	
22 Large residential-led development (195 units)	195	£5,252,613	19,464,648	18,429,989	17,395,312	16,360,641	15,325,970	14,291,300	13,256,630	12,221,971	11,187,303	10,152,634	9,117,966	
23 Large residential-led development (20 units)	20	£2,004,036	2,827,436	2,717,939	2,608,442	2,498,946	2,389,449	2,279,952	2,170,455	2,060,958	1,951,461	1,841,964	1,732,467	
24 Large residential-led development (35 units)	35	£1,252,523	1,979,431	1,793,493	1,607,556	1,421,620	1,235,682	1,049,745	863,807	677,871	491,933	305,996	120,059	
25 Large residential-led development (50 units)	50	£1,503,027	5,659,889	5,350,503	5,041,116	4,731,730	4,422,344	4,112,958	3,803,571	3,494,185	3,184,799	2,875,413	2,566,026	
26 Large residential-led development (120 units)	120	£5,260,955	5,956,544	5,309,501	4,662,457	4,015,413	3,368,370	2,721,326	2,074,283	1,427,239	770,998	118,119	542,327	
27 Large residential-led development (340 units)	340	£7,765,640	15,123,116	14,561,628	11,780,139	10,108,650	8,437,161	6,765,672	5,094,184	3,408,239	1,721,963	35,687	1,673,947	
28 Large residential-led development (380 units)	380	£1,072,793	11,072,723	9,268,719	7,451,126	5,631,453	3,811,780	1,992,107	1,172,434	1,670,548	3,515,972	5,381,384	7,224,012	
29 Large residential-led development (135 units)	135	£2,004,036	5,733,523	5,050,588	4,367,653	3,684,718	3,001,783	2,318,848	1,629,913	940,737	251,764	443,395	1,142,118	
30 Large residential-led development (260 units)	260	£6,763,622	13,811,744	12,103,547	10,825,350	9,547,152	8,268,955	6,990,758	5,712,561	4,434,363	3,156,166	1,870,010	580,506	
31 Large residential-led development (115 units)	115	£3,507,063	5,484,315	4,864,231	4,244,148	3,624,064	3,003,981	2,383,898	1,763,814	1,143,738	511,663	115,626	750,156	
32 Large residential-led development (375 units)	375	£6,763,622	15,743,983	14,019,031	12,294,079	10,569,126	8,844,174	7,119,222	5,393,783	3,653,912	1,914,041	174,170	1,587,857	
33 Small site (70 units)	70	£1,002,018	4,662,573	4,242,316	3,822,059	3,401,802	2,981,544	2,561,288	2,141,030	1,720,773	1,300,517	880,259	460,002	
34 Small site (40 units)	40	£1,002,018	4,662,573	4,242,316	3,822,059	3,401,802	2,981,544	2,561,288	2,141,030	1,720,773	1,300,517	880,259	460,002	
35 Small site (25 units)	25	£1,002,018	4,662,573	4,242,316	3,822,059	3,401,802	2,981,544	2,561,288	2,141,030	1,720,773	1,300,517	880,259	460,002	
36 Small site (10 units)	10	£1,002,018	4,662,573	4,242,316	3,822,059	3,401,802	2,981,544	2,561,288	2,141,030	1,720,773	1,300,517	880,259	460,002	
37 Small site (5 units)	5	£1,002,018	4,662,573	4,242,316	3,822,059	3,401,802	2,981,544	2,561,288	2,141,030	1,720,773	1,300,517	880,259	460,002	
38 Small site (1 unit)	1	£1,002,018	4,662,573	4,242,316	3,822,059	3,401,802	2,981,544	2,561,288	2,141,030	1,720,773	1,300,517	880,259	460,002	
39 Office development	-	£230,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	
40 Office development	-	£2,766,090	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	
41 Office development	-	£4,379,642	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	
42 Industrial development	-	£1,383,945	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	
43 Retail development	-	£922,030	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	
44 Leisure development	-	£230,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
45 Student accommodation (200 beds)	-	£922,030	3,018,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,919,978	11,884,049	9,849,121	
46 C2 accommodation (80 beds)	-	£2,074,567	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,900 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,045	4,826,052	4,259,889	3,693,726	3,127,563	2,561,399	1,995,236	1,429,073	864,907	283,238	292,107	871,460	
2 Large residential-led development (45 units)	45	£2,254,541	2,799,017	2,528,852	2,258,688	1,988,523	1,718,358	1,448,193	1,178,028	907,860	637,695	367,530	97,364	
3 Large residential-led development (190 units)	190	£5,071,165	11,934,966	10,926,829	9,918,673	8,904,505	7,891,263	6,878,475	5,865,688	4,852,901	3,840,114	2,827,326	1,814,540	
4 Large residential-led development (70 units)	70	£2,755,550	6,139,181	5,740,851	5,342,520	4,944,191	4,545,861	4,147,530	3,749,201	3,350,871	2,952,542	2,554,211	2,155,881	
5 Large residential-led development (220 units)	220	£3,757,568	10,396,340	9,299,366	8,122,393	6,985,419	5,848,446	4,711,472	3,574,499	2,437,526	1,300,552	163,579	987,169	
6 Large residential-led development (105 units)	105	£3,507,063	7,406,193	6,840,030	6,273,866	5,707,703	5,141,540	4,575,377	4,009,214	3,443,050	2,876,887	2,310,724	1,744,561	
7 Large residential-led development (190 units)	190	£2,505,045	9,350,576	8,368,643	7,386,711	6,404,780	5,422,849	4,440,918	3,458,986	2,477,054	1,495,123	513,191	475,374	
8 Large residential-led development (85 units)	85	£2,004,036	4,643,886	4,157,810	3,671,733	3,185,656	2,699,579	2,213,502	1,727,425	1,241,348	752,279	269,203	219,942	
9 Large residential-led development (85 units)	85	£2,507,063	4,760,546	4,274,470	3,788,394	3,302,318	2,816,242	2,330,166	1,844,091	1,358,014	871,939	385,863	101,631	
10 Large residential-led development (135 units)	135	£1,753,532	7,677,577	6,926,965	6,175,553	5,424,541	4,673,530	3,922,518	3,171,506	2,420,493	1,669,4			

BENCHMARK - LOCAL PLAN

Sales value £7,925 psfm

AH tenure

Rented 50%

SO 50%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£7,787,625 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£3,863,813	5,099,620	4,519,778	3,939,937	3,360,095	2,780,254	2,200,412	1,618,980	1,033,911	448,842	138,185	731,503
2 Large residential-led development (45 units)	45	£3,504,431	2,938,503	2,661,363	2,384,224	2,107,084	1,829,945	1,552,805	1,275,666	998,526	721,387	444,247	167,108
3 Large residential-led development (190 units)	190	£5,571,165	12,454,573	11,420,454	10,386,017	9,347,165	8,308,312	7,269,459	6,230,606	5,191,754	4,152,901	3,114,048	2,075,195
4 Large residential-led development (70 units)	70	£4,283,194	6,338,813	5,930,502	5,522,190	5,113,879	4,705,567	4,297,256	3,888,944	3,480,633	3,072,321	2,664,009	2,255,698
5 Large residential-led development (220 units)	220	£5,840,719	10,937,944	9,773,891	8,609,836	7,445,783	6,281,729	5,117,676	3,953,622	2,789,568	1,625,515	461,461	712,534
6 Large residential-led development (105 units)	105	£5,451,338	7,679,761	7,099,919	6,520,077	5,940,236	5,360,394	4,780,553	4,200,711	3,620,869	3,041,028	2,461,186	1,881,345
7 Large residential-led development (190 units)	190	£3,893,813	9,818,325	8,813,005	7,807,686	6,802,367	5,797,048	4,791,729	3,786,410	2,781,091	1,775,772	770,453	238,189
8 Large residential-led development (85 units)	85	£5,151,050	4,887,112	4,388,874	3,890,637	3,392,400	2,894,163	2,395,926	1,897,689	1,399,451	901,214	402,977	96,608
9 Large residential-led development (85 units)	85	£5,091,956	5,003,772	4,505,534	4,007,297	3,509,060	3,010,823	2,512,586	2,014,348	1,516,111	1,017,874	519,638	21,400
10 Large residential-led development (135 units)	135	£2,725,669	3,051,464	2,781,758	2,512,052	2,242,346	1,972,640	1,702,934	1,433,228	1,163,522	893,816	624,100	342,957
11 Large residential-led development (50 units)	50	£1,946,906	4,668,768	4,379,468	4,090,167	3,800,866	3,511,564	3,222,263	2,932,962	2,643,661	2,354,360	2,065,058	1,775,758
12 Large residential-led development (100 units)	100	£2,725,669	3,387,101	2,940,919	2,494,737	2,044,720	1,595,146	1,145,572	695,998	246,425	-206,025	-661,960	-1,117,897
13 Large residential-led development (290 units)	290	£18,300,919	28,129,341	26,586,936	25,044,531	23,502,127	21,959,722	20,417,317	18,874,912	17,332,507	15,790,102	14,247,698	12,705,293
14 Large residential-led development (125 units)	125	£2,254,541	7,803,063	7,112,775	6,422,487	5,732,200	5,041,912	4,351,624	3,661,337	2,971,050	2,280,762	1,590,475	897,910
15 Large residential-led development (240 units)	240	£5,762,687	20,112,684	18,907,599	17,702,512	16,497,427	15,292,341	14,087,256	12,882,170	11,677,084	10,471,999	9,266,914	8,061,827
16 Large residential-led development (155 units)	155	£3,319,631	14,223,512	13,386,837	12,550,161	11,713,485	10,876,810	10,040,134	9,203,459	8,366,783	7,530,107	6,693,431	5,856,755
17 Large residential-led development (40 units)	40	£2,725,669	5,036,192	4,775,814	4,515,437	4,255,060	3,994,682	3,734,305	3,473,927	3,213,550	2,953,172	2,692,796	2,432,418
18 Large residential-led development (150 units)	150	£5,761,804	7,921,250	7,110,684	6,300,118	5,489,552	4,678,986	3,868,421	3,057,855	2,247,289	1,436,723	626,158	187,018
19 Large residential-led development (125 units)	125	£5,451,338	7,098,147	6,407,860	5,717,572	5,027,284	4,336,997	3,646,709	2,956,421	2,266,134	1,575,847	879,531	183,020
20 Large residential-led development (130 units)	130	£4,509,811	11,367,234	10,649,335	9,931,436	9,213,537	8,495,638	7,777,739	7,059,839	6,341,941	5,624,042	4,906,143	4,188,244
21 Large residential-led development (25 units)	25	£1,946,906	2,783,690	2,621,879	2,460,068	2,298,257	2,136,446	1,974,635	1,812,824	1,651,013	1,489,201	1,327,390	1,165,579
22 Large residential-led development (20 units)	20	£2,004,036	2,887,801	2,775,286	2,662,772	2,550,258	2,437,744	2,325,229	2,212,715	2,100,199	1,987,683	1,875,167	1,762,651
23 Large residential-led development (35 units)	35	£1,946,906	2,075,822	1,885,065	1,694,308	1,503,552	1,312,795	1,122,039	931,281	740,524	549,768	359,011	168,254
24 Large residential-led development (50 units)	50	£1,503,027	5,829,978	5,512,088	5,194,197	4,876,306	4,558,416	4,240,524	3,922,634	3,604,743	3,286,853	2,968,961	2,651,071
25 Large residential-led development (120 units)	120	£5,260,595	6,269,193	5,606,517	4,943,841	4,281,165	3,618,489	2,955,813	2,293,137	1,628,910	960,260	291,609	382,377
26 Large residential-led development (340 units)	340	£7,765,640	15,908,168	14,197,427	12,486,685	10,775,944	9,065,203	7,354,461	5,643,720	3,932,979	2,197,037	471,172	1,272,449
27 Large residential-led development (380 units)	380	£2,745,732	11,934,175	10,987,385	8,233,304	6,370,177	4,507,049	2,643,923	780,795	1,097,648	2,987,140	4,876,632	6,775,150
28 Large residential-led development (380 units)	380	£2,745,732	11,934,175	10,987,385	8,233,304	6,370,177	4,507,049	2,643,923	780,795	1,097,648	2,987,140	4,876,632	6,775,150
29 Large residential-led development (135 units)	135	£1,154,654	6,041,958	5,343,602	4,645,245	3,946,888	3,248,531	2,550,174	1,847,818	1,142,895	438,571	289,918	94,412
30 Large residential-led development (260 units)	260	£6,763,622	13,982,077	12,673,863	11,365,650	10,057,436	8,749,222	7,441,008	6,132,794	4,824,580	3,516,366	2,203,028	883,248
31 Large residential-led development (115 units)	115	£3,507,063	5,783,937	5,148,872	4,513,807	3,878,744	3,243,679	2,608,614	1,973,549	1,338,483	693,039	52,249	596,871
32 Large residential-led development (375 units)	375	£6,763,622	16,494,427	14,731,953	12,969,478	11,207,004	9,444,528	7,682,054	5,919,579	4,145,561	2,367,871	590,181	1,204,314
33 Small site (70 units)	70	£1,002,018	4,879,551	4,448,445	4,017,339	3,586,233	3,155,128	2,724,022	2,292,916	1,861,810	1,430,704	999,597	568,491
34 Small site (40 units)	40	£1,002,018	4,879,551	4,448,445	4,017,339	3,586,233	3,155,128	2,724,022	2,292,916	1,861,810	1,430,704	999,597	568,491
35 Small site (25 units)	25	£1,002,018	4,879,551	4,448,445	4,017,339	3,586,233	3,155,128	2,724,022	2,292,916	1,861,810	1,430,704	999,597	568,491
36 Small site (10 units)	10	£1,002,018	4,879,551	4,448,445	4,017,339	3,586,233	3,155,128	2,724,022	2,292,916	1,861,810	1,430,704	999,597	568,491
37 Small site (5 units)	5	£1,002,018	4,879,551	4,448,445	4,017,339	3,586,233	3,155,128	2,724,022	2,292,916	1,861,810	1,430,704	999,597	568,491
38 Small site (1 unit)	1	£1,002,018	4,879,551	4,448,445	4,017,339	3,586,233	3,155,128	2,724,022	2,292,916	1,861,810	1,430,704	999,597	568,491
39 Office development	-	£230,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476
40 Office development	-	£230,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476
41 Office development	-	£230,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476
42 Office development	-	£230,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476
43 Industrial development	-	£1,503,027	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627
44 Retail development	-	£1,002,018	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420
45 Leisure development	-	£230,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738
46 Student accommodation (200 beds)	-	£922,030	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,919,978	11,884,049	9,849,121
46 C2 accommodation (80 beds)	-	£2,254,541	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£2,505,045	5,099,620	4,519,778	3,939,937	3,360,095	2,780,254	2,200,412	1,618,980	1,033,911	448,842	138,185	731,503
2 Large residential-led development (45 units)	45	£2,504,541	2,938,503	2,661,363	2,384,224	2,107,084	1,829,945	1,552,805	1,275,666	998,526	721,387	444,247	167,108
3 Large residential-led development (190 units)	190	£5,571,165	12,454,573	11,420,454	10,386,017	9,347,165	8,308,312	7,269,459	6,230,606	5,191,754	4,152,901	3,114,048	2,075,195
4 Large residential-led development (70 units)	70	£2,725,669	6,338,813	5,930,502	5,522,190	5,113,879	4,705,567	4,297,256	3,888,944	3,480,633	3,072,321	2,664,009	2,255,698
5 Large residential-led development (220 units)	220	£5,757,568	10,937,944	9,773,891	8,609,836	7,445,783	6,281,729	5,117,676	3,953,622	2,789,568	1,625,515	461,461	712,534
6 Large residential-led development (105 units)	105	£3,507,063	7,679,761	7,099,919	6,520,077	5,940,236	5,360,394	4,780,553	4,200,711	3,620,869	3,041,028	2,461,186	1,881,345
7 Large residential-led development (190 units)	190	£2,505,045	9,818,325	8,813,005	7,807,686	6,802,367	5,797,048	4,791,729	3,786,410	2,781,091	1,775,772	770,453	238,189
8 Large residential-led development (85 units)	85	£2,004,036	4,887,112	4,388,874	3,890,637	3,392,400	2,894,163	2,395,926	1,897,689	1,399,451	901,214	402,977	96,608
9 Large residential-led development (85 units)	85	£2,004,036	4,887,112	4,388,874	3,890,637	3,392,400	2,894,163	2,395,926	1,897,689	1,399,451	901,214	402	

RB KINGSTON - LOCAL PLAN

Sales value £18,193 per HA

AH tenure

Rented 50%

SO 50%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£7,787,626 PER HA

Table with 15 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led developments and office developments.

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,900 PER HA

Table with 15 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led developments and retail developments.

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£4,610,150 PER HA

Table with 15 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led developments and industrial developments.

BENCHMARK LAND VALUE 4 (CLEARED LAND)

£2,886,636 PER HA

Table with 15 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led developments and cleared land developments.

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £16,318 psfm

AH tenure

Rented 30%

SO 70%

Macro Ctrl + X

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Table with 13 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types (1-46) and office/leisure development types (47-50).

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Table with 13 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types (1-46) and office/leisure development types (47-50).

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Table with 13 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types (1-46) and office/leisure development types (47-50).

BENCHMARK LAND VALUE 4 (CLEARED LAND)

Table with 13 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types (1-46) and office/leisure development types (47-50).

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £16,586 psn

AH tenure

Rented 30%

SO 70%

Macro Ctrl + X

£7,787,625 PER HA

Table with 14 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types (105, 190, 220, 290, 340, 380, 40, 150, 190, 200, 250, 300, 350, 50, 100, 120, 125, 135, 155, 165, 170, 180, 200, 210, 220, 230, 240, 250, 260, 280, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460).

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Table with 14 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types (105, 190, 220, 290, 340, 380, 40, 150, 190, 200, 250, 300, 350, 50, 100, 120, 125, 135, 155, 165, 170, 180, 200, 210, 220, 230, 240, 250, 260, 280, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460).

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£4,610,150 PER HA

Table with 14 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types (105, 190, 220, 290, 340, 380, 40, 150, 190, 200, 250, 300, 350, 50, 100, 120, 125, 135, 155, 165, 170, 180, 200, 210, 220, 230, 240, 250, 260, 280, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460).

BENCHMARK LAND VALUE 4 (CLEARED LAND)

£2,886,636 PER HA

Table with 14 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types (105, 190, 220, 290, 340, 380, 40, 150, 190, 200, 250, 300, 350, 50, 100, 120, 125, 135, 155, 165, 170, 180, 200, 210, 220, 230, 240, 250, 260, 280, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460).

REB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £16,854 ps/m AH tenure Rented 30% SO 70%

Macro Ctrl + X

Description		No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Large residential-led development (105 units)	105	£3,863,813	1,733,667	1,439,576	1,145,484	851,392	557,301	263,209	31,320	329,574	627,827	926,080	1,224,334
2	Large residential-led development (45 units)	45	£3,504,431	1,395,106	1,247,845	1,100,583	953,321	806,060	658,797	511,536	364,274	217,012	89,751	78,608
3	Large residential-led development (190 units)	190	£5,071,165	6,296,287	5,787,256	5,278,224	4,769,193	4,260,162	3,751,130	3,242,100	2,733,069	2,224,037	1,715,006	1,205,974
4	Large residential-led development (70 units)	70	£4,283,194	4,031,273	3,818,527	3,605,780	3,393,033	3,180,286	2,967,542	2,754,796	2,542,051	2,329,304	2,116,558	1,903,811
5	Large residential-led development (220 units)	220	£5,840,719	4,044,779	3,475,545	2,906,312	2,337,078	1,767,844	1,198,610	629,376	60,142	516,296	1,093,585	1,670,875
6	Large residential-led development (105 units)	105	£5,451,338	4,325,763	4,033,025	3,740,288	3,447,549	3,154,811	2,862,073	2,569,335	2,276,596	1,983,859	1,691,121	1,398,383
7	Large residential-led development (190 units)	190	£3,893,813	3,865,137	3,373,526	2,881,915	2,390,303	1,898,692	1,407,081	915,470	423,859	68,712	587,280	1,065,847
8	Large residential-led development (85 units)	85	£3,115,050	2,896,997	2,782,591	2,668,184	2,553,777	2,439,370	2,324,963	2,210,556	2,096,149	1,981,742	1,867,335	1,752,928
9	Large residential-led development (85 units)	85	£5,091,956	2,172,571	1,914,726	1,656,880	1,399,034	1,141,187	883,341	625,494	367,650	109,804	150,138	411,632
10	Large residential-led development (135 units)	135	£2,725,669	3,648,121	3,253,230	2,858,228	2,463,226	2,068,224	1,673,222	1,278,220	883,218	493,216	80,345	320,974
11	Large residential-led development (50 units)	50	£1,946,906	3,023,614	2,874,283	2,724,953	2,575,622	2,426,291	2,276,961	2,127,630	1,978,300	1,828,969	1,679,638	1,530,307
12	Large residential-led development (100 units)	100	£2,725,669	1,423,130	1,189,188	955,266	721,334	487,402	253,470	19,538	217,429	454,672	691,914	929,156
13	Large residential-led development (290 units)	290	£18,300,919	18,908,488	18,160,131	17,411,776	16,663,421	15,915,067	15,166,712	14,418,357	13,670,002	12,921,647	12,173,292	11,424,937
14	Large residential-led development (125 units)	125	£2,336,288	3,810,208	3,461,711	3,113,213	2,764,716	2,416,219	2,067,722	1,719,225	1,370,728	1,029,231	688,734	319,395
15	Large residential-led development (240 units)	240	£9,734,532	12,850,500	12,276,414	11,702,319	11,128,224	10,554,128	9,980,033	9,405,938	8,831,843	8,256,748	7,681,653	7,106,558
16	Large residential-led development (155 units)	155	£8,955,769	9,328,505	8,912,310	8,496,114	8,079,918	7,663,722	7,247,527	6,831,331	6,415,135	5,998,939	5,582,743	5,166,547
17	Large residential-led development (40 units)	40	£2,725,669	3,620,830	3,478,733	3,336,635	3,194,537	3,052,440	2,909,343	2,766,245	2,623,148	2,480,051	2,337,054	2,194,057
18	Large residential-led development (150 units)	150	£8,955,769	3,176,789	2,773,988	2,371,188	1,968,388	1,565,588	1,162,788	760,148	357,377	46,035	456,892	869,029
19	Large residential-led development (125 units)	125	£5,451,338	3,105,293	2,755,488	2,405,683	2,055,878	1,706,073	1,356,268	1,006,463	656,658	306,853	46,029	401,093
20	Large residential-led development (130 units)	130	£7,008,963	7,214,666	6,852,228	6,489,791	6,127,353	5,764,916	5,402,478	5,040,041	4,677,603	4,315,166	3,952,728	3,590,290
21	Large residential-led development (25 units)	25	£1,946,906	1,888,507	1,801,469	1,714,432	1,627,393	1,540,354	1,453,315	1,366,276	1,279,237	1,192,204	1,105,166	1,018,128
22	Large residential-led development (195 units)	195	£9,734,532	13,733,652	13,209,462	12,685,271	12,161,080	11,636,890	11,112,700	10,588,508	10,064,318	9,540,128	9,015,938	8,491,748
23	Large residential-led development (20 units)	20	£3,115,050	2,265,337	2,204,816	2,144,295	2,083,774	2,023,253	1,962,732	1,902,211	1,841,690	1,781,169	1,720,648	1,660,127
24	Large residential-led development (35 units)	35	£1,946,906	1,023,502	920,993	818,484	715,975	613,466	510,957	408,448	305,941	203,432	100,924	1,607
25	Large residential-led development (50 units)	50	£2,336,288	4,054,674	3,855,577	3,716,481	3,577,385	3,438,289	3,299,193	3,040,097	2,879,995	2,701,896	2,532,801	2,363,704
26	Large residential-led development (120 units)	120	£8,177,006	2,428,632	2,092,527	1,758,422	1,426,317	1,094,212	762,107	430,002	75,898	263,889	694,751	945,611
27	Large residential-led development (340 units)	340	£7,765,640	5,444,048	4,727,745	3,911,443	3,095,141	2,278,839	1,462,536	646,234	172,475	1,000,329	1,828,182	2,656,036
28	Large residential-led development (380 units)	380	£7,765,640	5,444,048	4,727,745	3,911,443	3,095,141	2,278,839	1,462,536	646,234	172,475	1,000,329	1,828,182	2,656,036
29	Large residential-led development (135 units)	135	£2,004,036	1,888,964	1,547,276	1,205,589	863,901	522,214	180,526	163,442	509,985	858,487	1,203,010	1,549,533
30	Large residential-led development (260 units)	260	£6,763,622	6,081,746	5,458,055	4,833,824	4,209,592	3,585,362	2,961,131	2,336,900	1,712,668	1,088,437	464,206	162,289
31	Large residential-led development (115 units)	115	£5,451,338	2,100,228	1,778,128	1,456,028	1,133,927	811,827	489,726	167,626	156,681	483,319	809,978	1,136,636
32	Large residential-led development (375 units)	375	£6,763,622	5,533,829	4,729,077	3,924,326	3,119,574	2,314,821	1,510,069	705,317	100,842	916,983	1,733,122	2,549,262
33	Small site (70 units)	70	£1,002,018	2,478,713	2,249,638	2,020,565	1,791,490	1,562,417	1,333,343	1,104,269	875,196	646,121	417,048	187,973
34	Small site (40 units)	40	£1,002,018	3,497,656	3,362,378	3,227,100	3,091,823	2,956,545	2,821,267	2,685,989	2,550,712	2,415,434	2,280,156	2,144,878
35	Small site (25 units)	25	£1,002,018	3,497,656	3,362,378	3,227,100	3,091,823	2,956,545	2,821,267	2,685,989	2,550,712	2,415,434	2,280,156	2,144,878
36	Small site (10 units)	10	£1,002,018	3,497,656	3,362,378	3,227,100	3,091,823	2,956,545	2,821,267	2,685,989	2,550,712	2,415,434	2,280,156	2,144,878
37	Small site (5 units)	5	£501,009	942,791	942,791	942,791	942,791	942,791	942,791	942,791	942,791	942,791	942,791	942,791
38	Small site (1 unit)	1	£150,303	168,339	168,339	168,339	168,339	168,339	168,339	168,339	168,339	168,339	168,339	168,339
39	Office development	-	£250,505	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476
40	Office development	-	£3,006,054	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115
41	Office development	-	£4,739,686	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276
42	Industrial development	-	£2,336,288	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627
43	Retail development	-	£1,557,525	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420
44	Leisure development	-	£389,881	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738
45	Student accommodation (200 beds)	-	£1,557,525	30,196,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,919,978	11,884,049	9,845,121
46	C2 accommodation (80 beds)	-	£2,544,431	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description		No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Large residential-led development (105 units)	105	£2,505,045	1,733,667	1,439,576	1,145,484	851,392	557,301	263,209	31,320	329,574	627,827	926,080	1,224,334
2	Large residential-led development (45 units)	45	£2,504,541	1,395,106	1,247,845	1,100,583	953,321	806,060	658,797	511,536	364,274	217,012	89,751	78,608
3	Large residential-led development (190 units)	190	£5,071,165	6,296,287	5,787,256	5,278,224	4,769,193	4,260,162	3,751,130	3,242,100	2,733,069	2,224,037	1,715,006	1,205,974
4	Large residential-led development (70 units)	70	£2,755,550	4,031,273	3,818,527	3,605,780	3,393,033	3,180,286	2,967,542	2,754,796	2,542,051	2,329,304	2,116,558	1,903,811
5	Large residential-led development (220 units)	220	£5,757,568	4,044,779	3,475,545	2,906,312	2,337,078	1,767,844	1,198,610	629,376	60,142	516,296	1,093,585	1,670,875
6	Large residential-led development (105 units)	105	£3,507,063	4,325,763	4,033,025	3,740,288	3,447,549	3,154,811	2,862,073	2,569,335	2,276,596	1,983,859	1,691,121	1,398,383
7	Large residential-led development (190 units)	190	£2,505,045	3,865,137	3,373,526	2,881,915	2,390,303	1,898,692	1,407,081	915,470	423,859	68,712	587,280	1,065,847
8	Large residential-led development (85 units)	85	£2,004,036	2,055,911	1,798,066	1,540,219	1,282,373	1,024,527	766,681	508,836	250,989	6,954	288,449	529,944
9	Large residential-led development (85 units)	85	£2,569,997	2,172,571	1,914,726	1,656,880	1,399,034	1,141,187	883,341	625,494	367,650	109,804	150,138	411,632
10	Large residential-led development (135 units)	135	£1,753,532	3										

REMARKS - LOCAL PLAN

Sales value £7,125 psfm

AH tenure Rented 30% SO 70%

Macro Ctrl + X

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£7,787,625 PER HA

Table with 12 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Contains 46 rows of data for various residential and office developments.

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Table with 12 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Contains 46 rows of data for various residential and retail developments.

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£4,610,150 PER HA

Table with 12 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Contains 46 rows of data for various residential and industrial developments.

BENCHMARK LAND VALUE 4 (CLEARED LAND)

£2,886,636 PER HA

Table with 12 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Contains 46 rows of data for various residential and cleared land developments.

BENCHMARK - LOCAL PLAN

Sales value £7,390 psn

AH tenure

Rented 30%

SO 70%

Macro Ctrl + X

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£7,787,625 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led development (105 units), office development (45 units), industrial development, retail development, and student accommodation.

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led development (105 units), office development (45 units), industrial development, retail development, and student accommodation.

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£4,610,150 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led development (105 units), office development (45 units), industrial development, retail development, and student accommodation.

BENCHMARK LAND VALUE 4 (CLEARED LAND)

£2,886,636 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led development (105 units), office development (45 units), industrial development, retail development, and student accommodation.

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£7,787,626 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,883,819	4,826,052	4,379,292	3,932,533	3,485,773	3,039,013	2,592,254	2,145,495	1,698,735	1,251,975	802,689	352,611	
2 Large residential-led development (45 units)	45	£3,504,431	2,799,017	2,581,360	2,364,103	2,146,645	1,929,188	1,711,731	1,494,273	1,276,816	1,059,359	841,902	624,444	
3 Large residential-led development (190 units)	190	£5,566,368	11,934,966	11,145,014	10,355,062	9,565,109	8,775,157	7,985,205	7,194,387	6,403,049	5,611,712	4,820,374	4,029,037	
4 Large residential-led development (70 units)	70	£4,283,194	6,139,181	5,821,039	5,502,896	5,184,754	4,866,612	4,548,470	4,230,328	3,912,186	3,594,044	3,275,902	2,957,760	
5 Large residential-led development (220 units)	220	£5,840,719	10,396,340	9,509,528	8,622,716	7,735,904	6,849,092	5,962,280	5,075,468	4,188,656	3,301,844	2,415,031	1,528,219	
6 Large residential-led development (105 units)	105	£5,451,338	7,406,193	6,959,433	6,512,673	6,065,913	5,619,153	5,172,393	4,725,633	4,278,873	3,832,113	3,385,353	2,938,593	
7 Large residential-led development (190 units)	190	£3,893,813	9,350,576	8,584,692	7,818,809	7,052,926	6,287,043	5,521,160	4,755,277	3,989,393	3,223,510	2,457,627	1,691,744	
8 Large residential-led development (85 units)	85	£5,151,550	4,643,886	4,256,641	3,869,396	3,482,151	3,094,906	2,707,661	2,320,417	1,933,172	1,545,927	1,158,683	771,438	
9 Large residential-led development (85 units)	85	£5,061,966	4,760,546	4,373,301	3,986,056	3,598,811	3,211,567	2,824,322	2,437,077	2,049,832	1,662,587	1,275,343	888,096	
10 Large residential-led development (135 units)	135	£2,726,669	6,777,577	7,061,213	6,484,849	5,888,483	5,292,119	4,695,754	4,099,390	3,503,025	2,906,661	2,310,297	1,713,931	
11 Large residential-led development (50 units)	50	£1,946,906	4,530,760	4,306,072	4,081,384	3,856,696	3,632,008	3,407,320	3,182,632	2,957,944	2,733,256	2,508,568	2,283,880	
12 Large residential-led development (100 units)	100	£2,726,669	3,977,873	3,617,550	3,257,227	2,896,904	2,536,582	2,176,259	1,815,936	1,455,613	1,095,290	734,967	369,233	
13 Large residential-led development (290 units)	290	£18,300,919	27,358,784	26,187,915	25,012,090	23,835,605	22,659,119	21,482,634	20,306,148	19,129,663	17,953,177	16,776,692	15,600,206	
14 Large residential-led development (125 units)	125	£2,254,541	7,477,387	6,945,530	6,413,674	5,881,817	5,349,961	4,818,104	4,286,247	3,754,391	3,222,534	2,690,677	2,158,820	
15 Large residential-led development (240 units)	240	£3,236,288	7,477,387	6,945,530	6,413,674	5,881,817	5,349,961	4,818,104	4,286,247	3,754,391	3,222,534	2,690,677	2,158,820	
16 Large residential-led development (155 units)	155	£3,734,532	10,587,791	10,145,014	9,702,237	9,259,460	8,816,683	8,373,906	7,931,129	7,488,352	7,045,575	6,602,798	6,160,021	
17 Large residential-led development (40 units)	40	£2,726,669	4,899,344	4,692,492	4,485,640	4,278,788	4,071,936	3,865,084	3,658,232	3,451,380	3,244,528	3,037,676	2,830,824	
18 Large residential-led development (150 units)	150	£5,856,769	13,830,125	13,186,776	12,543,427	11,900,078	11,256,729	10,613,380	9,970,031	9,326,682	8,683,333	8,039,984	7,396,635	
19 Large residential-led development (125 units)	125	£5,451,338	6,772,471	6,240,614	5,708,758	5,176,901	4,645,045	4,113,189	3,581,333	3,049,477	2,517,621	1,985,765	1,453,909	
20 Large residential-led development (130 units)	130	£4,509,811	11,028,513	10,475,400	9,922,270	9,369,139	8,816,008	8,262,877	7,709,746	7,156,615	6,603,485	6,050,354	5,497,223	
21 Large residential-led development (25 units)	25	£1,946,906	2,696,877	2,569,422	2,441,965	2,314,508	2,187,052	2,059,595	1,932,139	1,804,682	1,677,226	1,549,770	1,422,313	
22 Large residential-led development (195 units)	195	£2,562,613	19,464,648	18,653,908	17,843,168	17,032,428	16,221,688	15,410,948	14,600,208	13,789,468	12,978,728	12,167,988	11,357,248	
23 Large residential-led development (20 units)	20	£2,004,036	2,827,436	2,738,610	2,650,183	2,561,556	2,472,930	2,384,303	2,295,676	2,207,050	2,118,423	2,029,796	1,941,170	
24 Large residential-led development (35 units)	35	£1,252,523	1,979,431	1,829,125	1,678,819	1,528,513	1,378,217	1,227,911	1,077,605	927,299	776,993	626,687	476,380	
25 Large residential-led development (50 units)	50	£1,503,027	2,696,877	2,569,422	2,441,965	2,314,508	2,187,052	2,059,595	1,932,139	1,804,682	1,677,226	1,549,770	1,422,313	
26 Large residential-led development (120 units)	120	£5,260,595	9,595,544	8,845,962	8,095,380	7,344,798	6,594,216	5,843,634	5,093,052	4,342,470	3,591,888	2,841,306	2,090,724	
27 Large residential-led development (340 units)	340	£7,765,640	15,123,116	14,382,506	13,641,896	12,899,286	12,156,676	11,414,066	10,671,456	9,928,846	9,186,236	8,443,626	7,701,016	
28 Large residential-led development (380 units)	380	£7,765,640	15,123,116	14,382,506	13,641,896	12,899,286	12,156,676	11,414,066	10,671,456	9,928,846	9,186,236	8,443,626	7,701,016	
29 Large residential-led development (135 units)	135	£2,004,036	5,733,523	5,201,862	4,670,239	4,138,597	3,606,955	3,075,313	2,543,671	2,012,029	1,480,387	944,796	409,360	
30 Large residential-led development (260 units)	260	£6,763,622	13,841,744	12,944,808	11,977,872	11,010,936	10,044,000	9,077,064	8,110,128	7,143,192	6,176,256	5,209,320	4,242,384	
31 Large residential-led development (115 units)	115	£3,507,623	5,484,315	4,995,006	4,505,697	4,016,388	3,527,079	3,037,770	2,548,461	2,059,152	1,569,843	1,080,534	597,644	
32 Large residential-led development (375 units)	375	£6,763,622	15,743,983	14,833,014	13,922,045	13,011,076	12,100,107	11,189,138	10,278,169	9,367,200	8,456,231	7,545,262	6,634,293	
33 Small site (70 units)	70	£1,002,018	4,662,573	4,324,306	3,986,039	3,647,773	3,309,506	2,971,239	2,632,972	2,294,705	1,956,438	1,618,171	1,279,904	
34 Small site (40 units)	40	£1,002,018	4,662,573	4,324,306	3,986,039	3,647,773	3,309,506	2,971,239	2,632,972	2,294,705	1,956,438	1,618,171	1,279,904	
35 Small site (25 units)	25	£1,002,018	4,662,573	4,324,306	3,986,039	3,647,773	3,309,506	2,971,239	2,632,972	2,294,705	1,956,438	1,618,171	1,279,904	
36 Small site (10 units)	10	£1,002,018	4,662,573	4,324,306	3,986,039	3,647,773	3,309,506	2,971,239	2,632,972	2,294,705	1,956,438	1,618,171	1,279,904	
37 Small site (5 units)	5	£1,002,018	4,662,573	4,324,306	3,986,039	3,647,773	3,309,506	2,971,239	2,632,972	2,294,705	1,956,438	1,618,171	1,279,904	
38 Small site (1 unit)	1	£1,002,018	4,662,573	4,324,306	3,986,039	3,647,773	3,309,506	2,971,239	2,632,972	2,294,705	1,956,438	1,618,171	1,279,904	
39 Office development	-	£230,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	
40 Office development	-	£2,766,090	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	
41 Office development	-	£4,379,642	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	
42 Industrial development	-	£1,383,045	1,805,627	1,805,627	1,805,627	1,805,627	1,805,627	1,805,627	1,805,627	1,805,627	1,805,627	1,805,627	1,805,627	
43 Retail development	-	£1,002,018	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	
44 Leisure development	-	£230,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
45 Student accommodation (200 beds)	-	£922,030	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,918,978	11,884,049	9,849,121	
46 C2 accommodation (80 beds)	-	£2,074,567	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,990 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,045	4,826,052	4,379,292	3,932,533	3,485,773	3,039,013	2,592,254	2,145,495	1,698,735	1,251,975	802,689	352,611	
2 Large residential-led development (45 units)	45	£2,254,541	2,799,017	2,581,360	2,364,103	2,146,645	1,929,188	1,711,731	1,494,273	1,276,816	1,059,359	841,902	624,444	
3 Large residential-led development (190 units)	190	£5,566,368	11,934,966	11,145,014	10,355,062	9,565,109	8,775,157	7,985,205	7,194,387	6,403,049	5,611,712	4,820,374	4,029,037	
4 Large residential-led development (70 units)	70	£2,755,550	6,139,181	5,821,039	5,502,896	5,184,754	4,866,612	4,548,470	4,230,328	3,912,186	3,594,044	3,275,902	2,957,760	
5 Large residential-led development (220 units)	220	£5,757,568	10,396,340	9,509,528	8,622,716	7,735,904	6,849,092	5,962,280	5,075,468	4,188,656	3,301,844	2,415,031	1,528,219	
6 Large residential-led development (105 units)	105	£3,507,063	7,406,193	6,959,433	6,512,673	6,065,913	5,619,153	5,172,393	4,725,633	4,278,873	3,832,113	3,385,353	2,938,593	
7 Large residential-led development (190 units)	190	£2,505,045	9,350,576	8,584,692	7,818,809	7,052,926	6,287,043	5,521,160	4,755,277	3,989,393	3,223,510	2,457,627	1,691,744	
8 Large residential-led development (85 units)	85	£2,004,036	4,643,886	4,256,641	3,869,396	3,482,151	3,094,906	2,707,661	2,320,417	1,933,172	1,545,927	1,158,683	771,438	
9 Large residential-led development (85 units)	85	£2,996,597	4,760,546	4,373,301	3,986,056	3,598,811								

BRKINGSTON - LOCAL PLAN

Sales value £7,925 psfm

AH tenure

Rented 30%

SO 70%

Macro Ctrl + X

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£7,787,626 PER HA

Table with 16 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led developments (105 units to 46 units), office developments, industrial development, retail development, leisure development, and student accommodation.

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Table with 16 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led developments (105 units to 46 units), office developments, industrial development, retail development, leisure development, and student accommodation.

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£4,610,150 PER HA

Table with 16 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led developments (105 units to 46 units), office developments, industrial development, retail development, leisure development, and student accommodation.

BENCHMARK LAND VALUE 4 (CLEARED LAND)

£2,886,636 PER HA

Table with 16 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led developments (105 units to 46 units), office developments, industrial development, retail development, leisure development, and student accommodation.

BRKINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £18,193 psfm AH tenure Rented 30% SO 70%

Macro Ctrl + X

Table with 16 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, Residual land values, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types (e.g., 1 Large residential-led development (105 units)) and office development types (e.g., 39 Office development).

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,000 PER HA

Table with 16 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, Residual land values, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types and office development types, similar to the first table but with a different BLV value.

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£4,610,150 PER HA

Table with 16 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, Residual land values, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types and office development types, similar to the previous tables but with a different BLV value.

BENCHMARK LAND VALUE 4 (CLEARED LAND)

£2,886,636 PER HA

Table with 16 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, Residual land values, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types and office development types, similar to the previous tables but with a different BLV value.

BR KINGSSTON - LOCAL PLAN

Sales value £3,461 psn

AH tenure Rented 30% SO 70%

Macro Ctrl + X

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£7,787,625 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£3,863,813	7,787,625	7,211,643	6,635,142	6,050,641	5,470,140	4,889,639	4,309,138	3,728,637	3,148,136	2,567,636	1,987,135
2 Large residential-led development (45 units)	45	£3,504,431	4,109,560	3,830,751	3,551,942	3,273,134	2,994,325	2,715,516	2,436,707	2,157,898	1,879,089	1,600,281	1,321,473
3 Large residential-led development (190 units)	190	£5,071,165	17,079,310	16,046,280	15,013,251	13,980,221	12,947,191	11,914,160	10,881,131	9,848,101	8,815,071	7,782,042	6,749,012
4 Large residential-led development (70 units)	70	£4,283,194	4,186,996	3,777,004	3,367,012	2,957,020	2,547,028	2,137,036	1,727,044	1,317,052	907,060	4,497,068	4,087,076
5 Large residential-led development (220 units)	220	£5,840,719	16,253,395	15,095,788	13,938,179	12,780,571	11,622,963	10,465,354	9,307,747	8,149,093	6,990,438	5,831,783	4,673,128
6 Large residential-led development (105 units)	105	£5,451,338	10,611,681	10,031,180	9,450,679	8,870,179	8,289,678	7,709,177	7,128,676	6,548,175	5,967,674	5,387,173	4,806,673
7 Large residential-led development (190 units)	190	£3,893,813	14,333,411	13,333,658	12,333,905	11,334,153	10,334,401	9,334,648	8,334,896	7,335,143	6,335,391	5,335,638	4,335,886
8 Large residential-led development (85 units)	85	£5,151,956	7,074,038	6,576,167	6,078,296	5,580,425	5,082,554	4,584,683	4,086,812	3,588,941	3,091,070	2,593,200	2,095,329
9 Large residential-led development (85 units)	85	£5,091,956	7,164,751	6,666,880	6,169,009	5,671,138	5,173,267	4,675,396	4,177,525	3,679,654	3,181,783	2,683,912	2,186,041
10 Large residential-led development (135 units)	135	£2,725,669	11,363,296	10,591,556	9,819,815	9,048,074	8,276,333	7,504,592	6,732,851	5,961,110	5,189,369	4,417,628	3,645,887
11 Large residential-led development (50 units)	50	£1,946,906	5,947,082	5,656,847	5,366,612	5,076,377	4,786,142	4,495,907	4,205,672	3,915,437	3,625,202	3,334,967	3,044,732
12 Large residential-led development (100 units)	100	£2,725,669	5,895,225	5,446,639	4,998,053	4,550,467	4,102,881	3,655,295	3,207,709	2,760,123	2,312,537	1,864,951	1,417,365
13 Large residential-led development (290 units)	290	£18,300,919	34,992,236	33,451,419	31,910,601	30,369,783	28,828,965	27,288,147	25,747,329	24,206,512	22,665,694	21,124,876	19,584,058
14 Large residential-led development (125 units)	125	£2,336,288	10,665,692	9,974,620	9,283,548	8,592,476	7,901,404	7,210,332	6,519,260	5,828,188	5,137,116	4,446,044	3,749,972
15 Large residential-led development (240 units)	240	£9,734,532	25,615,363	24,414,346	23,213,329	22,012,311	20,811,294	19,610,277	18,409,260	17,208,243	16,007,226	14,806,209	13,605,192
16 Large residential-led development (155 units)	155	£8,955,769	17,864,115	17,026,928	16,189,742	15,352,555	14,515,368	13,678,181	12,840,994	12,003,811	11,166,624	10,329,437	9,492,250
17 Large residential-led development (40 units)	40	£2,725,669	6,018,588	5,755,798	5,493,009	5,230,219	4,967,429	4,704,638	4,441,848	4,179,058	3,916,268	3,653,478	3,390,690
18 Large residential-led development (150 units)	150	£8,955,769	11,558,503	10,748,207	9,937,911	9,127,615	8,317,319	7,507,023	6,696,727	5,886,431	5,076,135	4,265,839	3,455,543
19 Large residential-led development (125 units)	125	£5,451,338	10,104,415	9,413,343	8,722,270	8,031,198	7,340,126	6,649,054	5,957,981	5,266,909	4,575,837	3,884,765	3,193,693
20 Large residential-led development (130 units)	130	£7,008,963	14,639,465	13,920,751	13,202,035	12,483,320	11,764,604	11,045,889	10,327,174	9,608,459	8,889,743	8,171,027	7,452,311
21 Large residential-led development (25 units)	25	£1,946,906	3,482,123	3,319,166	3,156,209	2,993,251	2,830,294	2,667,336	2,504,378	2,341,421	2,178,463	2,015,506	1,852,549
22 Large residential-led development (155 units)	155	£8,955,769	17,864,115	17,026,928	16,189,742	15,352,555	14,515,368	13,678,181	12,840,994	12,003,811	11,166,624	10,329,437	9,492,250
23 Large residential-led development (40 units)	40	£2,725,669	6,018,588	5,755,798	5,493,009	5,230,219	4,967,429	4,704,638	4,441,848	4,179,058	3,916,268	3,653,478	3,390,690
24 Large residential-led development (20 units)	20	£3,115,050	3,321,148	3,207,836	3,094,523	2,981,212	2,867,900	2,754,587	2,641,274	2,527,962	2,414,650	2,301,337	2,188,025
25 Large residential-led development (35 units)	35	£1,946,906	2,861,653	2,699,535	2,477,418	2,255,301	2,033,184	1,811,067	1,588,950	1,366,833	1,144,716	922,600	700,483
26 Large residential-led development (50 units)	50	£2,336,288	7,139,556	6,819,764	6,499,972	6,180,181	5,860,389	5,540,597	5,220,805	4,901,013	4,581,221	4,261,429	3,941,637
27 Large residential-led development (120 units)	120	£8,177,006	9,260,865	8,597,434	7,934,003	7,270,572	6,607,141	5,943,710	5,280,279	4,616,848	3,953,417	3,290,986	2,628,555
28 Large residential-led development (340 units)	340	£7,765,540	23,880,441	22,177,061	20,473,681	18,770,301	17,066,921	15,363,541	13,660,161	11,956,781	10,253,401	8,549,999	6,846,599
29 Large residential-led development (380 units)	380	£7,765,540	23,880,441	22,177,061	20,473,681	18,770,301	17,066,921	15,363,541	13,660,161	11,956,781	10,253,401	8,549,999	6,846,599
30 Large residential-led development (280 units)	280	£2,004,036	9,321,433	8,924,531	8,525,629	8,126,727	7,727,825	7,328,923	6,929,021	6,529,119	6,129,217	5,729,315	5,329,413
31 Large residential-led development (135 units)	135	£3,115,050	9,321,433	8,924,531	8,525,629	8,126,727	7,727,825	7,328,923	6,929,021	6,529,119	6,129,217	5,729,315	5,329,413
32 Large residential-led development (260 units)	260	£10,513,294	19,730,004	18,427,418	17,124,832	15,822,246	14,519,660	13,217,074	11,914,488	10,611,902	9,309,316	8,006,730	6,704,144
33 Large residential-led development (115 units)	115	£5,451,338	8,697,171	8,061,385	7,425,599	6,789,812	6,154,026	5,518,239	4,882,453	4,246,667	3,610,881	2,975,095	2,339,309
34 Large residential-led development (375 units)	375	£10,513,294	24,796,564	23,048,189	21,299,813	19,551,437	17,803,061	16,054,685	14,306,310	12,557,934	10,809,558	9,061,182	7,312,806
35 Small site (70 units)	70	£1,002,018	6,633,920	6,200,218	5,766,515	5,332,813	4,899,110	4,465,408	4,031,705	3,598,003	3,164,300	2,730,598	2,296,896
36 Small site (40 units)	40	£1,002,018	6,633,920	6,200,218	5,766,515	5,332,813	4,899,110	4,465,408	4,031,705	3,598,003	3,164,300	2,730,598	2,296,896
37 Small site (25 units)	25	£1,002,018	6,633,920	6,200,218	5,766,515	5,332,813	4,899,110	4,465,408	4,031,705	3,598,003	3,164,300	2,730,598	2,296,896
38 Small site (10 units)	10	£1,002,018	6,633,920	6,200,218	5,766,515	5,332,813	4,899,110	4,465,408	4,031,705	3,598,003	3,164,300	2,730,598	2,296,896
39 Small site (5 units)	5	£1,002,018	6,633,920	6,200,218	5,766,515	5,332,813	4,899,110	4,465,408	4,031,705	3,598,003	3,164,300	2,730,598	2,296,896
40 Small site (1 unit)	1	£1,002,018	6,633,920	6,200,218	5,766,515	5,332,813	4,899,110	4,465,408	4,031,705	3,598,003	3,164,300	2,730,598	2,296,896
41 Office development	-	£230,507	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010
42 Office development	-	£2,766,090	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293
43 Office development	-	£4,379,642	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166
44 Industrial development	-	£1,383,945	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627
45 Retail development	-	£922,030	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343
46 Leisure development	-	£230,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738
47 Student accommodation (200 beds)	-	£922,030	30,196,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,764	17,988,835	15,953,906	13,919,977	11,884,048	9,845,119
48 C2 accommodation (80 beds)	-	£2,544,541	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,990 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£2,505,045	7,792,144	7,211,643	6,631,142	6,050,641	5,470,140	4,889,639	4,309,138	3,728,637	3,148,136	2,567,636	1,987,135
2 Large residential-led development (45 units)	45	£2,074,567	4,109,560	3,830,751	3,551,942	3,273,134	2,994,325	2,715,516	2,436,707	2,157,898	1,879,089	1,600,281	1,321,473
3 Large residential-led development (190 units)	190	£5,071,165	17,079,310	16,046,280	15,013,251	13,980,221	12,947,191	11,914,160	10,881,131	9,848,101	8,815,071	7,782,042	6,749,012
4 Large residential-led development (70 units)	70	£2,755,550	4,186,996	3,777,004	3,367,012	2,957,020	2,547,028	2,137,036	1,727,044	1,317,052	907,060	4,497,068	4,087,076
5 Large residential-led development (220 units)	220	£3,757,568	16,253,395	15,095,788	13,938,179	12,780,571	11,622,963	10,465,354	9,307,747	8,149,093	6,990,438	5,831,783	4,673,128
6 Large residential-led development (105 units)	105	£3,507,063	10,611,681	10,031,180	9,450,679	8,870,179	8,289,678	7,709,177	7,128,676	6,548,175	5,967,674	5,387,173	4,806,673
7 Large residential-led development (190 units)	190	£2,505,045	14,333,411	13,333,658	12,333,905	11,334,153	10,334,401						

Appendix 8 - Appraisal results – growth

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6.18 pm
£7,877,625 PER HA

AH tenure Rented 70% SO 30%

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,893,813	449,797	64,648	585,458	1,106,269	1,627,079	2,147,889	2,668,700	3,189,510	3,710,320	4,231,131	4,751,941	
2 Large residential-led development (45 units)	45	£8,566,388	1,042,814	798,919	555,024	1,106,269	1,627,079	2,147,889	2,668,700	3,189,510	3,710,320	4,231,131	4,751,941	
3 Large residential-led development (190 units)	190	£4,283,194	521,407	399,459	333,381	653,135	913,540	1,224,778	1,536,016	1,847,254	2,158,492	2,470,730	2,781,968	
4 Large residential-led development (70 units)	70	£4,283,194	521,407	399,459	333,381	653,135	913,540	1,224,778	1,536,016	1,847,254	2,158,492	2,470,730	2,781,968	
5 Large residential-led development (220 units)	220	£5,840,719	2,258,704	1,739,097	218,490	811,439	1,852,074	2,899,691	3,947,307	4,994,924	6,042,541	7,090,158	8,137,774	
6 Large residential-led development (105 units)	105	£5,451,338	2,489,011	1,975,468	1,461,925	948,382	434,839	79,818	600,629	1,121,439	1,642,249	2,163,059	2,683,870	
7 Large residential-led development (190 units)	190	£3,893,813	2,608,817	1,728,248	847,678	33,357	926,387	1,827,402	2,732,162	3,636,921	4,541,681	5,446,441	6,351,201	
8 Large residential-led development (85 units)	85	£3,115,500	1,225,285	787,370	349,455	89,711	533,823	977,934	1,422,046	1,866,157	2,310,269	2,754,380	3,198,492	
9 Large residential-led development (190 units)	85	£3,893,813	1,440,188	1,002,274	564,359	128,444	315,878	759,989	1,204,101	1,646,212	2,092,324	2,538,435	2,984,547	
10 Large residential-led development (135 units)	135	£2,725,669	2,620,991	2,138,145	1,456,209	774,273	92,337	597,942	1,042,102	1,092,213	1,142,324	1,192,435	1,242,546	
11 Large residential-led development (50 units)	50	£1,946,906	2,753,946	2,499,498	2,244,971	1,990,454	1,735,937	1,481,508	1,227,020	972,533	718,044	463,557	209,069	
12 Large residential-led development (100 units)	100	£2,725,669	1,133,960	667,005	200,061	270,659	744,210	1,217,762	1,691,313	2,164,865	2,638,416	3,111,969	3,585,520	
13 Large residential-led development (290 units)	290	£18,300,919	18,453,774	17,108,177	15,762,580	14,418,983	13,073,386	11,727,788	10,382,191	9,036,594	7,689,996	6,343,399	4,997,802	
14 Large residential-led development (125 units)	125	£2,336,288	3,672,008	3,065,846	2,454,640	1,843,278	1,231,910	620,557	8,196	610,686	1,230,699	1,850,711	2,470,723	
15 Large residential-led development (240 units)	240	£3,734,532	12,246,481	11,190,964	10,135,448	9,079,932	8,024,416	6,968,900	5,913,383	4,857,867	3,802,351	2,748,835	1,694,319	
16 Large residential-led development (150 units)	150	£3,115,500	9,106,195	8,371,619	7,637,043	6,902,467	6,167,890	5,433,314	4,698,738	3,964,161	3,229,585	2,495,009	1,760,432	
17 Large residential-led development (40 units)	40	£2,725,669	3,799,119	3,569,674	3,340,229	3,110,784	2,881,339	2,651,893	2,422,448	2,193,003	1,963,558	1,734,113	1,504,667	
18 Large residential-led development (150 units)	150	£8,956,769	2,094,896	1,384,015	670,945	48,646	777,731	1,506,916	2,235,900	2,964,985	3,694,070	4,423,155	5,152,239	
19 Large residential-led development (125 units)	125	£5,451,338	2,387,336	1,775,974	1,164,613	553,252	58,931	678,943	1,298,955	1,918,968	2,538,981	3,158,993	3,779,005	
20 Large residential-led development (130 units)	130	£7,006,863	6,380,728	5,760,320	5,139,912	4,499,503	3,859,093	3,228,685	2,598,276	1,967,867	1,336,026	700,211	64,396	
21 Large residential-led development (25 units)	25	£1,946,906	1,698,138	1,556,998	1,413,858	1,271,718	1,129,578	987,438	845,298	703,158	561,017	418,877	276,737	
22 Large residential-led development (190 units)	190	£3,893,813	13,944,465	13,071,200	12,089,935	11,162,670	10,235,405	9,308,140	8,380,875	7,453,610	6,526,345	5,599,080	4,671,815	
23 Large residential-led development (135 units)	135	£3,734,532	13,944,465	13,071,200	12,089,935	11,162,670	10,235,405	9,308,140	8,380,875	7,453,610	6,526,345	5,599,080	4,671,815	
24 Large residential-led development (20 units)	20	£3,115,500	2,200,991	2,101,255	2,002,417	1,903,580	1,804,743	1,705,905	1,607,068	1,508,230	1,409,392	1,310,554	1,211,716	
25 Large residential-led development (35 units)	35	£1,946,906	830,312	662,269	494,227	326,183	158,141	10,042	180,464	360,884	521,305	681,726	842,147	
26 Large residential-led development (50 units)	50	£2,336,288	3,982,140	3,703,188	3,424,233	3,145,278	2,866,323	2,587,375	2,308,421	2,029,469	1,750,516	1,471,563	1,192,610	
27 Large residential-led development (120 units)	120	£8,177,006	1,309,223	722,317	135,410	457,885	1,053,097	1,648,308	2,243,521	2,838,732	3,433,944	4,029,155	4,624,366	
28 Large residential-led development (340 units)	340	£12,070,819	3,036,932	1,529,117	21,303	1,507,547	3,036,699	4,565,851	6,095,003	7,624,155	9,204,019	10,783,836	12,363,652	
29 Large residential-led development (135 units)	135	£3,734,532	7,125,940	6,790,177	6,454,414	6,118,651	5,782,888	5,447,125	5,111,362	4,775,599	4,439,836	4,104,073	3,768,310	
30 Large residential-led development (70 units)	70	£3,115,500	565,988	52,817	679,630	1,306,443	1,933,256	2,560,068	3,186,881	3,813,694	4,440,507	5,067,319	5,694,131	
31 Large residential-led development (260 units)	260	£10,513,294	5,883,111	4,430,076	3,277,041	2,124,007	970,972	184,640	1,353,992	2,523,343	3,692,695	4,872,126	6,059,574	
32 Large residential-led development (115 units)	115	£5,451,338	839,418	276,966	289,526	859,937	1,430,349	2,000,760	2,571,171	3,141,582	3,711,994	4,282,405	4,852,816	
33 Large residential-led development (375 units)	375	£10,513,294	3,689,814	2,137,903	585,991	979,590	2,553,462	4,127,335	5,701,208	7,291,482	8,889,795	10,488,108	12,086,421	
34 Small site (70 units)	70	£1,557,525	2,196,779	1,817,387	1,437,994	1,058,602	679,210	299,818	80,700	485,461	850,222	1,234,983	1,619,743	
35 Small site (40 units)	40	£1,557,525	3,684,234	3,441,072	3,217,910	2,994,747	2,771,585	2,548,423	2,325,260	2,102,098	1,878,935	1,655,774	1,432,611	
36 Small site (25 units)	25	£1,557,525	3,470,274	3,311,955	3,153,635	2,995,315	2,836,995	2,678,675	2,520,355	2,362,035	2,203,715	2,045,395	1,887,075	
37 Small site (10 units)	10	£1,168,144	1,378,017	1,378,017	1,378,017	1,378,017	1,378,017	1,378,017	1,378,017	1,378,017	1,378,017	1,378,017	1,378,017	
38 Small site (5 units)	5	£778,763	1,003,415	1,003,415	1,003,415	1,003,415	1,003,415	1,003,415	1,003,415	1,003,415	1,003,415	1,003,415	1,003,415	
39 Small site (1 unit)	1	£233,629	180,464	180,464	180,464	180,464	180,464	180,464	180,464	180,464	180,464	180,464	180,464	
40 Office development	-	£389,381	162,579	162,579	162,579	162,579	162,579	162,579	162,579	162,579	162,579	162,579	162,579	
41 Office development	-	£4,872,575	2,103,363	2,103,363	2,103,363	2,103,363	2,103,363	2,103,363	2,103,363	2,103,363	2,103,363	2,103,363	2,103,363	
42 Office development	-	£7,398,244	21,835,259	21,835,259	21,835,259	21,835,259	21,835,259	21,835,259	21,835,259	21,835,259	21,835,259	21,835,259	21,835,259	
43 Industrial development	-	£2,336,288	1,305,963	1,305,963	1,305,963	1,305,963	1,305,963	1,305,963	1,305,963	1,305,963	1,305,963	1,305,963	1,305,963	
44 Retail development	-	£1,557,525	4,405,491	4,405,491	4,405,491	4,405,491	4,405,491	4,405,491	4,405,491	4,405,491	4,405,491	4,405,491	4,405,491	
45 Leisure development	-	£389,381	905,199	905,199	905,199	905,199	905,199	905,199	905,199	905,199	905,199	905,199	905,199	
46 Student accommodation (200 beds)	-	£1,557,525	27,593,123	25,598,194	23,523,265	21,488,336	19,453,408	17,418,479	15,383,550	13,348,621	11,313,692	9,278,764	7,243,835	
46 C2 accommodation (80 beds)	-	£2,544,541	2,472,452	2,472,452	2,472,452	2,472,452	2,472,452	2,472,452	2,472,452	2,472,452	2,472,452	2,472,452	2,472,452	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,445	449,797	64,648	585,458	1,106,269	1,627,079	2,147,889	2,668,700	3,189,510	3,710,320	4,231,131	4,751,941	
2 Large residential-led development (45 units)	45	£2,505,445	1,042,814	798,919	555,024	1,106,269	1,627,079	2,147,889	2,668,700	3,189,510	3,710,320	4,231,131	4,751,941	
3 Large residential-led development (190 units)	190	£5,010,090	521,407	399,459	333,381	653,135	913,540	1,224,778	1,536,016	1,847,254	2,158,492	2,470,730	2,781,968	
4 Large residential-led development (70 units)	70	£5,010,090	521,407	399,459	333,381	653,135	913,540	1,224,778	1,536,016	1,847,254	2,158,492	2,470,730	2,781,968	
5 Large residential-led development (220 units)	220	£5,840,719	2,258,704	1,739,097	218,490	811,439	1,852,074	2,899,691	3,947,307	4,994,924	6,042,541	7,090,158	8,137,774	
6 Large residential-led development (105 units)	105	£3,893,813	2,489,011	1,975,468	1,461,925	948,382	434,839	79,818	600,629	1,121,439	1,642,249	2,163,059	2,683,870	
7 Large residential-led development (190 units)	190	£3,893,813	2,608,817	1,728,248	847,678	33,357	926,387	1,827,402	2,732,162	3,636,921	4,541,681	5,446,441	6,351,201	
8 Large residential-led development (85 units)	85	£2,004,036	1,225,285	787,370	349,455	89,711	533,823	977,934	1,422,046	1,866,157	2,310,269	2,754,380	3,198,492	
9 Large residential-led development (190 units)	85	£3,296,559	1,440,188	1,002,274	564,359	128,444	315,878	759,989	1,204,101	1,646,212	2,092,324	2,538,435	2,984,547	
10 Large residential-led development (135 units)	135	£1,753,532	2,620,991	2,499,498	2,244,971	1,990,454	1,735,937	1,481,508	1,227,0					

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £56,886 pm

AH tenure Rented 70% SO 30%

£7,877.625 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,893,813	1,858,882	1,274,885	690,888	106,890	483,889	1,076,121	1,688,382	2,260,643	2,852,905	3,445,167	4,037,429	
2 Large residential-led development (45 units)	45	£1,872,833	917,833	631,837	347,840	51,846	217,846	493,847	705,848	928,849	1,151,850	1,374,851	1,597,852	
3 Large residential-led development (190 units)	190	£8,566,388	7,688,684	6,654,494	5,620,305	4,586,116	3,551,927	2,517,738	1,483,549	449,357	593,108	1,642,921	2,705,685	
4 Large residential-led development (70 units)	70	£4,283,194	4,357,355	3,949,032	3,540,422	3,131,812	2,723,201	2,314,591	1,905,981	1,497,371	1,088,762	680,151	271,541	
5 Large residential-led development (220 units)	220	£5,840,719	5,132,948	3,969,628	2,806,310	1,642,990	479,672	693,322	1,877,536	3,072,994	4,268,451	5,463,909	6,659,366	
6 Large residential-led development (105 units)	105	£3,507,663	3,883,946	3,305,217	2,726,488	2,146,104	1,562,107	978,109	394,112	192,573	784,834	1,377,096	1,969,358	
7 Large residential-led development (190 units)	190	£3,893,813	5,091,119	4,086,434	3,081,749	2,077,064	1,072,381	67,696	950,249	1,977,073	3,009,513	4,041,954	5,074,394	
8 Large residential-led development (85 units)	85	£3,115,050	2,390,381	1,894,212	1,398,043	901,873	405,703	91,748	594,937	1,098,127	1,601,319	2,104,500	2,607,700	
9 Large residential-led development (190 units)	190	£3,893,813	2,605,285	2,109,115	1,612,946	1,116,776	620,607	134,848	376,992	880,183	1,383,374	1,886,565	2,389,755	
10 Large residential-led development (135 units)	135	£2,725,669	4,646,444	3,579,055	2,501,666	1,424,277	337,509	551,611	1,563,423	2,566,235	3,569,047	4,571,859	5,584,671	
11 Large residential-led development (60 units)	60	£1,946,906	3,433,430	3,144,999	2,856,506	2,568,045	2,279,583	1,991,121	1,702,659	1,414,197	1,125,735	837,273	548,811	
12 Large residential-led development (100 units)	100	£2,725,669	2,516,497	1,980,425	1,444,354	908,283	372,212	166,178	709,835	1,253,492	1,797,149	2,340,807	2,884,464	
13 Large residential-led development (290 units)	290	£18,300,919	22,264,387	20,726,259	19,192,131	17,656,004	16,119,876	14,583,748	13,047,620	11,511,492	9,975,364	8,439,236	6,903,108	
14 Large residential-led development (125 units)	125	£2,336,268	5,328,032	4,639,069	3,950,106	3,261,142	2,572,178	1,878,669	1,183,434	488,199	209,966	915,039	1,620,112	
15 Large residential-led development (240 units)	240	£3,734,532	15,301,273	14,093,017	12,884,761	11,676,505	10,468,249	9,259,994	8,051,738	6,843,482	5,635,226	4,426,970	3,218,715	
16 Large residential-led development (155 units)	155	£3,507,663	11,145,097	10,308,576	9,472,055	8,635,533	7,799,011	6,962,490	6,125,969	5,289,448	4,452,926	3,616,404	2,779,883	
17 Large residential-led development (40 units)	40	£2,725,669	1,145,097	10,308,576	9,472,055	8,635,533	7,799,011	6,962,490	6,125,969	5,289,448	4,452,926	3,616,404	2,779,883	
18 Large residential-led development (150 units)	150	£2,725,669	4,373,137	4,114,991	3,856,844	3,598,698	3,340,552	3,082,406	2,824,260	2,566,114	2,307,968	2,049,822	1,791,676	
19 Large residential-led development (150 units)	150	£8,956,769	4,068,026	3,258,489	2,448,952	1,639,415	829,879	14,497	815,817	1,846,336	2,476,855	3,107,374	4,137,894	
20 Large residential-led development (125 units)	125	£5,451,338	4,056,006	3,367,042	2,674,347	1,979,112	1,283,878	588,642	108,102	813,175	1,518,248	2,223,321	2,928,394	
21 Large residential-led development (300 units)	300	£7,006,863	8,102,964	7,386,472	6,669,950	5,953,428	5,236,906	4,520,384	3,803,862	3,087,339	2,370,818	1,654,296	936,686	
22 Large residential-led development (25 units)	25	£1,946,906	2,059,165	1,896,974	1,736,783	1,576,591	1,416,400	1,256,208	1,096,016	935,825	777,634	617,442	457,250	
23 Large residential-led development (195 units)	195	£3,734,532	16,525,967	15,469,627	14,413,287	13,356,947	12,300,607	11,244,267	10,187,927	9,131,587	8,075,247	7,018,906	5,962,566	
24 Large residential-led development (135 units)	135	£2,004,033	2,451,131	2,339,742	2,228,353	2,116,964	2,005,575	1,894,187	1,782,797	1,671,408	1,560,019	1,448,630	1,337,241	
25 Large residential-led development (20 units)	20	£3,115,050	2,451,131	2,339,742	2,228,353	2,116,964	2,005,575	1,894,187	1,782,797	1,671,408	1,560,019	1,448,630	1,337,241	
26 Large residential-led development (35 units)	35	£1,946,906	1,258,917	1,069,444	879,970	690,497	501,025	311,551	122,078	68,348	260,503	452,657	644,812	
27 Large residential-led development (50 units)	50	£2,336,268	4,699,661	4,384,833	4,070,003	3,755,174	3,440,345	3,125,516	2,810,687	2,495,858	2,181,029	1,866,199	1,551,371	
28 Large residential-led development (120 units)	120	£8,177,006	2,919,607	2,252,182	1,584,756	917,330	249,905	423,430	1,100,300	1,777,170	2,454,041	3,130,911	3,807,782	
29 Large residential-led development (340 units)	340	£12,070,819	7,420,730	5,893,726	3,966,721	2,239,716	512,711	1,231,477	2,982,920	4,734,364	6,486,355	8,274,810	10,063,265	
30 Large residential-led development (380 units)	380	£12,070,819	2,182,269	4,072,999	5,963,731	7,862,900	9,762,069	11,702,827	13,622,790	15,542,753	17,462,716	19,382,680	21,302,643	
31 Large residential-led development (135 units)	135	£3,734,532	1,145,097	10,308,576	9,472,055	8,635,533	7,799,011	6,962,490	6,125,969	5,289,448	4,452,926	3,616,404	2,779,883	
32 Large residential-led development (70 units)	70	£2,725,669	4,373,137	4,114,991	3,856,844	3,598,698	3,340,552	3,082,406	2,824,260	2,566,114	2,307,968	2,049,822	1,791,676	
33 Large residential-led development (150 units)	150	£5,761,604	4,068,026	3,258,489	2,448,952	1,639,415	829,879	14,497	815,817	1,846,336	2,476,855	3,107,374	4,137,894	
34 Large residential-led development (125 units)	125	£3,507,663	4,056,006	3,367,042	2,674,347	1,979,112	1,283,878	588,642	108,102	813,175	1,518,248	2,223,321	2,928,394	
35 Large residential-led development (300 units)	300	£4,509,081	8,102,964	7,386,472	6,669,950	5,953,428	5,236,906	4,520,384	3,803,862	3,087,339	2,370,818	1,654,296	936,686	
36 Large residential-led development (25 units)	25	£1,946,906	2,059,165	1,896,974	1,736,783	1,576,591	1,416,400	1,256,208	1,096,016	935,825	777,634	617,442	457,250	
37 Large residential-led development (195 units)	195	£5,762,687	16,525,967	15,469,627	14,413,287	13,356,947	12,300,607	11,244,267	10,187,927	9,131,587	8,075,247	7,018,906	5,962,566	
38 Large residential-led development (135 units)	135	£2,004,033	2,451,131	2,339,742	2,228,353	2,116,964	2,005,575	1,894,187	1,782,797	1,671,408	1,560,019	1,448,630	1,337,241	
39 Large residential-led development (20 units)	20	£3,115,050	2,451,131	2,339,742	2,228,353	2,116,964	2,005,575	1,894,187	1,782,797	1,671,408	1,560,019	1,448,630	1,337,241	
40 Large residential-led development (35 units)	35	£1,946,906	1,258,917	1,069,444	879,970	690,497	501,025	311,551	122,078	68,348	260,503	452,657	644,812	
41 Large residential-led development (50 units)	50	£2,336,268	4,699,661	4,384,833	4,070,003	3,755,174	3,440,345	3,125,516	2,810,687	2,495,858	2,181,029	1,866,199	1,551,371	
42 Large residential-led development (120 units)	120	£5,260,595	2,919,607	2,252,182	1,584,756	917,330	249,905	423,430	1,100,300	1,777,170	2,454,041	3,130,911	3,807,782	
43 Large residential-led development (340 units)	340	£7,765,640	7,420,730	5,893,726	3,966,721	2,239,716	512,711	1,231,477	2,982,920	4,734,364	6,486,355	8,274,810	10,063,265	
44 Large residential-led development (380 units)	380	£7,765,640	2,182,269	4,072,999	5,963,731	7,862,900	9,762,069	11,702,827	13,622,790	15,542,753	17,462,716	19,382,680	21,302,643	
45 Large residential-led development (135 units)	135	£3,734,532	1,145,097	10,308,576	9,472,055	8,635,533	7,799,011	6,962,490	6,125,969	5,289,448	4,452,926	3,616,404	2,779,883	
46 Large residential-led development (40 units)	40	£2,725,669	4,373,137	4,114,991	3,856,844	3,598,698	3,340,552	3,082,406	2,824,260	2,566,114	2,307,968	2,049,822	1,791,676	
47 Large residential-led development (150 units)	150	£5,761,604	4,068,026	3,258,489	2,448,952	1,639,415	829,879	14,497	815,817	1,846,336	2,476,855	3,107,374	4,137,894	
48 Large residential-led development (125 units)	125	£3,507,663	4,056,006	3,367,042	2,674,347	1,979,112	1,283,878	588,642	108,102	813,175	1,518,248	2,223,321	2,928,394	
49 Large residential-led development (300 units)	300	£4,509,081	8,102,964	7,386,472	6,669,950	5,953,428	5,236,906	4,520,384	3,803,862	3,087,339	2,370,818	1,654,296	936,686	
50 Large residential-led development (25 units)	25	£1,946,906	2,059,165	1,896,974	1,736,783	1,576,591	1,416,400	1,256,208	1,096,016	935,825	777,634	617,442	457,250	
51 Large residential-led development (195 units)	195	£5,762,687	16,525,967	15,469,627	14,413,287	13,356,947	12,300,607	11,244,267	10,187,927	9,131,587	8,075,247	7,018,906	5,962,566	
52 Large residential-led development (135 units)	135	£2,004,033	2,451,131	2,339,742	2,228,353	2,116,964	2,005,575	1,894,187	1,782,797	1,671,408	1,560,019	1,448,630	1,337,241	
53 Large residential-led development (20 units)	20	£3,115,050	2,451,131	2,339,742	2,228,353	2,116,964	2,005,575	1,894,187	1,782,797	1,671,408	1,560,019	1,448,630	1,337,241	
54 Large residential-led development (35 units)	35	£1,946,906	1,258,917	1,069,444	879,970	690,497	501,025	311,551	122,078	68,348	260,503	452,657	644,812	
55 Large residential-led development (50 units)	50	£2,336,268	4,699,661	4,384,833	4,070,003	3,755,174	3,440,345	3,125,516	2,810,687	2,495,858	2,181,029	1,866,199	1,551,371	
56 Large residential-led development (120 units)	120	£5,260,595	2,919,607	2,252,182	1,584,756	917,330	249,905	423,430	1,100,300	1,777,170	2,454,041	3,130,911	3,807,782	
57 Large residential-led development (340 units)	340	£7,765,640	7,420,730	5,893,726	3,966,721	2,239,716	512,711	1,231,477	2,982,920	4,734,364	6,486,355	8,274,810	10,063,265	

**RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)**

Sales value £6,854 psm

AH tenure

Rented 70%

SO 30%

£7,787.625 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,893,813	2,886,624	2,222,740	1,588,855	954,971	321,086	317,225	960,079	1,802,934	2,245,789	2,888,644	3,531,498	
2 Large residential-led development (45 units)	45	£3,501,251	2,925,929	2,628,918	1,828,865	1,231,812	933,760	635,707	337,653	39,601	262,109	564,380	866,650	
3 Large residential-led development (190 units)	190	£8,566,383	9,503,321	8,375,549	7,250,778	6,126,006	5,001,235	3,876,464	2,751,693	1,626,927	502,150	631,432	1,773,762	
4 Large residential-led development (70 units)	70	£4,283,194	5,035,065	4,594,648	4,154,232	3,713,815	3,273,398	2,832,981	2,392,564	1,952,147	1,511,730	1,071,313	631,942	
5 Large residential-led development (220 units)	220	£5,840,719	7,158,777	5,894,166	4,628,555	3,364,945	2,100,334	835,723	434,956	1,718,252	3,017,520	4,317,589	5,617,257	
6 Large residential-led development (105 units)	105	£5,451,338	4,689,403	4,241,401	3,613,399	2,985,396	2,357,393	1,728,415	1,092,530	458,647	177,718	820,573	1,463,427	
7 Large residential-led development (190 units)	190	£3,893,813	6,840,698	5,748,535	4,656,371	3,564,208	2,472,043	1,379,880	287,716	815,831	1,509,509	3,051,950	4,174,391	
8 Large residential-led development (85 units)	85	£3,115,000	3,221,928	2,684,181	2,146,434	1,608,688	1,070,941	533,194	4,617	549,973	1,085,330	1,640,686	2,186,042	
9 Large residential-led development (190 units)	190	£3,893,813	2,886,624	2,890,065	2,361,338	1,823,591	1,285,844	748,098	210,351	332,029	877,386	1,422,742	1,968,099	
10 Large residential-led development (100 units)	100	£1,946,900	3,916,709	3,604,082	3,291,457	2,978,830	2,666,205	2,353,579	2,040,953	1,728,328	1,415,701	1,103,076	790,450	
11 Large residential-led development (100 units)	100	£2,725,669	3,111,856	2,548,262	1,982,305	1,416,347	850,390	284,433	285,508	859,475	1,433,441	2,007,407	2,581,373	
12 Large residential-led development (290 units)	290	£18,300,919	24,973,161	23,301,595	21,630,027	19,958,461	18,286,894	16,615,328	14,943,762	13,272,194	11,600,628	9,929,061	8,257,495	
13 Large residential-led development (125 units)	125	£2,336,268	6,501,195	5,753,573	5,005,952	4,258,330	3,510,709	2,763,086	2,014,885	1,260,261	505,637	252,511	1,017,815	
14 Large residential-led development (240 units)	240	£3,734,532	17,444,361	16,129,521	14,814,080	13,498,641	12,183,200	10,867,760	9,552,320	8,236,880	6,921,439	5,606,000	4,290,550	
15 Large residential-led development (155 units)	155	£5,319,612	12,585,750	11,677,197	10,768,643	9,860,088	8,951,535	8,042,980	7,134,426	6,225,872	5,317,318	4,408,765	3,500,210	
16 Large residential-led development (155 units)	155	£8,956,769	4,787,307	4,508,639	4,229,971	3,951,303	3,672,635	3,393,967	3,115,299	2,836,631	2,557,962	2,279,297	2,000,071	
17 Large residential-led development (150 units)	150	£8,956,769	5,482,207	4,582,961	3,703,715	2,824,469	1,945,223	1,065,978	184,838	714,730	1,616,911	2,519,053	3,421,274	
18 Large residential-led development (125 units)	125	£5,451,338	5,220,169	4,481,546	3,733,925	2,986,303	2,234,107	1,479,483	724,858	30,188	795,490	1,560,793	2,326,097	
19 Large residential-led development (130 units)	130	£7,008,863	9,323,083	8,545,556	7,768,030	6,990,503	6,212,977	5,435,450	4,657,924	3,880,398	3,102,871	2,325,345	1,547,818	
20 Large residential-led development (25 units)	25	£1,946,900	2,321,943	2,146,518	1,975,192	1,801,867	1,628,542	1,455,216	1,281,891	1,108,566	935,241	761,915	588,590	
21 Large residential-led development (135 units)	135	£3,734,532	18,365,957	17,217,617	16,069,277	14,920,938	13,772,598	12,624,259	11,475,919	10,327,580	9,179,240	8,030,900	6,882,561	
22 Large residential-led development (20 units)	20	£2,004,033	2,633,784	2,513,262	2,392,740	2,272,219	2,151,697	2,031,176	1,910,654	1,790,132	1,669,611	1,549,089	1,428,568	
23 Large residential-led development (35 units)	35	£1,946,900	1,567,944	1,362,924	1,158,004	953,086	748,166	543,246	338,327	133,407	72,524	280,343	488,162	
24 Large residential-led development (50 units)	50	£2,386,288	3,220,648	4,879,769	4,538,691	4,198,013	3,857,134	3,516,256	3,175,378	2,834,499	2,493,621	2,152,743	1,811,864	
25 Large residential-led development (120 units)	120	£8,177,006	4,051,095	3,333,378	2,611,005	1,888,565	1,162,126	437,688	290,812	1,025,503	1,780,194	2,494,885	3,229,576	
26 Large residential-led development (340 units)	340	£12,070,819	10,476,850	8,613,309	6,734,043	4,853,299	2,972,553	1,091,808	800,101	2,707,460	4,614,819	6,533,251	8,470,030	
27 Large residential-led development (380 units)	380	£12,070,819	10,476,850	8,613,309	6,734,043	4,853,299	2,972,553	1,091,808	800,101	2,707,460	4,614,819	6,533,251	8,470,030	
28 Large residential-led development (135 units)	135	£2,004,033	2,633,784	2,513,262	2,392,740	2,272,219	2,151,697	2,031,176	1,910,654	1,790,132	1,669,611	1,549,089	1,428,568	
29 Large residential-led development (135 units)	135	£3,115,000	3,555,059	2,787,538	2,020,019	1,252,499	484,978	286,540	1,094,921	1,843,302	2,691,883	3,400,065	4,178,448	
30 Large residential-led development (260 units)	260	£6,763,622	11,226,961	9,801,900	8,376,840	6,951,780	5,526,720	4,096,663	2,657,446	1,219,229	222,086	1,680,655	3,139,224	
31 Large residential-led development (115 units)	115	£5,451,338	3,472,839	2,781,213	2,086,958	1,392,703	698,440	4,194	699,825	1,403,904	2,107,983	2,812,062	3,516,141	
32 Large residential-led development (375 units)	375	£6,763,622	11,609,397	9,677,712	7,736,587	5,787,420	3,838,253	1,889,086	60,931	2,037,681	4,014,431	5,991,180	7,966,259	
33 Small site (70 units)	70	£1,002,018	3,881,690	3,418,051	2,954,414	2,490,777	2,027,138	1,563,501	1,099,863	636,226	172,588	295,168	765,367	
34 Small site (40 units)	40	£1,002,018	4,655,042	4,382,339	4,109,636	3,836,933	3,564,231	3,291,528	3,018,825	2,746,122	2,473,420	2,200,717	1,928,014	
35 Small site (25 units)	25	£1,002,018	4,164,423	3,971,386	3,778,370	3,585,343	3,392,317	3,199,290	3,006,264	2,813,237	2,620,210	2,427,183	2,234,157	
36 Small site (10 units)	10	£1,168,144	1,655,677	1,655,677	1,655,677	1,655,677	1,655,677	1,655,677	1,655,677	1,655,677	1,655,677	1,655,677	1,655,677	
37 Small site (5 units)	5	£778,763	1,165,146	1,165,146	1,165,146	1,165,146	1,165,146	1,165,146	1,165,146	1,165,146	1,165,146	1,165,146	1,165,146	
38 Small site (1 unit)	1	£233,629	212,810	212,810	212,810	212,810	212,810	212,810	212,810	212,810	212,810	212,810	212,810	
39 Office development	-	£389,381	162,579	162,579	162,579	162,579	162,579	162,579	162,579	162,579	162,579	162,579	162,579	
40 Office development	-	£4,672,575	2,103,363	2,103,363	2,103,363	2,103,363	2,103,363	2,103,363	2,103,363	2,103,363	2,103,363	2,103,363	2,103,363	
41 Office development	-	£7,398,244	21,835,259	21,835,259	21,835,259	21,835,259	21,835,259	21,835,259	21,835,259	21,835,259	21,835,259	21,835,259	21,835,259	
42 Industrial development	-	£2,386,288	1,305,963	1,305,963	1,305,963	1,305,963	1,305,963	1,305,963	1,305,963	1,305,963	1,305,963	1,305,963	1,305,963	
43 Retail development	-	£1,557,525	4,405,491	4,405,491	4,405,491	4,405,491	4,405,491	4,405,491	4,405,491	4,405,491	4,405,491	4,405,491	4,405,491	
44 Leisure development	-	£389,381	905,199	905,199	905,199	905,199	905,199	905,199	905,199	905,199	905,199	905,199	905,199	
45 Student accommodation (200 beds)	-	£1,557,525	27,583,123	25,598,194	23,523,265	21,448,336	19,453,408	17,418,479	15,383,550	13,348,621	11,313,692	9,278,764	7,243,835	
46 C2 accommodation (80 beds)	-	£3,504,431	2,359,160	2,359,160	2,359,160	2,359,160	2,359,160	2,359,160	2,359,160	2,359,160	2,359,160	2,359,160	2,359,160	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Sales value £6,854 psm

AH tenure

Rented 70%

SO 30%

£6,010.090 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,045	2,886,624	2,222,740	1,588,855	954,971	321,086	317,225	960,079	1,802,934	2,245,789	2,888,644	3,531,498	
2 Large residential-led development (45 units)	45	£2,505,045	2,125,970	1,827,918	1,529,865	1,231,812	933,760	635,707	337,653	39,601	262,109	564,380	866,650	
3 Large residential-led development (190 units)	190	£5,071,165	9,503,321	8,375,549	7,250,778	6,126,006	5,001,235	3,876,464	2,751,693	1,626,927	502,150	631,432	1,773,762	
4 Large residential-led development (70 units)	70	£2,536,582	5,035,065	4,594,648	4,154,232	3,713,815	3,273,398	2,832,981	2,392,564	1,952,147	1,511,730	1,071,313	631,942	
5 Large residential-led development (220 units)	220	£5,757,568	7,158,777	5,894,166	4,628,555	3,364,945	2,100,334	835,723	434,956	1,718,252	3,017,520	4,317,589	5,617,257	
6 Large residential-led development (105 units)	105	£3,507,063	4,689,403	4,241,401	3,613,399	2,985,396	2,357,393	1,728,415	1,092,530	458,647	177,718	820,573	1,463,427	
7 Large residential-led development (190 units)	190	£2,505,045	6,840,698	5,748,535	4,656,371	3,564,208	2,472,043	1,379,880	287,716	815,831	1,509,509	3,051,950	4,174,391	
8 Large residential-led development (85 units)	85	£2,004,033	3,221,928	2,684,181	2,146,434	1,608,688	1,070,941	533,194	4,617	549,973	1,085,330	1,640,686	2,186,042	
9 Large residential-led development (190 units)	190	£3,256,559	3,436,831	2,890,065	2,361,338	1,823,591	1,285,844	748,098	210,351	332,029	877,386	1,422,742	1,968,099	

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Value £7,657 psm

AH tenure

Rented 70%

SO 30%

£7,678.625 PER HA

Table with 13 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types and site sizes.

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010.090 PER HA

Table with 13 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types and site sizes.

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£4,610.150 PER HA

Table with 13 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types and site sizes.

BENCHMARK LAND VALUE 4 (CLEARED LAND)

£2,886.636 PER HA

Table with 13 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types and site sizes.

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,461 pcm

AH tenure

Rented 70%

SO 30%

£7,887.625 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types and office developments.

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010.090 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types and office developments.

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£4,616.150 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types and office developments.

BENCHMARK LAND VALUE 4 (CLEARED LAND)

£2,886.636 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include various residential-led development types and office developments.

Appendix 9 - Appraisal results – downside

RB KINGSTON - LOCAL PLAN

Sales value £7,122 psm

AH tenure Rented 70% SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£7,887.625 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led developments (105, 45, 190, 70, 220, 105, 190, 85, 135, 100, 290, 125, 240, 155, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460).

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010.090 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led developments (105, 45, 190, 70, 220, 105, 190, 85, 135, 100, 290, 125, 240, 155, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460).

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£4,610.150 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led developments (105, 45, 190, 70, 220, 105, 190, 85, 135, 100, 290, 125, 240, 155, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460).

BENCHMARK LAND VALUE 4 (CLEARED LAND)

£2,886.636 PER HA

Table with columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include residential-led developments (105, 45, 190, 70, 220, 105, 190, 85, 135, 100, 290, 125, 240, 155, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460).

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,657 ps/m

AH tenure

Rented 70%

SO 30%

£7,877.625 PER HA

Table with 11 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include descriptions like 'Large residential-led development (105 units)' and 'Small site (70 units)'.

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010.090 PER HA

Table with 11 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include descriptions like 'Large residential-led development (105 units)' and 'Small site (70 units)'.

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£4,610.150 PER HA

Table with 11 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include descriptions like 'Large residential-led development (105 units)' and 'Small site (70 units)'.

BENCHMARK LAND VALUE 4 (CLEARED LAND)

£2,886.636 PER HA

Table with 11 columns: Description, No of units, BLV, 0% AH, 5% AH, 10% AH, 15% AH, 20% AH, 25% AH, 30% AH, 35% AH, 40% AH, 45% AH, 50% AH. Rows include descriptions like 'Large residential-led development (105 units)' and 'Small site (70 units)'.

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,193 per m
£7,877.625 PER HA

AH tenure
Rented 70%
SO 30%

Table with 18 columns: Description, No of units, BLV, and residual land values (6% AH to 50% AH). Includes rows for residential-led developments and office developments.

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010.090 PER HA

Table with 18 columns: Description, No of units, BLV, and residual land values (6% AH to 50% AH). Includes rows for residential-led developments and office developments.

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£4,610.150 PER HA

Table with 18 columns: Description, No of units, BLV, and residual land values (6% AH to 50% AH). Includes rows for residential-led developments and office developments.

BENCHMARK LAND VALUE 4 (CLEARED LAND)

£2,886.636 PER HA

Table with 18 columns: Description, No of units, BLV, and residual land values (6% AH to 50% AH). Includes rows for residential-led developments and office developments.

Appendix 10 - BTR appraisal results

RB KINGSTON - LOCAL PLAN

Sales value £8,318 psm

AH tenure Rented 100%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£3,893,813	1,745,949	2,249,494	2,753,039	3,256,584	3,760,127	4,263,672	4,767,216	5,270,761	5,774,306	6,277,849	6,781,394
2 Large residential-led development (45 units)	45	£2,056,541	959,034	1,240,170	1,521,306	1,802,442	2,083,578	2,364,714	2,645,850	2,926,986	3,208,122	3,489,258	3,770,394
3 Large residential-led development (190 units)	190	£5,866,388	47,165	847,034	1,753,690	2,660,346	3,567,002	4,473,658	5,380,314	6,286,970	7,193,626	8,100,282	9,006,938
4 Large residential-led development (70 units)	70	£2,148,119	1,674,990	1,328,585	982,179	636,773	289,367	57,845	408,154	760,462	1,111,769	1,463,077	1,814,385
5 Large residential-led development (220 units)	220	£5,840,719	3,066,647	4,085,959	5,105,270	6,124,581	7,143,892	8,163,203	9,182,514	10,201,826	11,221,137	12,240,448	13,259,760
6 Large residential-led development (105 units)	105	£3,507,043	895,066	398,547	99,358	602,902	1,106,448	1,609,994	2,113,539	2,617,085	3,120,631	3,624,176	4,127,722
7 Large residential-led development (190 units)	190	£3,893,813	2,365,949	3,146,264	4,026,578	4,906,892	5,787,206	6,667,521	7,547,835	8,428,150	9,308,464	10,188,778	11,069,092
8 Large residential-led development (85 units)	85	£3,155,650	819,049	1,245,637	1,672,224	2,098,811	2,525,400	2,951,989	3,378,578	3,805,167	4,228,756	4,654,345	5,080,934
9 Large residential-led development (135 units)	135	£2,225,699	707,737	1,127,326	1,553,914	1,980,502	2,407,091	2,833,680	3,260,269	3,686,858	4,113,447	4,540,036	4,966,625
10 Large residential-led development (135 units)	135	£2,225,699	707,737	1,127,326	1,553,914	1,980,502	2,407,091	2,833,680	3,260,269	3,686,858	4,113,447	4,540,036	4,966,625
11 Large residential-led development (50 units)	50	£1,946,906	1,365,285	1,110,700	866,116	621,532	376,948	132,365	113,808	361,853	609,898	857,943	1,105,989
12 Large residential-led development (100 units)	100	£2,726,699	1,608,264	2,060,866	2,513,468	2,966,070	3,418,672	3,871,274	4,323,876	4,776,478	5,229,080	5,678,885	6,128,690
13 Large residential-led development (290 units)	290	£18,309,919	9,533,821	12,306,007	15,078,193	17,850,378	20,622,563	23,394,749	26,166,934	28,939,119	31,711,304	34,483,489	37,255,674
14 Large residential-led development (125 units)	125	£2,336,288	297,055	896,513	1,488,971	2,081,429	2,673,887	3,266,345	3,858,803	4,451,261	5,043,719	5,636,177	6,228,635
15 Large residential-led development (240 units)	240	£3,734,532	5,379,118	4,343,486	3,307,854	2,272,222	2,238,258	1,213,638	173,022	881,899	1,939,269	2,996,639	4,054,009
16 Large residential-led development (155 units)	155	£2,985,769	4,331,909	3,619,878	2,907,846	2,195,814	1,483,782	771,750	56,907	672,973	1,403,658	2,134,343	2,865,028
17 Large residential-led development (40 units)	40	£2,726,699	2,202,926	1,985,216	1,767,506	1,549,796	1,332,086	1,114,376	896,662	678,952	461,240	243,530	25,819
18 Large residential-led development (150 units)	150	£2,985,769	1,719,038	2,426,153	3,133,267	3,840,382	4,547,497	5,254,612	5,961,727	6,668,842	7,375,957	8,083,072	8,789,187
19 Large residential-led development (125 units)	125	£2,336,288	1,022,063	1,621,521	2,220,979	2,820,437	3,419,895	4,019,353	4,618,811	5,218,269	5,817,727	6,417,185	7,016,643
20 Large residential-led development (130 units)	130	£7,008,863	2,900,844	2,378,704	1,763,968	1,149,231	534,494	81,378	704,815	1,328,251	1,951,687	2,575,123	3,198,559
21 Large residential-led development (25 units)	25	£1,946,906	996,181	860,840	725,500	590,159	454,819	319,478	184,138	48,798	87,767	225,023	362,280
22 Large residential-led development (195 units)	195	£2,734,532	7,366,118	6,400,754	5,535,390	4,669,026	3,744,662	2,839,297	1,933,932	1,028,567	123,204	793,228	1,717,682
23 Large residential-led development (20 units)	20	£3,115,050	1,844,859	1,580,150	1,456,641	1,302,532	1,268,423	1,174,314	1,080,205	986,097	891,988	797,879	703,770
24 Large residential-led development (35 units)	35	£1,946,906	33,398	195,660	357,923	520,186	682,449	844,711	1,006,974	1,169,236	1,331,499	1,493,761	1,656,024
25 Large residential-led development (50 units)	50	£2,336,288	2,282,295	2,015,976	1,749,657	1,483,341	1,217,026	950,709	684,392	418,075	151,758	116,181	362,277
26 Large residential-led development (120 units)	120	£8,177,006	1,841,743	2,117,223	2,692,702	3,268,181	3,843,660	4,419,140	4,994,620	5,570,099	6,145,578	6,721,058	7,296,538
27 Large residential-led development (340 units)	340	£12,078,819	5,249,559	6,766,947	8,284,335	9,801,723	11,320,111	12,839,500	14,358,889	15,878,277	17,397,666	18,917,055	20,436,444
28 Large residential-led development (380 units)	380	£12,078,819	11,812,847	13,481,876	15,150,905	16,820,934	18,490,963	20,160,992	21,831,021	23,501,050	25,171,079	26,841,108	28,511,137
29 Large residential-led development (135 units)	135	£3,115,050	2,442,624	3,053,344	3,664,064	4,274,784	4,885,504	5,496,224	6,106,944	6,717,664	7,328,384	7,939,104	8,549,824
30 Large residential-led development (135 units)	135	£3,115,050	2,442,624	3,053,344	3,664,064	4,274,784	4,885,504	5,496,224	6,106,944	6,717,664	7,328,384	7,939,104	8,549,824
31 Large residential-led development (260 units)	260	£10,513,240	2,145,572	3,291,056	4,436,540	5,582,024	6,727,508	7,872,992	9,018,476	10,163,960	11,309,444	12,454,928	13,600,412
32 Large residential-led development (115 units)	115	£5,451,338	1,707,929	2,259,413	2,810,897	3,362,381	3,913,865	4,465,349	5,016,833	5,568,317	6,119,801	6,671,285	7,222,769
33 Large residential-led development (375 units)	375	£10,513,240	5,988,103	7,567,417	9,146,731	10,726,045	12,305,359	13,884,673	15,463,987	17,043,301	18,622,615	20,201,929	21,781,243
34 Small site (70 units)	70	£1,557,525	84,613	301,797	689,120	1,076,443	1,463,766	1,851,089	2,238,413	2,625,736	3,013,060	3,400,383	3,787,707
35 Small site (40 units)	40	£1,557,525	2,079,752	1,866,699	1,653,645	1,440,591	1,227,537	1,014,484	801,430	588,376	375,322	162,269	51,504
36 Small site (25 units)	25	£1,557,525	2,292,733	2,141,969	1,991,205	1,840,441	1,689,677	1,538,913	1,388,149	1,237,385	1,086,621	935,857	785,094
37 Small site (10 units)	10	£1,557,525	2,292,733	2,141,969	1,991,205	1,840,441	1,689,677	1,538,913	1,388,149	1,237,385	1,086,621	935,857	785,094
38 Small site (5 units)	5	£1,557,525	2,292,733	2,141,969	1,991,205	1,840,441	1,689,677	1,538,913	1,388,149	1,237,385	1,086,621	935,857	785,094
39 Small site (1 unit)	1	£1,557,525	2,292,733	2,141,969	1,991,205	1,840,441	1,689,677	1,538,913	1,388,149	1,237,385	1,086,621	935,857	785,094
40 Office development	-	£3,893,813	94,478	94,478	94,478	94,478	94,478	94,478	94,478	94,478	94,478	94,478	94,478
41 Office development	-	£4,872,575	1,311,115	1,311,115	1,311,115	1,311,115	1,311,115	1,311,115	1,311,115	1,311,115	1,311,115	1,311,115	1,311,115
42 Office development	-	£7,366,118	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276
43 Industrial development	-	£2,336,288	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627
44 Retail development	-	£1,557,525	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420
45 Leisure development	-	£3,893,813	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738
46 Student accommodation (200 beds)	-	£1,557,525	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,764	17,988,835	15,953,906	13,918,977	11,884,048	9,849,119
46 C2 accommodation (80 beds)	-	£3,504,431	3,014,768	3,014,768	3,014,768	3,014,768	3,014,768	3,014,768	3,014,768	3,014,768	3,014,768	3,014,768	3,014,768

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£2,056,541	1,745,949	2,249,494	2,753,039	3,256,584	3,760,127	4,263,672	4,767,216	5,270,761	5,774,306	6,277,849	6,781,394
2 Large residential-led development (45 units)	45	£2,056,541	159,034	395,170	631,306	867,442	1,103,578	1,339,714	1,575,850	1,811,986	2,048,122	2,284,258	2,520,394
3 Large residential-led development (190 units)	190	£5,866,388	47,165	847,034	1,753,690	2,660,346	3,567,002	4,473,658	5,380,314	6,286,970	7,193,626	8,100,282	9,006,938
4 Large residential-led development (70 units)	70	£2,148,119	1,674,990	1,328,585	982,179	636,773	289,367	57,845	408,154	760,462	1,111,769	1,463,077	1,814,385
5 Large residential-led development (220 units)	220	£5,840,719	3,066,647	4,085,959	5,105,270	6,124,581	7,143,892	8,163,203	9,182,514	10,201,826	11,221,137	12,240,448	13,259,760
6 Large residential-led development (105 units)	105	£3,507,043	895,066	398,547	99,358	602,902	1,106,448	1,609,994	2,113,539	2,617,085	3,120,631	3,624,176	4,127,722
7 Large residential-led development (190 units)	190	£3,893,813	2,365,949	3,146,264	4,026,578	4,906,892	5,787,206	6,667,521	7,547,835	8,428,150	9,308,464	10,188,778	11,069,092
8 Large residential-led development (85 units)	85	£2,004,036	819,049	1,245,637	1,672,224	2,098,811	2,525,400	2,951,989	3,378,578	3,805,167	4,228,756	4,654,345	5,080,934
9 Large residential-led development (135 units)	135	£2,225,699	707,737	1,127,326	1,553,914	1,980,502	2,407,091	2,833,680	3,260,269	3,686,858	4,113,447	4,540,036	4,966,625
10 Large residential-led development (135 units)	135	£2,225,699	707,737	1,127,326									

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,586 psm

£7,287,625 PER HA
AH tenure
Rented 100%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£3,893,813	974,223	1,136,353	1,098,484	2,290,615	2,822,746	3,384,877	3,947,008	4,509,139	5,071,269	5,633,400	6,195,532
2 Large residential-led development (45 units)	45	£2,524,541	359,769	1,01,088	159,894	422,135	684,465	946,796	1,209,127	1,471,459	1,733,790	1,996,121	2,258,452
3 Large residential-led development (190 units)	190	£5,571,069	2,133,408	1,146,945	160,484	837,687	1,850,061	2,864,026	3,877,991	4,891,956	5,905,921	6,919,886	7,933,851
4 Large residential-led development (70 units)	70	£4,283,104	2,461,723	2,075,962	1,690,239	1,304,496	918,753	533,011	147,269	241,848	633,050	1,024,250	1,415,452
5 Large residential-led development (220 units)	220	£5,840,719	646,155	1,782,744	2,923,278	4,063,811	5,204,344	6,344,877	7,485,410	8,625,943	9,766,476	10,907,009	12,047,542
6 Large residential-led development (105 units)	105	£3,507,063	2,050,443	1,496,155	941,868	387,581	169,066	731,196	1,293,327	1,855,458	2,417,589	2,979,720	3,541,851
7 Large residential-led development (190 units)	190	£3,893,813	1,801,811	1,157,125	2,142,130	3,127,136	4,112,142	5,097,148	6,082,154	7,067,159	8,052,165	9,037,171	10,022,178
8 Large residential-led development (85 units)	85	£3,115,500	147,699	325,241	800,271	1,275,300	1,750,330	2,225,361	2,700,391	3,175,420	3,650,450	4,125,480	4,600,510
9 Large residential-led development (85 units)	85	£3,061,998	84,359	208,930	681,960	1,156,989	1,632,020	2,107,050	2,582,079	3,057,109	3,532,139	4,007,169	4,482,199
10 Large residential-led development (190 units)	135	£2,725,699	643,078	90,520	833,216	1,575,913	2,318,611	3,061,308	3,804,006	4,546,702	5,289,400	6,032,097	6,774,794
11 Large residential-led development (50 units)	50	£1,946,906	1,912,426	1,639,984	1,367,543	1,095,103	822,662	550,220	277,779	5,338	270,883	547,179	823,476
12 Large residential-led development (100 units)	100	£2,725,699	458,606	968,491	1,478,376	1,988,261	2,498,146	3,008,031	3,517,916	4,027,802	4,537,687	5,047,572	5,557,457
13 Large residential-led development (290 units)	290	£18,300,919	12,678,325	11,210,539	9,742,753	8,274,967	6,801,158	5,321,206	3,841,258	2,361,308	881,350	607,082	2,107,954
14 Large residential-led development (125 units)	125	£2,336,288	1,082,538	422,672	240,550	909,753	1,578,957	2,248,160	2,917,363	3,586,567	4,255,770	4,924,974	5,594,177
15 Large residential-led development (240 units)	240	£3,734,532	7,883,888	6,725,785	5,567,684	4,409,582	3,245,480	2,075,988	906,506	266,698	1,452,725	2,638,755	3,835,881
16 Large residential-led development (105 units)	105	£2,050,443	2,050,443	1,496,155	941,868	387,581	169,066	731,196	1,293,327	1,855,458	2,417,589	2,979,720	3,541,851
17 Large residential-led development (190 units)	190	£2,506,045	1,801,811	1,157,125	2,142,130	3,127,136	4,112,142	5,097,148	6,082,154	7,067,159	8,052,165	9,037,171	10,022,178
18 Large residential-led development (85 units)	85	£2,004,036	184,699	325,241	800,271	1,275,300	1,750,330	2,225,361	2,700,391	3,175,420	3,650,450	4,125,480	4,600,510
19 Large residential-led development (85 units)	85	£2,536,589	284,359	208,930	681,960	1,156,989	1,632,020	2,107,050	2,582,079	3,057,109	3,532,139	4,007,169	4,482,199
20 Large residential-led development (190 units)	135	£3,734,532	2,617,637	2,450,628	2,283,619	2,116,608	1,949,600	1,782,592	1,615,584	1,448,576	1,281,568	1,114,560	947,548
21 Large residential-led development (20 units)	20	£3,115,500	1,850,696	1,746,296	1,641,897	1,537,498	1,433,099	1,328,600	1,224,201	1,119,802	1,015,403	911,004	806,605
22 Large residential-led development (35 units)	35	£1,946,906	316,502	140,831	37,157	217,240	397,323	577,406	757,489	937,571	1,117,654	1,297,738	1,477,821
23 Large residential-led development (50 units)	50	£2,336,288	2,870,625	2,574,891	2,279,158	1,983,424	1,687,691	1,391,957	1,096,223	800,489	504,755	209,021	87,639
24 Large residential-led development (120 units)	120	£8,177,006	202,627	845,062	1,487,497	2,129,932	2,772,368	3,414,803	4,057,238	4,699,673	5,342,109	5,984,544	6,626,979
25 Large residential-led development (340 units)	340	£12,072,819	1,804,207	3,284,416	4,964,624	6,644,832	8,325,040	10,005,248	11,685,456	13,365,664	15,045,872	16,726,080	18,406,288
26 Large residential-led development (380 units)	380	£12,072,819	7,888,258	9,553,017	11,217,776	12,882,535	14,547,294	16,212,053	17,876,812	19,541,571	21,206,330	22,871,089	24,535,848
27 Large residential-led development (135 units)	135	£2,050,443	1,850,696	1,746,296	1,641,897	1,537,498	1,433,099	1,328,600	1,224,201	1,119,802	1,015,403	911,004	806,605
28 Large residential-led development (135 units)	135	£3,734,532	2,617,637	2,450,628	2,283,619	2,116,608	1,949,600	1,782,592	1,615,584	1,448,576	1,281,568	1,114,560	947,548
29 Large residential-led development (340 units)	340	£1,946,906	980,317	1,664,152	2,347,988	3,031,824	3,715,659	4,399,496	5,083,331	5,767,167	6,451,003	7,134,838	7,818,673
30 Large residential-led development (260 units)	260	£1,946,906	633,091	642,815	1,027,681	3,212,546	4,505,188	5,800,796	7,114,403	8,419,010	9,723,617	11,028,224	12,327,831
31 Large residential-led development (115 units)	115	£3,507,063	424,610	1,040,277	1,655,944	2,271,611	2,887,278	3,502,945	4,118,612	4,734,279	5,349,946	5,965,613	6,581,280
32 Large residential-led development (375 units)	375	£6,763,622	2,084,143	3,834,627	5,585,111	7,335,595	9,086,079	10,836,563	12,587,047	14,337,531	16,088,015	17,838,500	19,588,984
33 Small site (70 units)	70	£1,002,018	868,186	465,809	63,433	343,740	751,811	1,159,881	1,567,952	1,976,023	2,384,094	2,792,165	3,200,235
34 Small site (40 units)	40	£1,002,018	2,560,417	2,313,830	2,077,242	1,840,656	1,604,069	1,367,482	1,130,895	894,308	657,721	421,134	184,547
35 Small site (25 units)	25	£1,002,018	2,560,417	2,313,830	2,077,242	1,840,656	1,604,069	1,367,482	1,130,895	894,308	657,721	421,134	184,547
36 Small site (10 units)	10	£1,002,018	2,560,417	2,313,830	2,077,242	1,840,656	1,604,069	1,367,482	1,130,895	894,308	657,721	421,134	184,547
37 Small site (5 units)	5	£1,002,018	2,560,417	2,313,830	2,077,242	1,840,656	1,604,069	1,367,482	1,130,895	894,308	657,721	421,134	184,547
38 Small site (1 unit)	1	£1,002,018	2,560,417	2,313,830	2,077,242	1,840,656	1,604,069	1,367,482	1,130,895	894,308	657,721	421,134	184,547
39 Office development	-	£3,061,998	94,478	94,478	94,478	94,478	94,478	94,478	94,478	94,478	94,478	94,478	94,478
40 Office development	-	£3,061,998	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115
41 Office development	-	£4,759,586	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276
42 Industrial development	-	£2,336,288	1,850,627	1,850,627	1,850,627	1,850,627	1,850,627	1,850,627	1,850,627	1,850,627	1,850,627	1,850,627	1,850,627
43 Retail development	-	£1,557,525	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420
44 Leisure development	-	£3,893,813	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738
45 Student accommodation (200 beds)	-	£1,002,018	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,918,978	11,884,049	9,849,120
46 C2 accommodation (80 beds)	-	£3,504,431	3,014,768	3,014,768	3,014,768	3,014,768	3,014,768	3,014,768	3,014,768	3,014,768	3,014,768	3,014,768	3,014,768

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£2,506,045	974,223	1,136,353	1,098,484	2,290,615	2,822,746	3,384,877	3,947,008	4,509,139	5,071,269	5,633,400	6,195,532
2 Large residential-led development (45 units)	45	£2,524,541	359,769	1,01,088	159,894	422,135	684,465	946,796	1,209,127	1,471,459	1,733,790	1,996,121	2,258,452
3 Large residential-led development (190 units)	190	£5,571,069	2,133,408	1,146,945	160,484	837,687	1,850,061	2,864,026	3,877,991	4,891,956	5,905,921	6,919,886	7,933,851
4 Large residential-led development (70 units)	70	£4,283,104	2,461,723	2,075,962	1,690,239	1,304,496	918,753	533,011	147,269	241,848	633,050	1,024,250	1,415,452
5 Large residential-led development (220 units)	220	£5,840,719	646,155	1,782,744	2,923,278	4,063,811	5,204,344	6,344,877	7,485,410	8,625,943	9,766,476	10,907,009	12,047,542
6 Large residential-led development (105 units)	105	£3,507,063	2,050,443	1,496,155	941,868	387,581	169,066	731,196	1,293,327	1,855,458	2,417,589	2,979,720	3,541,851
7 Large residential-led development (190 units)	190	£2,506,045	1,801,811	1,157,125	2,142,130	3,127,136	4,112,142	5,097,148	6,082,154	7,067,159	8,052,165	9,037,171	10,022,178
8 Large residential-led development (85 units)	85	£2,004,036	184,699	325,241	800,271	1,275,300	1,750,330	2,225,361	2,700,391	3,175,420	3,650,450	4,125,480	4,600,510
9 Large residential-led development (85 units)	85	£2,536,589	284,359	208,930	681,960	1,156,989	1,632,020	2,107,050	2,582,079	3,057,109	3,532,139	4,007,169	4,482,199
10 Large residential-led development (190 units)	135	£3,734,532	2,617,637	2,450,628	2,283,619	2,116,608	1,949,600	1,782,592	1,615,584	1,448,576	1,281,568	1,114,560	947,548
11 Large residential-led development (50 units)	50	£1,946,906	1,912,426	1,639,984	1,367,543	1,095,103	822,662	550,220	277,779	5,338	270,883	547,179	823,476
12 Large residential-led development (100 units)	100	£1,753,532	458,606	968,491	1,478,376	1,988,261	2,498,146	3,008,031	3,517,916	4,027,802	4,537,687	5,047,572	5,557,457
13 Large residential-led development (290 units)	290	£11,773,712	12,678,325	11,210,539	9,742,753	8,274,967	6,801,158	5,321,206	3,841,258	2,361,308	881,350	607,082	2,107,954
14 Large residential-led development (125 units)	125	£1,503,027	1,082,538	422,672	240,550	909,753	1,578,957	2,248,160	2,917,363	3,586,567	4,255,770	4,924,974	5,594,177
15 Large residential-led development (240 units)	240	£6,762,613	7,883,888	6,725,785	5,567,684	4,409,582	3,245,480	2,075,988	906,506	266,698	1,452,725	2,638,755	3,835,881
16 Large residential-led development (105 units)	105	£2,506,045	2,050,443	1,496,155	941,868	387,581	169,066	731,196	1,293,327	1,855,458	2,417,589	2,979,720	3,541,851

RB KINGSTON - LOCAL PLAN

Sales value £8,854 psm

AH tenure Rented 100%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,893,813	177,823	419,519	1,019,379	1,619,237	2,219,097	2,818,955	3,418,813	4,018,671	4,618,529	5,218,387	5,818,245	6,418,103
2 Large residential-led development (45 units)	45	£2,254,541	89,470	423,814	1,019,379	1,29,302	408,858	688,415	967,971	1,247,527	1,527,083	1,806,639	2,086,195	2,365,751
3 Large residential-led development (190 units)	190	£5,571,069	3,486,928	2,432,789	1,378,650	324,514	739,948	1,819,599	2,903,192	3,986,786	5,070,379	6,153,973	7,237,568	8,321,164
4 Large residential-led development (70 units)	70	£4,283,104	2,973,768	2,562,424	2,151,079	1,739,735	1,328,390	917,045	505,700	94,356	321,475	738,541	1,155,807	1,573,072
5 Large residential-led development (220 units)	220	£5,840,719	871,177	318,280	1,526,623	2,744,748	3,962,873	5,180,998	6,399,123	7,617,248	8,835,373	10,053,498	11,271,623	12,489,748
6 Large residential-led development (105 units)	105	£3,507,003	2,789,821	2,202,987	1,611,488	1,020,009	428,521	165,274	765,134	1,364,992	1,964,850	2,564,708	3,164,566	3,764,424
7 Large residential-led development (190 units)	190	£3,893,813	1,124,299	100,876	935,029	1,987,946	3,039,963	4,091,981	5,143,997	6,196,014	7,248,031	8,300,048	9,352,065	10,404,082
8 Large residential-led development (85 units)	85	£3,115,650	769,468	269,977	232,780	739,318	1,245,877	1,752,436	2,259,995	2,767,554	3,275,113	3,778,672	4,282,231	4,785,790
9 Large residential-led development (85 units)	85	£3,061,994	886,129	386,637	114,450	621,007	1,127,566	1,634,124	2,140,683	2,647,241	3,153,799	3,660,357	4,166,915	4,673,474
10 Large residential-led development (135 units)	135	£2,725,699	1,621,532	840,274	39,018	732,459	1,238,017	1,743,575	2,249,133	2,754,691	3,260,249	3,765,807	4,271,365	4,776,923
11 Large residential-led development (50 units)	50	£1,946,906	2,273,361	1,982,873	1,692,385	1,401,898	1,111,409	820,921	530,434	239,946	61,257	345,856	640,455	935,054
12 Large residential-led development (100 units)	100	£2,725,699	104,876	632,448	1,160,019	1,687,581	2,215,163	2,742,745	3,270,327	3,797,908	4,325,490	4,853,072	5,380,653	5,913,234
13 Large residential-led development (290 units)	290	£18,300,919	14,700,991	13,132,072	11,563,153	9,994,233	8,425,314	6,855,395	5,273,265	3,691,029	2,108,794	526,558	1,070,618	1,519,578
14 Large residential-led development (125 units)	125	£2,336,288	1,988,292	1,294,139	559,985	148,208	860,326	1,574,444	2,288,562	3,002,679	3,716,797	4,430,915	5,145,033	5,854,151
15 Large residential-led development (240 units)	240	£3,734,532	9,477,555	8,239,769	7,001,985	5,764,199	4,526,415	3,285,952	2,035,088	785,663	471,054	1,738,980	3,006,725	4,274,470
16 Large residential-led development (155 units)	155	£2,955,769	7,077,248	6,227,948	5,378,650	4,529,351	3,680,053	2,830,754	1,981,455	1,132,156	282,807	582,002	1,453,810	2,322,270
17 Large residential-led development (40 units)	40	£2,725,699	2,987,027	2,730,111	2,473,196	2,216,280	1,959,364	1,702,449	1,445,533	1,188,617	931,702	674,786	417,870	1,160,960
18 Large residential-led development (150 units)	150	£2,955,769	998,133	196,315	675,016	1,518,700	2,362,384	3,206,069	4,049,753	4,893,438	5,737,122	6,580,806	7,424,491	8,268,175
19 Large residential-led development (125 units)	125	£2,451,338	1,253,401	549,247	157,098	871,216	1,585,334	2,299,451	3,013,569	3,727,687	4,441,805	5,155,923	5,874,041	6,588,159
20 Large residential-led development (130 units)	130	£7,008,863	5,313,624	4,587,969	3,862,375	3,137,551	2,412,927	1,683,495	951,175	218,656	520,730	1,263,413	2,006,095	2,748,778
21 Large residential-led development (25 units)	25	£1,946,906	1,489,878	1,329,953	1,169,828	1,009,602	849,777	689,752	529,726	369,701	209,676	49,650	1,113,937	1,857,620
22 Large residential-led development (195 units)	195	£6,262,613	10,883,283	9,808,364	8,732,644	7,656,766	6,580,887	5,487,009	4,405,131	3,323,252	2,241,374	1,159,496	77,617	1,172,910
23 Large residential-led development (195 units)	195	£2,002,030	2,844,191	2,665,855	2,487,517	2,309,181	2,130,844	1,952,507	1,774,170	1,595,834	1,417,496	1,239,158	1,060,820	882,482
24 Large residential-led development (10 units)	10	£1,168,144	1,127,584	1,127,584	1,127,584	1,127,584	1,127,584	1,127,584	1,127,584	1,127,584	1,127,584	1,127,584	1,127,584	1,127,584
25 Large residential-led development (20 units)	20	£3,115,650	1,988,151	1,876,817	1,765,604	1,654,391	1,543,178	1,431,965	1,320,752	1,210,539	1,100,326	990,113	879,900	769,687
26 Large residential-led development (20 units)	20	£1,546,654	3,467	783,645	1,513,623	2,244,002	2,974,190	3,704,378	4,434,566	5,164,754	5,894,942	6,625,130	7,355,295	8,085,460
27 Large residential-led development (260 units)	260	£10,513,294	2,380,620	1,026,498	332,466	1,705,954	3,079,443	4,459,745	5,854,355	7,248,965	8,643,577	10,038,187	11,432,798	12,827,409
28 Large residential-led development (115 units)	115	£5,507,003	396,209	255,173	912,181	1,569,150	2,226,138	2,883,126	3,540,114	4,197,104	4,854,092	5,511,080	6,168,068	6,785,056
29 Large residential-led development (375 units)	375	£10,513,294	351,803	1,515,749	3,388,279	5,260,808	7,133,243	9,005,632	10,898,020	12,790,408	14,682,796	16,575,184	18,467,572	20,359,960
30 Small site (70 units)	70	£1,502,030	1,396,610	967,813	539,015	110,217	323,089	757,955	1,192,821	1,627,687	2,062,552	2,497,418	2,932,283	3,367,149
31 Small site (40 units)	40	£1,002,018	2,863,853	2,611,594	2,359,336	2,107,077	1,854,818	1,602,559	1,350,300	1,098,042	845,784	593,525	341,266	86,023
32 Small site (25 units)	25	£1,002,018	2,863,853	2,611,594	2,359,336	2,107,077	1,854,818	1,602,559	1,350,300	1,098,042	845,784	593,525	341,266	86,023
33 Small site (10 units)	10	£1,002,018	2,863,853	2,611,594	2,359,336	2,107,077	1,854,818	1,602,559	1,350,300	1,098,042	845,784	593,525	341,266	86,023
34 Small site (5 units)	5	£1,002,018	2,863,853	2,611,594	2,359,336	2,107,077	1,854,818	1,602,559	1,350,300	1,098,042	845,784	593,525	341,266	86,023
35 Small site (1 unit)	1	£1,002,018	2,863,853	2,611,594	2,359,336	2,107,077	1,854,818	1,602,559	1,350,300	1,098,042	845,784	593,525	341,266	86,023
36 Office development	-	£3,061,994	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476
37 Office development	-	£3,061,994	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115
38 Office development	-	£4,759,586	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276
39 Industrial development	-	£4,759,586	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276
40 Retail development	-	£2,725,699	2,987,027	2,730,111	2,473,196	2,216,280	1,959,364	1,702,449	1,445,533	1,188,617	931,702	674,786	417,870	1,160,960
41 Retail development	-	£2,725,699	2,987,027	2,730,111	2,473,196	2,216,280	1,959,364	1,702,449	1,445,533	1,188,617	931,702	674,786	417,870	1,160,960
42 Leisure development	-	£2,725,699	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738
43 Student accommodation (200 beds)	-	£1,002,018	30,198,406	26,163,480	21,128,554	16,093,627	11,058,700	6,023,773	1,068,838	15,953,907	13,918,978	11,884,049	9,849,121	7,804,193
44 C2 accommodation (80 beds)	-	£2,254,541	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272	2,901,272

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,645	177,823	419,519	1,019,379	1,619,237	2,219,097	2,818,955	3,418,813	4,018,671	4,618,529	5,218,387	5,818,245	6,418,103
2 Large residential-led development (45 units)	45	£2,254,541	89,470	423,814	1,019,379	1,29,302	408,858	688,415	967,971	1,247,527	1,527,083	1,806,639	2,086,195	2,365,751
3 Large residential-led development (190 units)	190	£5,571,069	3,486,928	2,432,789	1,378,650	324,514	739,948	1,819,599	2,903,192	3,986,786	5,070,379	6,153,973	7,237,568	8,321,164
4 Large residential-led development (70 units)	70	£4,283,104	2,973,768	2,562,424	2,151,079	1,739,735	1,328,390	917,045	505,700	94,356	321,475	738,541	1,155,807	1,573,072
5 Large residential-led development (220 units)	220	£5,840,719	871,177	318,280	1,526,623	2,744,748	3,962,873	5,180,998	6,399,123	7,617,248	8,835,373	10,053,498	11,271,623	12,489,748
6 Large residential-led development (105 units)	105	£3,507,003	2,789,821	2,202,987	1,611,488	1,020,009	428,521	165,274	765,134	1,364,992	1,964,850	2,564,708	3,164,566	3,764,424
7 Large residential-led development (190 units)	190	£2,505,645	1,124,299	100,876	935,029	1,987,946	3,039,963	4,091,981	5,143,997	6,196,014	7,248,031	8,300,048	9,352,065	10,404,082
8 Large residential-led development (85 units)	85	£2,004,036	769,468	269,977	232,780	739,318	1,245,877	1,752,436	2,259,995	2,767,554	3,275,113	3,778,672	4,282,231	4,785,790
9 Large residential-led development (85 units)	85	£2,396,599	886,129	386,637	114,450	621,007	1,127,566	1,634,124	2,140,683	2,647,241	3,153,799	3,660,357	4,166,915	4,673,474
10 Large residential-led development (135 units)	135	£1,783,532	1,621,532	840,274	39,018	732,459	1,238,017	1,743,575	2,249,133	2,754,691	3,260,249	3,765,807	4,271,365	4,776,923
11 Large residential-led development (50 units)	50	£1,252,232	2,273,361	1,982,873	1,692,385	1,401,898	1,111,409	820,921	530,434	239,946	61,257	345,856	640,455	935,054
12 Large residential-led development (100 units)	100	£1,753,532	104,876	632,448	1,160,019	1,687,581	2,215,163	2,742,745	3,270,327	3,797,908	4,325,490	4,853,072	5,380,653	5,913,234
13 Large residential-led development (290 units)	290	£11,773,712	14,700,991	13,132,072	11,563,153	9,994,233	8,425,314	6,855,395	5,273,265	3,691,029	2,108,794	526,558	1,070,618	1,519,578
14 Large residential-led development (125 units)	125	£1,503,027	1,968,292	1,294,139										

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,122 psm
 AH tenure
 Rented 100%

£7,267.625 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,893,813	1,333.200	683.943	34.084	623.280	1,281.715	1,940.180	2,598.606	3,257.051	3,915.496	4,573.942	5,232.387	
2 Large residential-led development (45 units)	45	£2,254.541	1,216.053	614.568	31.083	611.597	1,013.115	1,311.115	1,609.115	1,907.115	2,205.115	2,503.115	2,801.115	
3 Large residential-led development (190 units)	190	£5,171.099	3,573.171	4,414.720	3,256.270	2,097.520	939.370	222.179	1,400.989	2,591.771	3,782.673	4,973.575	6,164.478	
4 Large residential-led development (70 units)	70	£4,283.194	3,760.502	3,309.820	2,859.138	2,408.458	1,957.776	1,507.094	1,056.414	605.732	155.050	299.814	756.873	
5 Large residential-led development (220 units)	220	£5,840.719	3,227.908	1,925.056	622.204	660.279	2,023.325	3,362.672	4,702.018	6,041.366	7,380.712	8,720.059	10,059.405	
6 Large residential-led development (105 units)	105	£3,507.063	3,930.418	3,287.792	2,645.166	2,002.080	1,362.622	703.064	54.307	603.370	1,261.815	1,920.261	2,578.706	
7 Large residential-led development (190 units)	190	£3,893.813	3,159.657	2,034.467	909.276	218.970	1,364.899	2,521.607	3,678.316	4,835.024	5,991.733	7,148.441	8,305.150	
8 Large residential-led development (85 units)	85	£3,151.550	1,724.786	1,177.531	630.274	83.019	470.807	1,025.807	1,580.807	2,135.807	2,690.807	3,245.807	3,800.807	
9 Large residential-led development (85 units)	85	£3,061.998	1,841.447	1,294.191	746.935	199.679	352.495	907.496	1,462.496	2,017.497	2,572.496	3,127.497	3,682.497	
10 Large residential-led development (135 units)	135	£2,725.669	3,129.296	2,772.653	1,416.008	559.363	301.489	1,170.256	2,039.023	2,907.791	3,776.558	4,645.326	5,514.092	
11 Large residential-led development (50 units)	50	£1,946.906	2,830.503	2,512.198	2,193.812	1,875.467	1,557.122	1,238.778	920.433	602.088	283.743	35.092	357.941	
12 Large residential-led development (100 units)	100	£2,725.669	1,030.204	453.314	125.327	710.382	1,295.436	1,880.491	2,465.545	3,050.600	3,635.655	4,220.709	4,805.763	
13 Large residential-led development (290 units)	290	£18,300.919	17,825.495	16,100.351	14,375.206	12,650.062	10,924.917	9,199.773	7,474.628	5,749.483	4,024.338	2,299.193	525.900	
14 Large residential-led development (125 units)	125	£2,336.288	3,339.560	2,570.815	1,797.889	1,024.943	252.037	528.259	1,312.123	2,095.987	2,879.850	3,663.713	4,447.577	
15 Large residential-led development (240 units)	240	£3,734.532	11,882.326	10,619.302	9,256.278	7,893.254	6,530.231	5,167.207	3,804.184	2,434.888	1,074.888	323.636	1,720.131	
16 Large residential-led development (150 units)	150	£2,685.799	8,749.042	7,816.153	6,883.265	5,950.376	5,017.487	4,084.599	3,151.711	2,218.823	1,285.934	353.045	594.376	
17 Large residential-led development (40 units)	40	£2,725.669	3,457.652	3,177.243	2,896.794	2,616.345	2,335.896	2,055.447	1,774.998	1,494.549	1,214.100	933.651	653.201	
18 Large residential-led development (150 units)	150	£8,955.769	2,615.997	1,713.201	810.407	104.792	1,031.648	1,968.503	2,885.358	3,812.214	4,739.069	5,665.925	6,592.781	
19 Large residential-led development (125 units)	125	£6,451.338	2,628.850	1,855.524	1,082.998	310.073	469.404	1,253.267	2,037.130	2,820.993	3,604.857	4,388.721	5,172.584	
20 Large residential-led development (130 units)	130	£7,008.683	6,725.192	5,929.559	5,133.927	4,338.294	3,542.662	2,747.029	1,951.396	1,148.659	344.816	465.523	1,280.740	
21 Large residential-led development (25 units)	25	£1,946.906	1,785.902	1,611.076	1,436.249	1,261.422	1,086.595	911.769	736.943	562.118	387.290	212.463	37.637	
22 Large residential-led development (195 units)	195	£6,262.613	12,999.980	11,819.226	10,638.472	9,457.720	8,276.968	7,096.216	5,915.464	4,734.712	3,553.960	2,373.125	1,149.190	
23 Large residential-led development (195 units)	195	£3,734.532	12,999.980	11,819.226	10,638.472	9,457.720	8,276.968	7,096.216	5,915.464	4,734.712	3,553.960	2,373.125	1,149.190	
24 Large residential-led development (20 units)	20	£3,115.000	2,193.990	2,072.425	1,950.860	1,829.294	1,707.729	1,586.163	1,464.598	1,343.033	1,221.467	1,099.902	978.336	
25 Large residential-led development (195 units)	195	£1,946.906	901.691	694.962	488.232	281.502	74.772	133.625	343.479	553.135	762.790	972.445	1,182.099	
26 Large residential-led development (50 units)	50	£2,336.288	3,850.752	3,506.012	3,161.271	2,816.532	2,471.792	2,127.051	1,782.311	1,437.572	1,092.832	748.091	403.351	
27 Large residential-led development (120 units)	120	£8,177.000	1,970.954	1,228.946	486.937	258.681	1,011.190	1,763.099	2,516.208	3,268.717	4,021.226	4,773.735	5,526.243	
28 Large residential-led development (340 units)	340	£17,676.640	4,298.150	2,347.393	396.630	1,576.125	3,554.492	5,535.186	7,543.920	9,552.654	11,561.387	13,570.121	15,578.855	
29 Large residential-led development (380 units)	380	£7,765.640	1,953.997	3,211.933	5,369.869	7,544.584	9,735.693	11,926.801	14,117.910	16,309.019	18,500.127	20,691.236	22,882.345	
30 Large residential-led development (135 units)	135	£2,000.020	3,760.920	3,997.960	4,234.990	4,472.020	4,709.050	4,946.080	5,183.110	5,420.140	5,657.170	5,894.200	6,131.230	
31 Large residential-led development (260 units)	260	£8,763.622	5,129.545	3,637.785	2,146.026	654.266	849.345	2,362.214	3,875.084	5,409.729	6,945.819	8,481.910	10,018.000	
32 Large residential-led development (115 units)	115	£3,507.063	1,661.622	950.530	239.438	478.329	1,199.482	1,920.637	2,641.791	3,362.946	4,084.099	4,805.254	5,526.409	
33 Large residential-led development (375 units)	375	£16,233.720	4,199.999	2,161.188	122.376	1,943.555	4,011.217	6,083.570	8,165.923	10,248.280	12,330.633	14,412.986	16,505.339	
34 Small site (70 units)	70	£1,002.018	2,200.185	1,731.208	1,262.231	793.254	324.278	146.746	622.360	1,097.972	1,573.586	2,049.199	2,524.811	
35 Small site (40 units)	40	£1,002.018	3,334.518	3,068.726	2,782.934	2,507.141	2,231.350	1,955.558	1,679.766	1,403.974	1,128.181	852.389	576.598	
36 Small site (25 units)	25	£1,002.018	3,169.095	2,974.513	2,779.931	2,585.349	2,390.767	2,196.185	2,001.603	1,807.021	1,612.439	1,417.857	1,223.275	
37 Small site (10 units)	10	£1,002.018	1,257.546	1,257.546	1,257.546	1,257.546	1,257.546	1,257.546	1,257.546	1,257.546	1,257.546	1,257.546	1,257.546	
38 Small site (5 units)	5	£501.009	917.009	917.009	917.009	917.009	917.009	917.009	917.009	917.009	917.009	917.009	917.009	
39 Small site (1 unit)	1	£150.303	163.183	163.183	163.183	163.183	163.183	163.183	163.183	163.183	163.183	163.183	163.183	
40 Office development	-	£3,893.813	94.476	94.476	94.476	94.476	94.476	94.476	94.476	94.476	94.476	94.476	94.476	
41 Office development	-	£3,006.054	1,131.115	1,131.115	1,131.115	1,131.115	1,131.115	1,131.115	1,131.115	1,131.115	1,131.115	1,131.115	1,131.115	
42 Office development	-	£4,759.586	12,262.276	12,262.276	12,262.276	12,262.276	12,262.276	12,262.276	12,262.276	12,262.276	12,262.276	12,262.276	12,262.276	
43 Industrial development	-	£1,503.027	1,605.627	1,605.627	1,605.627	1,605.627	1,605.627	1,605.627	1,605.627	1,605.627	1,605.627	1,605.627	1,605.627	
44 Retail development	-	£1,002.018	2,360.420	2,360.420	2,360.420	2,360.420	2,360.420	2,360.420	2,360.420	2,360.420	2,360.420	2,360.420	2,360.420	
45 Leisure development	-	£250.507	751.738	751.738	751.738	751.738	751.738	751.738	751.738	751.738	751.738	751.738	751.738	
46 Student accommodation (200 beds)	-	£1,002.018	30,198.409	28,163.480	26,128.551	24,093.622	22,058.693	20,023.765	17,988.836	15,953.907	13,918.978	11,884.049	9,849.121	
46 C2 accommodation (80 beds)	-	£3,504.431	2,901.272	2,901.272	2,901.272	2,901.272	2,901.272	2,901.272	2,901.272	2,901.272	2,901.272	2,901.272	2,901.272	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010.090 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505.045	1,333.200	683.943	34.084	623.280	1,281.715	1,940.180	2,598.606	3,257.051	3,915.496	4,573.942	5,232.387	
2 Large residential-led development (45 units)	45	£2,254.541	1,216.053	614.568	31.083	611.597	1,013.115	1,311.115	1,609.115	1,907.115	2,205.115	2,503.115	2,801.115	
3 Large residential-led development (190 units)	190	£5,171.099	3,573.171	4,414.720	3,256.270	2,097.520	939.370	222.179	1,400.989	2,591.771	3,782.673	4,973.575	6,164.478	
4 Large residential-led development (70 units)	70	£4,283.194	3,760.502	3,309.820	2,859.138	2,408.458	1,957.776	1,507.094	1,056.414	605.732	155.050	299.814	756.873	
5 Large residential-led development (220 units)	220	£5,840.719	3,227.908	1,925.056	622.204	660.279	2,023.325	3,362.672	4,702.018	6,041.366	7,380.712	8,720.059	10,059.405	
6 Large residential-led development (105 units)	105	£3,507.063	3,930.418	3,287.792	2,645.166	2,002.080	1,362.622	703.064	54.307	603.370	1,261.815	1,920.261	2,578.706	
7 Large residential-led development (190 units)	190	£3,893.813	3,159.657	2,034.467	909.276	218.970	1,364.899	2,521.607	3,678.316	4,835.024	5,991.733	7,148.441	8,305.150	
8 Large residential-led development (85 units)	85	£2,004.000	1,724.786	1,177.531	630.274	83.019	470.807	1,025.807	1,580.807	2,135.807	2,690.807	3,245.807	3,800.807	
9 Large residential-led development (85 units)	85	£3,295.599	1,841.447	1,294.191	746.935	199.679	352.495	907.496	1,462.496	2,017.497	2,572.496	3,127.497	3,682.497	
10 Large residential-led development (135 units)	135	£1,743.532	3,129.296	2,772.653	1,416.008	559.363	301.489							

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values							
							20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,893,813	1,969,741	1,279,198	998,571	83,174	773,389	1,463,605	2,153,821	2,844,038	3,534,252	4,224,468	4,914,683	
2 Large residential-led development (45 units)	45	£2,254,541	1,105,231	1,189,288	873,344	557,400	241,458	75,542	395,956	716,372	1,036,787	1,357,201	1,677,616	
3 Large residential-led development (190 units)	190	£5,517,069	6,717,402	5,501,740	4,288,079	3,070,417	1,854,758	639,095	584,727	1,826,518	3,076,284	4,326,051	5,575,209	
4 Large residential-led development (70 units)	70	£4,283,104	4,191,240	3,721,726	3,249,366	2,777,005	2,304,644	1,832,283	1,358,923	887,562	415,201	57,988	537,013	
5 Large residential-led development (220 units)	220	£5,840,719	4,493,891	3,127,739	1,761,588	965,436	984,451	2,385,724	3,790,201	5,194,677	6,599,154	8,003,630	9,408,107	
6 Large residential-led development (105 units)	105	£3,507,063	4,549,559	3,875,975	3,202,392	2,528,809	1,854,055	1,173,470	492,885	190,355	880,571	1,670,787	2,261,003	
7 Large residential-led development (190 units)	190	£3,893,813	4,253,005	3,073,147	1,893,289	713,432	473,028	1,677,880	2,890,837	4,103,794	5,316,751	6,529,708	7,742,665	
8 Large residential-led development (85 units)	85	£3,155,550	2,251,282	1,677,702	1,104,121	530,540	43,649	625,347	1,207,044	1,788,742	2,370,430	2,952,137	3,533,835	
9 Large residential-led development (85 units)	85	£3,893,813	2,367,943	1,794,362	1,220,781	647,200	73,620	507,036	1,088,734	1,670,431	2,252,129	2,833,826	3,415,524	
10 Large residential-led development (135 units)	135	£2,725,659	3,949,870	3,058,956	2,160,548	1,262,538	364,530	541,027	1,451,743	2,362,459	3,273,175	4,183,891	5,094,607	
11 Large residential-led development (50 units)	50	£1,946,906	3,135,905	2,801,805	2,468,216	2,134,627	1,801,037	1,467,447	1,133,858	800,268	466,678	133,089	203,338	
12 Large residential-led development (100 units)	100	£2,725,659	1,154,827	571,706	1,157,800	602,953	1,194,326	1,785,701	2,377,074	2,968,448	3,559,822	4,151,196	4,742,571	
13 Large residential-led development (290 units)	290	£18,300,919	19,533,442	17,722,900	15,912,358	14,101,816	12,291,275	10,480,732	8,670,191	6,859,649	5,042,810	3,215,897	1,389,178	
14 Large residential-led development (125 units)	125	£2,336,267	4,076,632	3,274,747	2,469,182	1,658,965	849,743	38,522	782,617	1,604,303	2,425,988	3,247,673	4,069,358	
15 Large residential-led development (240 units)	240	£6,262,613	13,315,753	11,886,059	10,456,363	9,026,659	7,596,973	6,167,279	4,737,583	3,307,889	1,867,509	423,032	1,035,000	
16 Large residential-led development (155 units)	155	£2,536,582	9,651,709	8,673,687	7,695,666	6,717,644	5,739,621	4,761,600	3,783,578	2,805,556	1,827,535	849,512	130,465	
17 Large residential-led development (140 units)	140	£1,753,532	3,157,900	3,432,844	3,138,465	2,844,594	2,550,718	2,256,843	1,962,969	1,669,092	1,375,216	1,081,341	787,465	
18 Large residential-led development (150 units)	150	£5,761,804	3,489,546	2,543,074	1,598,601	649,228	313,335	1,285,084	2,256,843	3,228,588	4,200,335	5,172,085	6,143,833	
19 Large residential-led development (125 units)	125	£3,507,063	3,371,716	2,564,512	1,754,291	944,072	133,852	685,939	1,507,625	2,329,309	3,150,995	3,972,681	4,794,366	
20 Large residential-led development (130 units)	130	£4,508,061	7,491,746	6,657,786	5,823,826	4,989,866	4,155,905	3,321,945	2,487,985	1,652,875	810,240	32,841	887,394	
21 Large residential-led development (25 units)	25	£1,152,523	1,955,484	1,772,176	1,588,873	1,405,567	1,222,262	1,038,956	855,651	672,345	489,039	306,733	122,428	
22 Large residential-led development (195 units)	195	£6,262,613	14,163,366	12,924,444	11,685,521	10,446,596	9,207,675	7,968,753	6,725,972	5,478,319	4,230,667	2,983,013	1,735,361	
23 Large residential-led development (20 units)	20	£2,008,038	2,111,898	2,824,444	2,058,986	1,446,526	1,029,525	1,802,064	2,345,032	2,140,527	1,936,022	1,731,517	1,527,012	
24 Large residential-led development (35 units)	35	£1,252,523	1,989,263	1,892,555	1,695,046	1,497,537	1,299,028	1,091,519	884,010	675,501	466,989	262,243	1,081,916	
25 Large residential-led development (50 units)	50	£1,503,027	4,186,411	3,624,988	3,463,365	3,101,842	2,740,319	2,378,796	2,017,273	1,655,750	1,294,227	932,704	571,161	
26 Large residential-led development (120 units)	120	£6,260,595	2,887,002	1,909,191	1,131,379	353,568	430,247	1,219,084	2,007,882	2,796,700	3,585,518	4,374,335	5,163,153	
27 Large residential-led development (340 units)	340	£7,765,640	6,209,758	4,163,415	2,117,073	70,729	2,003,570	4,078,870	6,165,347	8,272,550	10,379,754	12,486,956	14,594,160	
28 Large residential-led development (380 units)	380	£7,765,640	1,079,976	1,170,139	3,435,338	5,700,938	7,989,017	10,289,293	12,589,569	14,889,844	17,190,121	19,490,397	21,790,673	
29 Large residential-led development (135 units)	135	£2,008,038	1,950,299	1,272,276	1,061,910	542,178	3,018,298	3,282,276	3,546,254	3,810,232	4,074,210	4,338,188	4,592,166	
30 Large residential-led development (260 units)	260	£8,763,622	6,585,760	5,026,508	3,461,658	1,896,807	331,957	1,250,340	2,837,334	4,430,626	6,042,217	7,653,607	9,264,998	
31 Large residential-led development (115 units)	115	£3,507,063	2,347,833	1,602,430	857,028	111,626	642,744	1,388,695	2,154,646	2,910,596	3,666,547	4,422,498	5,178,447	
32 Large residential-led development (375 units)	375	£6,763,622	6,195,175	4,056,605	1,918,036	223,656	2,392,489	4,561,322	6,744,124	8,946,363	11,148,602	13,350,840	15,553,079	
33 Small site (70 units)	70	£1,002,018	2,850,018	2,158,550	1,667,081	1,175,614	684,145	192,677	303,020	801,443	1,299,866	1,798,289	2,296,712	
34 Small site (40 units)	40	£1,002,018	3,603,946	3,313,827	3,024,608	2,735,390	2,446,172	2,156,954	1,867,735	1,578,516	1,289,298	1,000,080	710,862	
35 Small site (25 units)	25	£1,002,018	3,367,557	3,163,052	2,958,547	2,754,042	2,549,537	2,345,032	2,140,527	1,936,022	1,731,517	1,527,012	1,322,507	
36 Small site (10 units)	10	£715,125	1,336,931	1,336,931	1,336,931	1,336,931	1,336,931	1,336,931	1,336,931	1,336,931	1,336,931	1,336,931	1,336,931	
37 Small site (5 units)	5	£286,664	966,062	966,062	966,062	966,062	966,062	966,062	966,062	966,062	966,062	966,062	966,062	
38 Small site (1 unit)	1	£150,332	172,993	172,993	172,993	172,993	172,993	172,993	172,993	172,993	172,993	172,993	172,993	
39 Office development	-	£3,006,054	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	
40 Office development	-	£3,006,054	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	
41 Office development	-	£4,759,586	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	
42 Industrial development	-	£6,859,649	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	
43 Retail development	-	£1,503,027	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	
44 Leisure development	-	£2,505,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
45 Student accommodation (200 beds)	-	£1,002,018	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,918,978	11,884,049	9,849,121	
46 C2 accommodation (80 beds)	-	£2,254,541	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) £6,010,090 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values							
							20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,506,045	1,969,741	1,279,198	998,571	83,174	773,389	1,463,605	2,153,821	2,844,038	3,534,252	4,224,468	4,914,683	
2 Large residential-led development (45 units)	45	£2,254,541	1,105,231	1,189,288	873,344	557,400	241,458	75,542	395,956	716,372	1,036,787	1,357,201	1,677,616	
3 Large residential-led development (190 units)	190	£5,517,069	6,717,402	5,501,740	4,288,079	3,070,417	1,854,758	639,095	584,727	1,826,518	3,076,284	4,326,051	5,575,209	
4 Large residential-led development (70 units)	70	£4,283,104	4,191,240	3,721,726	3,249,366	2,777,005	2,304,644	1,832,283	1,358,923	887,562	415,201	57,988	537,013	
5 Large residential-led development (220 units)	220	£5,840,719	4,493,891	3,127,739	1,761,588	965,436	984,451	2,385,724	3,790,201	5,194,677	6,599,154	8,003,630	9,408,107	
6 Large residential-led development (105 units)	105	£3,507,063	4,549,559	3,875,975	3,202,392	2,528,809	1,854,055	1,173,470	492,885	190,355	880,571	1,670,787	2,261,003	
7 Large residential-led development (190 units)	190	£3,893,813	4,253,005	3,073,147	1,893,289	713,432	473,028	1,677,880	2,890,837	4,103,794	5,316,751	6,529,708	7,742,665	
8 Large residential-led development (85 units)	85	£2,008,038	2,251,282	1,677,702	1,104,121	530,540	43,649	625,347	1,207,044	1,788,742	2,370,430	2,952,137	3,533,835	
9 Large residential-led development (85 units)	85	£3,893,813	2,367,943	1,794,362	1,220,781	647,200	73,620	507,036	1,088,734	1,670,431	2,252,129	2,833,826	3,415,524	
10 Large residential-led development (135 units)	135	£2,725,659	3,949,870	3,058,956	2,160,548	1,262,538	364,530	541,027	1,451,743	2,362,459	3,273,175	4,183,891	5,094,607	
11 Large residential-led development (50 units)	50	£1,946,906	3,135,905	2,801,805	2,468,216	2,134,627	1,801,037	1,467,447	1,133,858	800,268	466,678	133,089	203,338	

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,657 psm AH tenure Rented 100%
£7,267.625 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,893,813	3,110,015	2,376,764	1,638,410	900,057	161,704	584,810	1,333,612	2,082,414	2,831,217	3,580,018	4,328,820	5,077,622
2 Large residential-led development (45 units)	45	£2,504,541	2,021,815	1,680,942	1,338,268	996,495	654,723	312,949	28,231	375,841	722,451	1,069,090	1,415,670	
3 Large residential-led development (190 units)	190	£5,517,069	8,603,645	7,483,671	6,163,697	4,843,724	3,523,750	2,203,776	883,803	442,343	1,788,578	3,145,655	4,502,732	
4 Large residential-led development (70 units)	70	£4,283,140	4,969,015	4,461,130	3,953,246	3,445,362	2,934,031	2,422,333	1,910,638	1,398,938	887,242	375,544	138,080	
5 Large residential-led development (220 units)	220	£5,403,719	6,850,621	5,366,534	3,882,648	2,398,659	914,670	577,374	2,093,096	3,618,794	5,144,493	6,670,191	8,195,889	
6 Large residential-led development (105 units)	105	£3,893,813	5,890,156	4,959,543	4,228,930	3,498,317	2,767,704	2,037,091	1,301,649	563,295	177,536	926,337	1,675,140	
7 Large residential-led development (190 units)	190	£3,893,813	6,288,364	5,006,739	3,725,113	2,443,487	1,161,861	121,460	1,425,155	2,742,803	4,060,452	5,378,100	6,695,749	
8 Large residential-led development (85 units)	85	£3,155,525	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
9 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
10 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
11 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
12 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
13 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
14 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
15 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
16 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
17 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
18 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
19 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
20 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
21 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
22 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
23 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
24 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
25 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
26 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
27 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
28 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
29 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
30 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
31 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
32 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415	
33 Small site (70 units)	70	£1,587,525	3,453,591	2,921,945	2,390,298	1,858,650	1,327,004	795,357	263,709	271,729	810,899	1,350,089	1,889,239	
34 Small site (40 units)	40	£1,587,525	3,453,591	2,921,945	2,390,298	1,858,650	1,327,004	795,357	263,709	271,729	810,899	1,350,089	1,889,239	
35 Small site (25 units)	25	£1,587,525	3,453,591	2,921,945	2,390,298	1,858,650	1,327,004	795,357	263,709	271,729	810,899	1,350,089	1,889,239	
36 Small site (10 units)	10	£1,587,525	3,453,591	2,921,945	2,390,298	1,858,650	1,327,004	795,357	263,709	271,729	810,899	1,350,089	1,889,239	
37 Small site (5 units)	5	£1,587,525	3,453,591	2,921,945	2,390,298	1,858,650	1,327,004	795,357	263,709	271,729	810,899	1,350,089	1,889,239	
38 Small site (1 unit)	1	£1,587,525	3,453,591	2,921,945	2,390,298	1,858,650	1,327,004	795,357	263,709	271,729	810,899	1,350,089	1,889,239	
39 Office development	-	£3,893,813	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	
40 Office development	-	£4,283,140	1,311,115	1,311,115	1,311,115	1,311,115	1,311,115	1,311,115	1,311,115	1,311,115	1,311,115	1,311,115	1,311,115	
41 Office development	-	£7,398,244	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	
42 Industrial development	-	£2,336,288	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	1,605,627	
43 Retail development	-	£1,557,525	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	
44 Leisure development	-	£3,893,813	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
45 Student accommodation (200 beds)	-	£1,557,525	30,198,409	26,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,918,978	11,884,049	9,849,121	
46 C2 accommodation (80 beds)	-	£3,504,431	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	2,755,358	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£2,504,541	3,110,015	2,376,764	1,638,410	900,057	161,704	584,810	1,333,612	2,082,414	2,831,217	3,580,018	4,328,820
2 Large residential-led development (45 units)	45	£2,504,541	2,021,815	1,680,942	1,338,268	996,495	654,723	312,949	28,231	375,841	722,451	1,069,090	1,415,670
3 Large residential-led development (190 units)	190	£5,517,069	8,603,645	7,483,671	6,163,697	4,843,724	3,523,750	2,203,776	883,803	442,343	1,788,578	3,145,655	4,502,732
4 Large residential-led development (70 units)	70	£4,283,140	4,969,015	4,461,130	3,953,246	3,445,362	2,934,031	2,422,333	1,910,638	1,398,938	887,242	375,544	138,080
5 Large residential-led development (220 units)	220	£5,403,719	6,850,621	5,366,534	3,882,648	2,398,659	914,670	577,374	2,093,096	3,618,794	5,144,493	6,670,191	8,195,889
6 Large residential-led development (105 units)	105	£3,893,813	5,890,156	4,959,543	4,228,930	3,498,317	2,767,704	2,037,091	1,301,649	563,295	177,536	926,337	1,675,140
7 Large residential-led development (190 units)	190	£3,893,813	6,288,364	5,006,739	3,725,113	2,443,487	1,161,861	121,460	1,425,155	2,742,803	4,060,452	5,378,100	6,695,749
8 Large residential-led development (85 units)	85	£2,004,036	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415
9 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415
10 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415
11 Large residential-led development (190 units)	190	£3,893,813	3,236,602	2,585,255	1,963,909	1,342,562	721,215	99,868	528,858	1,158,998	1,789,137	2,416,276	3,049,415
12													

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,925 psm

£7,925 PER HA

AH tenure
Rented 100%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£3,893,813	3,323,552	2,581,201	1,832,088	1,082,975	333,661	421,129	1,180,843	1,940,556	2,700,271	3,459,985	4,219,699
2 Large residential-led development (45 units)	45	£2,294,541	2,134,112	1,786,724	1,439,336	1,091,948	744,561	397,173	49,785	301,815	654,119	1,006,422	1,358,726
3 Large residential-led development (190 units)	190	£5,175,099	9,215,156	7,874,605	6,534,056	5,193,507	3,852,958	2,512,408	1,171,860	1,711,077	1,534,353	2,912,615	4,290,877
4 Large residential-led development (70 units)	70	£4,283,194	5,127,712	4,611,893	4,096,074	3,580,255	3,061,148	2,541,506	2,021,864	1,502,222	982,580	462,937	57,507
5 Large residential-led development (220 units)	220	£5,840,719	7,268,187	5,763,321	4,258,455	2,753,589	1,248,723	259,767	1,792,056	3,339,255	4,886,493	6,433,691	7,980,889
6 Large residential-led development (105 units)	105	£3,507,063	5,903,662	5,162,403	4,421,113	3,679,623	2,938,533	2,197,243	1,452,287	703,174	46,590	806,304	1,566,018
7 Large residential-led development (190 units)	190	£3,893,813	6,648,990	5,349,332	4,049,675	2,750,018	1,450,361	150,704	1,165,212	2,501,417	3,837,634	5,173,851	6,510,068
8 Large residential-led development (85 units)	85	£3,156,659	3,999,547	2,768,554	2,137,560	1,506,586	975,572	244,577	391,885	1,031,808	1,671,731	2,311,655	2,951,577
9 Large residential-led development (85 units)	85	£3,996,198	3,916,206	2,885,214	2,254,220	1,623,226	992,231	361,238	273,574	913,497	1,553,420	2,193,343	2,833,266
10 Large residential-led development (135 units)	135	£2,725,699	5,753,996	4,755,790	3,777,525	2,797,400	1,809,106	800,811	169,852	1,172,133	2,174,412	3,176,891	4,178,971
11 Large residential-led development (50 units)	50	£1,946,906	3,801,224	3,434,343	3,067,462	2,700,580	2,333,699	1,968,818	1,599,937	1,233,057	866,176	499,295	132,414
12 Large residential-led development (100 units)	100	£2,725,699	1,628,243	1,021,451	414,657	194,854	810,234	1,425,014	2,040,959	2,656,373	3,271,753	3,887,132	4,502,513
13 Large residential-led development (290 units)	290	£18,300,919	23,364,055	21,266,962	19,269,910	17,272,837	15,275,764	13,278,692	11,281,620	9,284,547	7,287,474	5,290,402	3,275,315
14 Large residential-led development (125 units)	125	£2,336,288	5,688,696	4,806,207	3,923,720	3,041,232	2,154,051	1,262,250	370,448	528,731	1,433,153	2,337,574	3,241,997
15 Large residential-led development (240 units)	240	£3,734,532	16,242,849	14,666,799	13,090,750	11,514,700	9,938,650	8,362,600	6,786,551	5,210,501	3,634,450	2,052,491	459,881
16 Large residential-led development (155 units)	155	£2,006,036	11,627,922	10,551,090	9,474,257	8,397,424	7,320,592	6,243,760	5,166,927	4,090,094	3,013,262	1,936,429	859,597
17 Large residential-led development (100 units)	100	£2,725,699	4,308,184	3,985,210	3,662,236	3,339,263	3,016,290	2,693,316	2,370,343	2,047,368	1,724,395	1,401,421	1,078,448
18 Large residential-led development (150 units)	150	£3,507,063	5,402,010	4,559,915	3,717,818	2,875,722	2,033,626	1,191,529	609,582	1,950,775	3,020,818	4,090,861	5,169,904
19 Large residential-led development (125 units)	125	£5,451,338	4,983,781	4,101,292	3,218,805	2,336,962	1,439,161	547,359	349,317	1,253,739	2,158,160	3,062,582	3,967,003
20 Large residential-led development (130 units)	130	£4,508,061	9,168,239	8,250,506	7,332,718	6,414,930	5,497,143	4,579,355	3,661,568	2,743,780	1,825,992	900,913	26,937
21 Large residential-led development (25 units)	25	£1,152,523	2,322,741	2,121,072	1,919,404	1,717,736	1,516,067	1,314,399	1,112,730	911,062	709,393	507,725	306,056
22 Large residential-led development (195 units)	195	£6,262,613	16,701,939	15,336,086	13,970,236	12,604,385	11,238,533	9,872,683	8,506,831	7,140,979	5,786,756	4,422,929	3,071,102
23 Large residential-led development (135 units)	135	£2,006,036	2,427,867	2,129,611	1,828,357	1,527,102	1,225,847	924,591	624,335	325,081	1,807,891	2,304,257	2,800,757
24 Large residential-led development (35 units)	35	£1,252,523	2,327,861	2,129,611	1,925,441	1,721,273	1,517,105	1,312,937	1,108,769	904,601	697,433	490,265	286,097
25 Large residential-led development (50 units)	50	£1,503,027	4,913,667	4,515,917	4,118,015	3,720,113	3,322,211	2,924,309	2,526,407	2,128,505	1,730,700	1,332,505	934,909
26 Large residential-led development (120 units)	120	£5,260,595	4,239,401	3,392,213	2,541,113	1,694,983	828,854	27,663	895,907	1,764,152	2,632,397	3,500,640	4,368,885
27 Large residential-led development (340 units)	340	£7,765,640	10,382,778	9,150,942	8,094,456	7,038,259	6,082,062	5,125,855	4,169,648	3,213,441	2,259,234	1,305,027	424,437
28 Large residential-led development (380 units)	380	£7,765,640	9,735,688	8,269,114	7,022,540	5,877,583	4,732,627	3,587,671	2,432,710	1,277,604	143,267	16,852,732	19,392,795
29 Large residential-led development (135 units)	135	£2,006,036	3,825,437	2,915,224	2,001,133	1,097,041	112,949	751,630	1,678,657	2,805,684	3,532,711	4,459,737	5,386,764
30 Large residential-led development (260 units)	260	£6,763,622	9,756,780	8,849,362	8,342,008	7,834,654	7,327,300	6,819,847	6,312,393	5,804,940	5,297,487	4,790,034	4,282,581
31 Large residential-led development (115 units)	115	£3,507,063	3,838,720	3,026,830	2,208,023	1,387,565	567,107	256,936	1,089,003	1,921,071	2,753,138	3,585,206	4,417,270
32 Large residential-led development (375 units)	375	£6,763,622	10,579,040	9,238,545	8,079,813	7,020,133	6,162,520	5,310,910	4,459,399	3,603,890	2,753,381	1,905,820	1,054,911
33 Small site (70 units)	70	£1,002,018	3,628,277	3,087,896	2,547,514	2,007,133	1,466,752	926,371	385,990	156,577	704,605	1,252,633	1,800,661
34 Small site (40 units)	40	£1,002,018	4,185,010	3,866,693	3,548,377	3,230,059	2,911,743	2,593,427	2,275,110	1,956,794	1,638,476	1,320,160	1,001,843
35 Small site (25 units)	25	£1,002,018	3,792,575	3,566,819	3,341,062	3,115,307	2,889,550	2,663,795	2,438,039	2,212,283	1,986,527	1,760,771	1,535,015
36 Small site (10 units)	10	£1,158,821	1,508,937	1,508,937	1,508,937	1,508,937	1,508,937	1,508,937	1,508,937	1,508,937	1,508,937	1,508,937	1,508,937
37 Small site (5 units)	5	£501,009	1,069,794	1,069,794	1,069,794	1,069,794	1,069,794	1,069,794	1,069,794	1,069,794	1,069,794	1,069,794	1,069,794
38 Small site (1 unit)	1	£150,333	193,739	193,739	193,739	193,739	193,739	193,739	193,739	193,739	193,739	193,739	193,739
39 Office development	-	£230,507	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476	94,476
40 Office development	-	£3,006,054	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115	1,131,115
41 Office development	-	£4,759,586	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276	12,262,276
42 Industrial development	-	£1,503,027	1,805,627	1,805,627	1,805,627	1,805,627	1,805,627	1,805,627	1,805,627	1,805,627	1,805,627	1,805,627	1,805,627
43 Retail development	-	£1,503,027	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420	2,360,420
44 Leisure development	-	£230,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738
45 Student accommodation (200 beds)	-	£1,002,018	30,198,409	26,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,918,978	11,884,049	9,849,121
46 C2 accommodation (80 beds)	-	£2,294,541	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£2,506,045	3,323,552	2,581,201	1,832,088	1,082,975	333,661	421,129	1,180,843	1,940,556	2,700,271	3,459,985	4,219,699
2 Large residential-led development (45 units)	45	£2,294,541	2,134,112	1,786,724	1,439,336	1,091,948	744,561	397,173	49,785	301,815	654,119	1,006,422	1,358,726
3 Large residential-led development (190 units)	190	£5,175,099	9,215,156	7,874,605	6,534,056	5,193,507	3,852,958	2,512,408	1,171,860	1,711,077	1,534,353	2,912,615	4,290,877
4 Large residential-led development (70 units)	70	£4,283,194	5,127,712	4,611,893	4,096,074	3,580,255	3,061,148	2,541,506	2,021,864	1,502,222	982,580	462,937	57,507
5 Large residential-led development (220 units)	220	£5,840,719	7,268,187	5,763,321	4,258,455	2,753,589	1,248,723	259,767	1,792,056	3,339,255	4,886,493	6,433,691	7,980,889
6 Large residential-led development (105 units)	105	£3,507,063	5,903,662	5,162,403	4,421,113	3,679,623	2,938,533	2,197,243	1,452,287	703,174	46,590	806,304	1,566,018
7 Large residential-led development (190 units)	190	£3,893,813	6,648,990	5,349,332	4,049,675	2,750,018	1,450,361	150,704	1,165,212	2,501,417	3,837,634	5,173,851	6,510,068
8 Large residential-led development (85 units)	85	£3,296,599	3,916,206	2,885,214	2,254,220	1,623,226	992,231	361,238	273,574	913,497	1,553,420	2,193,343	2,833,266
9 Large residential-led development (135 units)	135	£1,753,532	5,753,996	4,755,790	3,777,525	2,797,400	1,809,106	800,811	169,852	1,172,133	2,174,412	3,176,891	4,178,971
10 Large residential-led development (50 units)	50	£1,252,523	3,801,224	3,434,343	3,067,462	2,700,580	2,333,699	1,968,818	1,599,937	1,233,057	866,176	499,295	132,414
11 Large residential-led development (100 units)	100	£1,753,532	1,628,243	1,021,451	414,657	194,854	810,234	1,425,014	2,040,959	2,656,373	3,271,753	3,887,132	4,502,513
12 Large residential-led development (290 units)	290	£11,773,712	23,364,055	21,266,962	19,269,910	17,272,837	15,275,764	13,278,692	11,281,620	9,284,547	7,287,474	5,290,402	3,275,315
13 Large residential-led development (125 units)	125	£1,503,027	5,688,696	4,806,207	3,923,720	3,041,232	2,154,051	1,262,250	370,448	528,731	1,433,153	2,337,574	3,241,997
14 Large residential-led development (240 units)	240	£6,762,613	16,242,849	14,666,799	13,090,750	11,514,700	9,938,650	8,362,600	6,786,551	5,210,501	3,634,450	2,052,491	459,881
15 Large residential-led development (155 units)	155	£3,734,532	11,627,922	10,551,090	9,474,257	8,397,424	7,320,592	6,243,760	5,166,927	4,090,094	3,013,262	1,936,429	859,597
16 Large residential-led development (100 units)	100	£1,753,532	4,308,184	3,985,210	3,662,236	3,339,26							

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,193 psm

AH tenure Rented 100%

£7,287,625 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£3,893,813	4,755,415	3,957,095	3,158,775	2,360,453	1,562,131	763,809	465,487	167,165	87,807	1,897,967	2,515,968	3,334,288
2 Large residential-led development (45 units)	45	£2,074,567	2,734,209	2,360,962	1,987,775	1,614,558	1,241,340	868,124	494,906	255,087	121,689	1,697,967	2,515,968	3,334,288
3 Large residential-led development (190 units)	190	£5,715,099	11,588,193	10,143,332	8,698,470	7,253,609	5,808,747	4,363,886	2,919,025	1,474,163	29,302	1,437,247	2,022,819	2,822,819
4 Large residential-led development (70 units)	70	£2,535,582	6,116,252	5,561,544	5,006,836	4,452,128	3,897,420	3,342,712	2,786,325	2,227,347	1,668,368	1,109,388	550,410	50,410
5 Large residential-led development (220 units)	220	£3,840,719	10,007,313	8,384,610	6,761,908	5,139,206	3,516,502	1,893,800	271,097	1,370,732	3,038,538	4,706,958	6,375,378	
6 Large residential-led development (105 units)	105	£3,507,063	7,574,953	6,776,633	5,978,313	5,179,994	4,381,673	3,583,354	2,785,034	1,986,714	1,185,458	378,576	434,367	
7 Large residential-led development (190 units)	190	£3,893,813	8,943,260	7,541,835	6,140,411	4,738,986	3,337,561	1,936,136	534,711	878,979	2,315,043	3,755,952	5,196,860	
8 Large residential-led development (85 units)	85	£3,155,500	4,548,059	3,969,302	3,390,545	2,811,782	2,233,025	1,654,268	475,503	206,134	894,499	1,582,984	2,271,229	
9 Large residential-led development (85 units)	85	£3,061,958	4,640,059	3,961,299	3,282,539	2,603,779	1,925,019	1,246,259	567,499	112,835	801,200	1,489,585	2,177,930	
10 Large residential-led development (135 units)	135	£2,725,699	7,900,596	6,548,907	5,205,247	3,861,586	2,517,925	1,174,264	289,500	1,700,581	1,305,843	911,106	576,367	
11 Large residential-led development (50 units)	50	£1,946,906	4,463,748	4,009,009	3,674,271	3,279,534	2,884,795	2,490,057	2,095,320	1,700,581	1,305,843	911,106	576,367	
12 Large residential-led development (100 units)	100	£2,725,699	2,915,688	2,252,629	1,589,155	925,681	262,207	408,945	1,079,806	1,752,670	2,425,533	3,098,396	3,771,258	
13 Large residential-led development (290 units)	290	£18,300,919	26,733,907	24,580,609	22,427,312	20,274,014	18,120,716	15,967,418	13,814,121	11,660,822	9,507,525	7,354,226	5,200,929	
14 Large residential-led development (125 units)	125	£2,336,288	7,050,540	6,100,159	5,149,778	4,199,396	3,249,017	2,297,882	1,337,308	376,734	592,101	1,566,269	2,540,436	
15 Large residential-led development (240 units)	240	£3,762,613	19,018,283	17,327,039	15,635,207	13,933,918	12,232,630	10,531,342	8,830,053	7,128,765	5,427,477	3,726,188	2,022,793	
16 Large residential-led development (240 units)	155	£3,762,613	13,458,811	12,298,758	11,138,336	9,977,913	8,817,491	7,657,069	6,496,647	5,336,225	4,175,803	3,015,380	1,854,958	
17 Large residential-led development (140 units)	140	£2,725,699	4,776,209	4,430,941	4,085,671	3,739,328	3,392,821	3,046,314	2,699,807	2,353,300	2,006,794	1,660,287	1,313,760	
18 Large residential-led development (150 units)	150	£3,507,063	7,251,098	6,128,109	5,005,120	3,882,130	2,759,141	1,636,152	513,163	631,738	1,784,951	2,938,186	4,091,360	
19 Large residential-led development (125 units)	125	£3,507,063	6,489,262	5,538,882	4,588,501	3,638,121	2,687,740	1,736,662	768,088	195,210	1,169,377	2,143,544	3,117,712	
20 Large residential-led development (130 units)	130	£3,507,063	10,879,707	9,891,311	8,902,915	7,914,519	6,926,124	5,937,727	4,949,331	3,960,935	2,972,539	1,984,143	962,153	
21 Large residential-led development (25 units)	25	£1,152,523	2,693,990	2,477,520	2,261,051	2,044,581	1,828,111	1,611,641	1,395,171	1,178,702	962,232	745,763	529,293	
22 Large residential-led development (195 units)	195	£2,626,613	19,928,612	17,456,925	15,985,239	14,513,553	13,041,866	11,570,181	10,098,495	8,626,808	7,155,122	5,682,000	4,199,205	
23 Large residential-led development (195 units)	20	£2,004,020	2,773,120	2,622,599	2,472,077	2,321,554	2,171,032	2,020,511	1,869,989	1,719,466	1,568,943	1,418,423	1,267,901	
24 Large residential-led development (35 units)	35	£1,152,523	1,925,996	1,670,540	1,414,703	1,159,057	903,411	647,764	392,118	136,472	120,861	380,126	639,380	
25 Large residential-led development (50 units)	50	£1,503,027	5,573,184	5,145,871	4,718,558	4,291,247	3,863,934	3,436,622	3,009,310	2,581,998	2,154,685	1,727,373	1,300,061	
26 Large residential-led development (120 units)	120	£2,260,595	5,790,317	4,877,952	3,965,586	3,053,221	2,140,875	1,213,923	291,773	639,299	1,574,490	2,509,700	3,444,900	
27 Large residential-led development (340 units)	340	£7,765,640	14,433,108	12,022,960	9,612,792	7,202,629	4,766,657	2,330,735	106,675	2,577,067	5,047,459	7,550,482	10,058,863	
28 Large residential-led development (380 units)	380	£7,765,640	11,353,720	8,706,733	6,040,309	3,373,886	707,462	1,986,684	4,690,840	7,410,887	10,156,881	12,902,474	15,648,267	
29 Large residential-led development (135 units)	135	£2,004,020	3,311,816	2,538,007	1,765,197	992,380	2,599,800	4,603,627	6,616,458	8,629,289	1,068,981	1,858,843	911,106	
30 Large residential-led development (260 units)	260	£3,762,613	12,505,572	10,662,510	8,819,447	6,976,385	5,133,323	3,271,267	1,408,834	460,354	2,349,477	4,242,190	6,160,354	
31 Large residential-led development (115 units)	115	£3,507,063	5,371,232	4,496,881	3,622,531	2,748,181	1,866,733	983,005	99,276	795,552	1,691,787	2,588,020	3,484,254	
32 Large residential-led development (375 units)	375	£3,762,613	14,822,410	12,158,117	9,633,825	7,100,963	4,540,880	1,998,798	560,999	3,147,262	5,734,465	8,300,444	10,987,483	
33 Small site (70 units)	70	£1,002,018	4,494,485	3,913,926	3,333,366	2,752,806	2,172,246	1,591,686	1,011,128	430,566	152,116	740,892	1,329,687	
34 Small site (40 units)	40	£1,002,018	4,655,674	4,313,824	3,971,974	3,630,124	3,288,275	2,946,425	2,604,575	2,262,725	1,920,875	1,579,025	1,237,176	
35 Small site (25 units)	25	£1,002,018	4,117,479	3,875,478	3,633,477	3,391,476	3,149,474	2,907,473	2,665,472	2,423,470	2,181,469	1,939,468	1,697,467	
36 Small site (10 units)	10	£1,002,018	1,636,899	1,636,899	1,636,899	1,636,899	1,636,899	1,636,899	1,636,899	1,636,899	1,636,899	1,636,899	1,636,899	
37 Small site (5 units)	5	£501,009	1,144,177	1,144,177	1,144,177	1,144,177	1,144,177	1,144,177	1,144,177	1,144,177	1,144,177	1,144,177	1,144,177	
38 Small site (1 unit)	1	£150,303	208,616	208,616	208,616	208,616	208,616	208,616	208,616	208,616	208,616	208,616	208,616	
39 Office development	-	£3,006,054	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	
40 Office development	-	£3,006,054	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	
41 Office development	-	£4,759,525	9,876,198	9,876,198	9,876,198	9,876,198	9,876,198	9,876,198	9,876,198	9,876,198	9,876,198	9,876,198	9,876,198	
42 Industrial development	-	£1,503,027	9,876,198	9,876,198	9,876,198	9,876,198	9,876,198	9,876,198	9,876,198	9,876,198	9,876,198	9,876,198	9,876,198	
43 Retail development	-	£1,002,018	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	
44 Leisure development	-	£250,507	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
45 Student accommodation (200 beds)	-	£1,002,018	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,918,978	11,884,049	9,849,121	
46 C2 accommodation (80 beds)	-	£2,074,567	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Large residential-led development (105 units)	105	£2,505,045	4,755,415	3,957,095	3,158,775	2,360,453	1,562,131	763,809	465,487	167,165	87,807	1,897,967	2,515,968	3,334,288
2 Large residential-led development (45 units)	45	£2,074,567	2,734,209	2,360,962	1,987,775	1,614,558	1,241,340	868,124	494,906	255,087	121,689	1,697,967	2,515,968	3,334,288
3 Large residential-led development (190 units)	190	£5,715,099	11,588,193	10,143,332	8,698,470	7,253,609	5,808,747	4,363,886	2,919,025	1,474,163	29,302	1,437,247	2,022,819	
4 Large residential-led development (70 units)	70	£2,535,582	6,116,252	5,561,544	5,006,836	4,452,128	3,897,420	3,342,712	2,786,325	2,227,347	1,668,368	1,109,388	550,410	
5 Large residential-led development (220 units)	220	£3,840,719	10,007,313	8,384,610	6,761,908	5,139,206	3,516,502	1,893,800	271,097	1,370,732	3,038,538	4,706,958	6,375,378	
6 Large residential-led development (105 units)	105	£3,507,063	7,574,953	6,776,633	5,978,313	5,179,994	4,381,673	3,583,354	2,785,034	1,986,714	1,185,458	378,576	434,367	
7 Large residential-led development (190 units)	190	£3,893,813	8,943,260	7,541,835	6,140,411	4,738,986	3,337,561	1,936,136	534,711	878,979	2,315,043	3,755,952	5,196,860	
8 Large residential-led development (85 units)	85	£2,004,020	4,548,059	3,969,302	3,390,545	2,811,782	2,233,025	1,654,268	475,503	206,134	894,499	1,582,984	2,271,229	
9 Large residential-led development (85 units)	85	£3,296,599	4,640,059	3,961,299	3,282,539	2,603,779	1,925,019	1,246,259	567,499	112,835	801,200	1,489,585	2,177,930	
10 Large residential-led development (135 units)	135	£1,753,532	7,400,366	6,348,007	5,295,647	4,243,286	3,190,925	2,138,564	986,687	4,984				

RB KINGSTON - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8.461 psm

AH tenure Rented 100%

£7,287,625 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Large residential-led development (105 units)	105	£3,893,813	5,996,013	5,040,662	4,185,313	3,329,963	2,474,614	1,613,261	748,590	117,744	994,631	1,871,517	2,748,408
2 Large residential-led development (45 units)	45	£2,254,541	3,250,792	2,851,746	2,452,700	2,053,653	1,654,607	1,255,561	856,515	457,468	584,422	750,138	
3 Large residential-led development (190 units)	190	£5,571,099	13,650,739	12,113,663	10,576,688	9,026,915	7,477,742	5,928,569	4,379,394	2,830,221	1,281,048	2,710,520	
4 Large residential-led development (70 units)	70	£4,283,144	6,894,025	6,300,429	5,706,833	5,113,236	4,519,639	3,926,043	3,332,446	2,738,723	2,140,408	1,542,092	
5 Large residential-led development (220 units)	220	£5,840,719	12,364,044	10,623,505	8,882,966	7,142,427	5,401,888	3,661,348	1,920,809	180,270	1,583,877	3,373,518	
6 Large residential-led development (105 units)	105	£3,507,063	8,715,500	7,860,201	7,004,806	6,149,501	5,294,151	4,438,802	3,583,452	2,728,102	1,872,752	1,014,033	
7 Large residential-led development (190 units)	190	£3,893,813	10,978,620	9,475,427	7,972,234	6,469,041	4,965,848	3,462,655	1,959,462	456,209	1,061,730	2,604,344	
8 Large residential-led development (85 units)	85	£2,004,036	5,303,381	4,776,855	4,250,329	3,723,803	3,207,277	2,690,751	2,174,225	417,609	313,197	1,050,003	
9 Large residential-led development (135 units)	135	£2,996,597	5,994,713	4,968,852	4,142,326	3,315,801	2,489,274	1,662,748	836,223	509,697	219,898	956,705	
10 Large residential-led development (100 units)	100	£1,840,000	4,034,805	3,321,967	2,609,169	1,899,256	1,189,102	448,946	275,046	1,005,391	1,735,737	2,466,083	
11 Large residential-led development (290 units)	290	£18,300,919	29,849,095	27,548,886	25,239,365	22,929,842	20,620,319	18,310,796	16,001,273	13,691,750	11,382,227	9,072,704	
12 Large residential-led development (125 units)	125	£2,336,288	8,408,394	7,390,121	6,371,847	5,353,574	4,335,301	3,317,027	2,298,754	1,279,775	241,429	799,067	
13 Large residential-led development (240 units)	240	£3,734,532	21,496,151	18,681,014	17,865,878	16,050,741	14,235,604	12,420,467	10,605,330	8,790,193	6,975,056	5,159,919	
14 Large residential-led development (155 units)	155	£2,855,769	15,113,510	13,876,236	12,638,962	11,398,938	10,158,914	8,918,890	7,678,866	6,438,842	5,198,818	3,958,794	
15 Large residential-led development (40 units)	40	£2,725,609	5,242,848	4,874,246	4,505,645	4,137,044	3,768,441	3,399,837	3,031,234	2,662,631	2,294,028	1,925,425	
16 Large residential-led development (150 units)	150	£2,855,769	8,868,962	7,665,080	6,461,198	5,257,315	4,053,433	2,849,551	1,645,668	441,786	786,989	2,023,284	
17 Large residential-led development (125 units)	125	£5,451,338	7,847,117	6,828,843	5,810,570	4,792,296	3,774,023	2,755,750	1,737,477	701,556	332,429	1,376,342	
18 Large residential-led development (130 units)	130	£7,008,863	12,291,875	11,232,871	10,173,867	9,114,862	8,055,858	6,996,853	5,937,849	4,878,845	3,819,840	2,760,836	
19 Large residential-led development (25 units)	25	£1,946,906	2,990,014	2,758,742	2,527,471	2,296,201	2,064,930	1,833,659	1,602,389	1,371,117	1,139,846	908,576	
20 Large residential-led development (195 units)	195	£2,734,532	21,045,308	19,467,787	17,890,267	16,312,746	14,735,225	13,157,704	11,580,183	10,002,661	8,425,140	6,847,619	
21 Large residential-led development (20 units)	20	£3,115,000	2,978,960	2,818,146	2,657,332	2,496,518	2,335,705	2,174,890	2,014,076	1,853,262	1,692,449	1,531,635	
22 Large residential-led development (35 units)	35	£1,946,906	2,277,430	2,094,211	1,730,993	1,457,776	1,184,557	911,339	638,122	364,903	91,686	184,102	
23 Large residential-led development (50 units)	50	£2,336,288	6,161,514	5,704,785	5,248,057	4,791,327	4,334,598	3,877,870	3,421,141	2,964,412	2,507,683	2,050,955	
24 Large residential-led development (120 units)	120	£8,177,006	7,093,857	6,116,315	5,138,772	4,161,230	3,183,688	2,206,247	1,216,075	227,902	771,030	1,773,186	
25 Large residential-led development (340 units)	340	£12,072,819	17,981,534	15,393,954	12,806,374	10,218,795	7,631,215	5,043,635	2,456,055	207,588	2,860,248	5,515,349	
26 Large residential-led development (380 units)	380	£12,072,819	17,981,534	15,393,954	12,806,374	10,218,795	7,631,215	5,043,635	2,456,055	207,588	2,860,248	5,515,349	
27 Large residential-led development (135 units)	135	£2,004,036	9,856,074	8,830,429	7,804,833	6,779,237	5,753,641	4,728,045	3,702,449	2,676,853	1,651,257	3,633,678	
28 Large residential-led development (340 units)	340	£4,474,286	17,981,534	15,393,954	12,806,374	10,218,795	7,631,215	5,043,635	2,456,055	207,588	2,860,248	5,515,349	
29 Large residential-led development (135 units)	135	£1,840,000	6,955,074	5,908,110	4,861,146	3,814,182	2,767,216	1,720,250	650,152	413,906	1,487,164	2,560,420	
30 Large residential-led development (260 units)	260	£6,763,622	15,219,074	13,240,337	11,261,599	9,282,862	7,304,124	5,325,386	3,342,648	1,332,741	676,904	2,705,409	
31 Large residential-led development (115 units)	115	£5,451,338	6,620,457	5,683,645	4,746,834	3,810,023	2,873,211	1,936,404	985,065	38,067	921,795	1,882,195	
32 Large residential-led development (375 units)	375	£10,512,294	18,481,293	16,767,057	15,052,820	13,338,583	11,624,346	9,909,109	8,194,872	6,480,635	4,766,398	3,052,161	
33 Small site (70 units)	70	£1,002,018	5,298,059	4,677,320	4,056,581	3,435,843	2,815,104	2,194,366	1,573,627	952,889	332,150	292,672	
34 Small site (40 units)	40	£1,002,018	5,298,059	4,677,320	4,056,581	3,435,843	2,815,104	2,194,366	1,573,627	952,889	332,150	292,672	
35 Small site (25 units)	25	£1,002,018	4,442,383	4,184,137	3,925,891	3,667,644	3,409,397	3,151,151	2,892,905	2,634,658	2,376,412	2,118,166	
36 Small site (10 units)	10	£1,002,018	1,768,882	1,768,882	1,768,882	1,768,882	1,768,882	1,768,882	1,768,882	1,768,882	1,768,882	1,768,882	
37 Small site (5 units)	5	£501,009	1,218,560	1,218,560	1,218,560	1,218,560	1,218,560	1,218,560	1,218,560	1,218,560	1,218,560	1,218,560	
38 Small site (1 unit)	1	£150,303	223,493	223,493	223,493	223,493	223,493	223,493	223,493	223,493	223,493	223,493	
39 Office development	-	£3,893,813	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	77,010	
40 Office development	-	£3,006,054	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	885,293	
41 Office development	-	£4,759,562	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	
42 Industrial development	-	£2,004,036	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	9,876,166	
43 Retail development	-	£1,002,018	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	1,843,343	
44 Leisure development	-	£2,500,000	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	751,738	
45 Student accommodation (200 beds)	-	£1,002,018	30,198,409	28,163,480	26,128,551	24,093,622	22,058,693	20,023,765	17,988,836	15,953,907	13,918,978	11,884,049	
46 C2 accommodation (80 beds)	-	£2,254,541	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	2,495,948	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£5,010,090 PER HA

Description	No of units	BLV	Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1 Large residential-led development (105 units)	105	£2,506,045	5,996,013	5,040,662	4,185,313	3,329,963	2,474,614	1,613,261	748,590	117,744	994,631	1,871,517
2 Large residential-led development (45 units)	45	£2,254,541	3,250,792	2,851,746	2,452,700	2,053,653	1,654,607	1,255,561	856,515	457,468	584,422	750,138
3 Large residential-led development (190 units)	190	£5,571,099	13,650,739	12,113,663	10,576,688	9,026,915	7,477,742	5,928,569	4,379,394	2,830,221	1,281,048	2,710,520
4 Large residential-led development (70 units)	70	£2,535,562	6,894,025	6,300,429	5,706,833	5,113,236	4,519,639	3,926,043	3,332,446	2,738,723	2,140,408	1,542,092
5 Large residential-led development (220 units)	220	£5,840,719	12,364,044	10,623,505	8,882,966	7,142,427	5,401,888	3,661,348	1,920,809	180,270	1,583,877	3,373,518
6 Large residential-led development (105 units)	105	£3,507,063	8,715,500	7,860,201	7,004,806	6,149,501	5,294,151	4,438,802	3,583,452	2,728,102	1,872,752	1,014,033
7 Large residential-led development (190 units)	190	£2,004,036	10,978,620	9,475,427	7,972,234	6,469,041	4,965,848	3,462,655	1,959,462	456,209	1,061,730	2,604,344
8 Large residential-led development (85 units)	85	£2,004,036	5,303,381	4,776,855	4,250,329	3,723,803	3,207,277	2,690,751	2,174,225	417,609	313,197	1,050,003
9 Large residential-led development (135 units)	135	£2,996,597	5,994,713	4,968,852	4,142,326	3,315,801	2,489,274	1,662,748	836,223	509,697	219,898	956,705
10 Large residential-led development (100 units)	100	£1,840,000	4,034,805	3,321,967	2,609,169	1,899,256	1,189,102	448,946	275,046	1,005,391	1,735,737	2,466,083
11 Large residential-led development (290 units)	290	£18,300,919	29,849,095	27,548,886	25,239,365	22,929,842	20,620,319	18,310,796	16,001,273	13,691,750	11,382,227	9,072,704
12 Large residential-led development (125 units)	125	£2,336,288	8,408,394	7,390,121	6,371,847	5,353,574	4,335,301	3,317,027	2,298,754	1,279,775	241,429	799,067
13 Large residential-led development (240 units)	240	£3,734,532	21,496,151	18,681,014	17,865,878	16,050,741	14,235,604	12,420,467	10,605,330	8,790,193	6,975,056	5,159,919
14 Large residential-led development (155 units)	155	£2,855,769	15,113,510	13,876,236	12,638,962	11,398,938	10,158,914	8,918,890	7,678,866	6,438,842		