



NEWHAM LOCAL PLAN

RESPONSE TO INSPECTOR'S SUPPLEMENTARY QUESTION (IN3.1) ISSUED 27/11/25

The Inspector has requested the following additional information:

SQ10.1A Based on Tables 6.60.4, 6.60.5 and 6.60.6 (60% affordable housing), for every allocation in the Plan what is

- a) The total residual land value based on the size of the site and taking account of all of the policy requirements set out in the Plan.
- b) The total benchmark value based on the size of the site.
- c) The difference between (a) and (b).
- d) What the total developer profit is assumed to be and/or any other relevant figure to put figure (c) in a meaningful context.

These questions are repeated for the appraisal outputs with 35% affordable housing.

Tables 6.60.1 to 6.60.3 show the following columns (counting from the left hand side). The policy requirements identified in each column are applied in the model on a cumulative basis. So the NZC outputs include all the other policy requirements and reflect the cumulative impact of policies.

Column	35% affordable housing	Envac Waste System	BNG	Accessibility requirements	NZC (lower cost assumption)	NZC (higher cost assumption)
6 "Baseline"	✓	✗	✗	✗	✗	✗
7 "Envac Waste"	✓	✓	✗	✗	✗	✗
8 "BNG"	✓	✓	✓	✗	✗	✗
9 "Accessibility"	✓	✓	✓	✓	✗	✗
10 "Carbon low"	✓	✓	✓	✓	✓	✗
11 "Carbon high"	✓	✓	✓	✓	✗	✓

In response to the Inspector's question, we have provided an amended set out outputs which uses the outputs from Column 10 and shows the following:

- (a) Residual land value reflecting cumulative impact of plan policies
- (b) Benchmark land value (from Column 5)
- (c) difference between (a) and (b)
- (d) the developer's profit included in the appraisals.

These are provided as two separate files – one for 35% affordable housing and the other with 60% affordable housing. Each shows a comparison of the residual land values to each of the three benchmark land values used in the main study.

NEWHAM LOCAL PLAN

AH tenure (rent / SO):
AH %

83%

17%

BLV1: SECONDARY OFFICES

BLV per hectare:

£6,321,552

60%

	Description	No of units	Site area	(A) BLV (£/m)	(B) Residual value £m	Developers profit £m	(B) - (A) £m
1	N7.SA1 Abbey Mills [Scenario 1]	593	7.00	£44.25	-£37.63	£31.58	-£81.88
2	N7.SA1 Abbey Mills [Scenario 2]	596	7.00	£44.25	-£38.41	£32.98	-£82.66
3	N7.SA1 Abbey Mills [Scenario 3]	620	7.00	£44.25	-£38.40	£33.01	-£82.65
4	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 1]	39	0.49	£3.12	-£7.40	£2.49	-£10.52
5	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 2]	38	0.49	£3.12	-£7.35	£2.42	-£10.47
6	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 3]	41	0.49	£3.12	-£7.42	£2.50	-£10.54
7	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 1]	192	1.03	£6.53	-£26.67	£11.05	-£33.20
8	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 2]	193	1.03	£6.53	-£26.49	£10.95	-£33.02
9	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 3]	200	1.03	£6.53	-£26.74	£11.07	-£33.27
10	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 1]	134	0.90	£5.71	-£14.49	£6.04	-£20.20
11	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 2]	141	0.90	£5.71	-£14.82	£6.22	-£20.53
12	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 3]	146	0.90	£5.71	-£15.00	£6.30	-£20.70
13	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 1]	908	5.97	£37.72	-£56.77	£45.53	-£94.49
14	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 2]	915	5.97	£37.72	-£62.02	£46.01	-£99.74
15	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 3]	954	5.97	£37.72	-£63.54	£46.82	-£101.26
16	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.1]	3,366	22.10	£139.71	-£229.49	£190.45	-£369.19
17	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.2]	3,303	22.10	£139.71	-£222.73	£185.41	-£362.44
18	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.3]	3,366	22.10	£139.71	-£222.91	£185.33	-£362.61
19	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.1]	2,206	22.10	£139.71	-£208.17	£101.93	-£347.88
20	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.2]	2,224	22.10	£139.71	-£207.00	£100.96	-£346.71
21	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.3]	2,309	22.10	£139.71	-£209.42	£102.54	-£349.13
22	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.1]	8,302	22.10	£139.71	-£444.37	£394.61	-£584.08
23	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.2]	7,378	22.10	£139.71	-£375.29	£334.21	-£515.00
24	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.3]	7,658	22.10	£139.71	-£381.35	£338.71	-£521.05
25	N8.SA8 Bridgewater Road [Scenario 1]	675	4.01	£25.35	-£18.97	£34.50	-£44.32
26	N8.SA8 Bridgewater Road [Scenario 2]	677	4.01	£25.35	-£18.71	£33.94	-£44.06
27	N8.SA8 Bridgewater Road [Scenario 3]	702	4.01	£25.35	-£19.07	£34.51	-£44.42
28	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 1]	136	0.36	£2.28	-£1.81	£8.40	-£4.08
29	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 2]	130	0.36	£2.28	-£1.57	£7.97	-£3.84
30	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 3]	136	0.36	£2.28	-£1.67	£8.14	-£3.95
31	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 1]	222	0.36	£2.28	-£3.39	£13.65	-£5.66
32	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 2]	216	0.36	£2.28	-£3.10	£13.13	-£5.38
33	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 3]	226	0.36	£2.28	-£3.28	£13.41	-£5.56
34	N4.SA5 Canning Town Riverside [Scenario 1]	747	4.73	£29.90	-£7.05	£50.78	-£36.95
35	N4.SA5 Canning Town Riverside [Scenario 2]	749	4.73	£29.90	-£6.76	£50.15	-£36.66
36	N4.SA5 Canning Town Riverside [Scenario 3]	777	4.73	£29.90	-£7.21	£50.80	-£37.11
37	N8.SA10 Chobham Farm [Scenario 1]	200	1.35	£8.53	-£3.96	£11.97	-£12.49
38	N8.SA10 Chobham Farm [Scenario 2]	208	1.35	£8.53	-£4.09	£12.17	-£12.63
39	N8.SA10 Chobham Farm [Scenario 3]	217	1.35	£8.53	-£4.25	£12.41	-£12.78
40	N2.SA3 Connaught Riverside [Scenario 1]	1,374	9.27	£58.62	-£31.11	£78.91	-£89.73
41	N2.SA3 Connaught Riverside [Scenario 2]	1,384	9.27	£58.62	-£30.81	£78.08	-£89.43
42	N2.SA3 Connaught Riverside [Scenario 3]	1,437	9.27	£58.62	-£31.59	£79.35	-£90.21
43	N13.SA3 East Ham Gas Works [Scenario 1]	244	1.65	£10.43	-£14.14	£11.40	-£24.57
44	N13.SA3 East Ham Gas Works [Scenario 2]	246	1.65	£10.43	-£14.02	£11.28	-£24.45
45	N13.SA3 East Ham Gas Works [Scenario 3]	254	1.65	£10.43	-£14.19	£11.42	-£24.62
46	N13.SA2 East Ham primark [Scenario 1]	85	0.50	£3.16	-£3.90	£5.76	-£7.06
47	N13.SA2 East Ham primark [Scenario 2]	85	0.50	£3.16	-£3.82	£5.69	-£6.98
48	N13.SA2 East Ham primark [Scenario 3]	88	0.50	£3.16	-£3.89	£5.75	-£7.05
52	N4.SA4 Limmo [Scenario 1]	695	6.66	£42.10	-£20.87	£35.52	-£62.98
53	N4.SA4 Limmo [Scenario 2]	697	6.66	£42.10	-£20.61	£34.94	-£62.71
54	N4.SA4 Limmo [Scenario 3]	723	6.66	£42.10	-£21.02	£35.55	-£63.13
55	N2.SA2 Lyle Park West [Scenario 1]	805	7.80	£49.31	-£13.66	£48.68	-£62.97
56	N2.SA2 Lyle Park West [Scenario 2]	810	7.80	£49.31	-£13.66	£48.94	-£62.97
57	N2.SA2 Lyle Park West [Scenario 3]	843	7.80	£49.31	-£14.45	£50.62	-£63.76
58	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 1]	201	1.60	£10.11	-£1.55	£9.16	-£11.67
59	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 2]	201	1.60	£10.11	-£1.53	£9.16	-£11.64
60	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 3]	209	1.60	£10.11	-£1.56	£9.52	-£11.68
61	N7.SA2 Parcellforce [Scenario 1]	1,248	9.56	£60.46	-£31.16	£67.30	-£91.62
62	N7.SA2 Parcellforce [Scenario 2]	1,259	9.56	£60.46	-£31.22	£67.86	-£91.68
63	N7.SA2 Parcellforce [Scenario 3]	1,307	9.56	£60.46	-£32.21	£70.32	-£92.67
64	N9.SA1 Plaistow North [Scenario 1]	318	3.30	£20.86	-£21.19	£14.95	-£42.06
65	N9.SA1 Plaistow North [Scenario 2]	319	3.30	£20.86	-£21.20	£15.00	-£42.06
66	N9.SA1 Plaistow North [Scenario 3]	332	3.30	£20.86	-£21.81	£15.59	-£42.67
67	N8.SA9 Pudding Mill (Town Centre) [Scenario 1]	832	7.58	£47.93	-£2.04	£64.70	-£49.97
68	N8.SA9 Pudding Mill (Town Centre) [Scenario 2]	870	7.58	£47.93	-£2.96	£66.64	-£50.90
69	N8.SA9 Pudding Mill (Town Centre) [Scenario 3]	900	7.58	£47.93	-£3.65	£68.17	-£51.59
73	N8.SA7 Rick Roberts Way [Scenario 1]	372	4.45	£28.13	-£22.50	£22.73	-£50.63
74	N8.SA7 Rick Roberts Way [Scenario 2]	389	4.45	£28.13	-£22.93	£23.60	-£51.06
75	N8.SA7 Rick Roberts Way [Scenario 3]	403	4.45	£28.13	-£23.28	£24.31	-£51.41
76	N3.SA1 Royal Albert North - Connaught North [Scenario 1]	781	28.80	£182.08	-£53.67	£43.96	-£235.75
77	N3.SA1 Royal Albert North - Connaught North [Scenario 2]	784	28.80	£182.08	-£53.67	£44.10	-£235.75
78	N3.SA1 Royal Albert North - Connaught North [Scenario 3]	811	28.80	£182.08	-£54.60	£45.41	-£236.68
79	N3.SA1 Royal Albert North - Beckton [Scenario 1]	1,327	28.80	£182.08	-£60.32	£66.70	-£242.40
80	N3.SA1 Royal Albert North - Beckton [Scenario 2]	1,331	28.80	£182.08	-£60.32	£66.88	-£242.40
81	N3.SA1 Royal Albert North - Beckton [Scenario 3]	1,378	28.80	£182.08	-£62.27	£69.03	-£244.35
82	N2.SA1 Silvertown Quays [Scenario 1]	4,504	21.00	£132.75	-£84.80	£249.38	-£217.55
83	N2.SA1 Silvertown Quays [Scenario 2]	4,522	21.00	£132.75	-£84.38	£250.30	-£217.13
84	N2.SA1 Silvertown Quays [Scenario 3]	4,681	21.00	£132.75	-£86.62	£258.43	-£219.37
85	N4.SA2 Silvertown Way East [Scenario 1]	166	0.77	£4.87	-£5.36	£9.68	-£10.23
86	N4.SA2 Silvertown Way East [Scenario 2]	168	0.77	£4.87	-£5.39	£9.78	-£10.25
87	N4.SA2 Silvertown Way East [Scenario 3]	178	0.77	£4.87	-£5.65	£10.29	-£10.52
88	N8.SA1 Stratford Central [Scenario 1]	1,499	21.00	£132.75	-£19.19	£88.85	-£151.95
89	N8.SA1 Stratford Central [Scenario 2]	1,456	21.00	£132.75	-£18.21	£86.53	-£150.96
90	N8.SA1 Stratford Central [Scenario 3]	1,525	21.00	£132.75	-£19.11	£90.25	-£151.86
91	N8.SA4 Stratford High Street bingo hall [Scenario 1]	147	0.63	£3.98	-£1.43	£8.74	-£5.41
92	N8.SA4 Stratford High Street bingo hall [Scenario 2]	153	0.63	£3.98	-£1.51	£9.06	-£5.50
93	N8.SA4 Stratford High Street bingo hall [Scenario 3]	160	0.63	£3.98	-£1.61	£9.44	-£5.59
94	N8.SA2 Stratford Station - Site 1 [Single scenario]	-	1.01	£6.41	-£29.47	£10.47	-£35.88
95	N8.SA2 Stratford Station - Site 2 [Scenario 1]	153	0.34	£2.14	-£14.07	£14.13	-£16.21
96	N8.SA2 Stratford Station - Site 2 [Scenario 2]	157	0.34	£2.14	-£14.09	£14.36	-£16.24
97	N8.SA2 Stratford Station - Site 2 [Scenario 3]	165	0.34	£2.14	-£14.10	£14.81	-£16.24
98	N8.SA2 Stratford Station - Site 3 [Scenario 1]	334	0.72	£4.56	-£70.51	£18.92	-£75.07
99	N8.SA2 Stratford Station - Site 3 [Scenario 2]	335	0.72	£4.56	-£70.46	£18.98	-£75.02
100	N8.SA2 Stratford Station - Site 3 [Scenario 3]	347	0.72	£4.56	-£70.56	£19.66	-£75.12
101	N8.SA2 Stratford Station - Site 4 [Scenario 1]	284	0.68	£4.27	-£20.98	£25.73	-£25.25
102	N8.SA2 Stratford Station - Site 4 [Scenario 2]	284	0.68	£4.27	-£20.89	£25.73	-£25.16
103	N8.SA2 Stratford Station - Site 4 [Scenario 3]	297	0.68	£4.27	-£20.67	£26.47	-£24.93
104	N8.SA2 Stratford Station - Site 5 [Scenario 1]	153	0.51	£3.23	-£7.30	£16.05	-£10.53
105	N8.SA2 Stratford Station - Site 5 [Scenario 2]	152	0.51	£3.23	-£7.16	£15.99	-£10.39
106	N8.SA2 Stratford Station - Site 5 [Scenario 3]	158	0.51	£3.23	-£7.31	£16.33	-£10.54
107	N8.SA2 Stratford Station - Site 6 [Scenario 1]	189	0.77	£4.86	-£42.2		

BLV2: SECONDARY INDUSTRIAL			BLV per hectare:		£5,275,753			
	Description	No of units		(A) BLV (£ m)	(B) Residual value £m	Developers profit £m	(B) - (A) £m	
1	N7.SA1 Abbey Mills [Scenario 1]	593	7.00	£36.93	-£37.63	£31.58	-£74.56	
2	N7.SA1 Abbey Mills [Scenario 2]	596	7.00	£36.93	-£38.41	£32.98	-£75.34	
3	N7.SA1 Abbey Mills [Scenario 3]	620	7.00	£36.93	-£38.40	£33.01	-£75.33	
4	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 1]	39	0.49	£2.61	-£7.40	£2.49	-£10.00	
5	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 2]	38	0.49	£2.61	-£7.35	£2.42	-£9.95	
6	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 3]	41	0.49	£2.61	-£7.42	£2.50	-£10.02	
7	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 1]	192	1.03	£5.45	-£26.67	£11.05	-£32.12	
8	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 2]	193	1.03	£5.45	-£26.49	£10.95	-£31.94	
9	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 3]	200	1.03	£5.45	-£26.74	£11.07	-£32.19	
10	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 1]	134	0.90	£4.77	-£14.49	£6.04	-£19.25	
11	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 2]	141	0.90	£4.77	-£14.82	£6.22	-£19.59	
12	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 3]	146	0.90	£4.77	-£15.00	£6.30	-£19.76	
13	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 1]	908	5.97	£31.48	-£56.77	£45.53	-£88.25	
14	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 2]	915	5.97	£31.48	-£62.02	£46.01	-£93.50	
15	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 3]	954	5.97	£31.48	-£63.54	£46.82	-£95.02	
16	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.1]	3,366	22.10	£116.59	-£229.49	£190.45	-£346.08	
17	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.2]	3,303	22.10	£116.59	-£222.73	£185.41	-£339.33	
18	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.3]	3,366	22.10	£116.59	-£222.91	£185.33	-£339.50	
19	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.1]	2,206	22.10	£116.59	-£208.17	£101.93	-£324.76	
20	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.2]	2,224	22.10	£116.59	-£207.00	£100.96	-£323.60	
21	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.3]	2,309	22.10	£116.59	-£209.42	£102.54	-£326.02	
22	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.1]	8,302	22.10	£116.59	-£444.37	£394.61	-£560.96	
23	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.2]	7,378	22.10	£116.59	-£375.29	£334.21	-£491.89	
24	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.3]	7,658	22.10	£116.59	-£381.35	£338.71	-£497.94	
25	N8.SA8 Bridgewater Road [Scenario 1]	675	4.01	£21.16	-£18.97	£34.50	-£40.13	
26	N8.SA8 Bridgewater Road [Scenario 2]	677	4.01	£21.16	-£18.71	£33.94	-£39.87	
27	N8.SA8 Bridgewater Road [Scenario 3]	702	4.01	£21.16	-£19.07	£34.51	-£40.23	
28	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 1]	136	0.36	£1.90	-£1.81	£8.40	-£3.71	
29	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 2]	130	0.36	£1.90	-£1.57	£7.97	-£3.47	
30	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 3]	136	0.36	£1.90	-£1.67	£8.14	-£3.57	
31	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 1]	222	0.36	£1.90	-£3.39	£13.65	-£5.29	
32	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 2]	216	0.36	£1.90	-£3.10	£13.13	-£5.00	
33	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 3]	226	0.36	£1.90	-£3.28	£13.41	-£5.18	
34	N4.SA5 Canning Town Riverside [Scenario 1]	747	4.73	£24.95	-£7.05	£50.78	-£32.01	
35	N4.SA5 Canning Town Riverside [Scenario 2]	749	4.73	£24.95	-£6.76	£50.15	-£31.72	
36	N4.SA5 Canning Town Riverside [Scenario 3]	777	4.73	£24.95	-£7.21	£50.80	-£32.16	
37	N8.SA10 Chobham Farm [Scenario 1]	200	1.35	£7.12	-£3.96	£11.97	-£11.08	
38	N8.SA10 Chobham Farm [Scenario 2]	208	1.35	£7.12	-£4.09	£12.17	-£11.22	
39	N8.SA10 Chobham Farm [Scenario 3]	217	1.35	£7.12	-£4.25	£12.41	-£11.37	
40	N2.SA3 Connaught Riverside [Scenario 1]	1,374	9.27	£48.92	-£31.11	£78.91	-£80.03	
41	N2.SA3 Connaught Riverside [Scenario 2]	1,384	9.27	£48.92	-£30.81	£78.08	-£79.73	
42	N2.SA3 Connaught Riverside [Scenario 3]	1,437	9.27	£48.92	-£31.59	£79.35	-£80.51	
43	N13.SA3 East Ham Gas Works [Scenario 1]	244	1.65	£8.70	-£14.14	£11.40	-£22.84	
44	N13.SA3 East Ham Gas Works [Scenario 2]	246	1.65	£8.70	-£14.02	£11.28	-£22.73	
45	N13.SA3 East Ham Gas Works [Scenario 3]	254	1.65	£8.70	-£14.19	£11.42	-£22.90	
46	N13.SA2 East Ham primark [Scenario 1]	85	0.50	£2.64	-£3.90	£5.76	-£6.53	
47	N13.SA2 East Ham primark [Scenario 2]	85	0.50	£2.64	-£3.82	£5.69	-£6.46	
48	N13.SA2 East Ham primark [Scenario 3]	88	0.50	£2.64	-£3.89	£5.75	-£6.53	
52	N4.SA4 Limmo [Scenario 1]	695	6.66	£35.14	-£20.87	£35.52	-£56.01	
53	N4.SA4 Limmo [Scenario 2]	697	6.66	£35.14	-£20.61	£34.94	-£55.74	
54	N4.SA4 Limmo [Scenario 3]	723	6.66	£35.14	-£21.02	£35.55	-£56.16	
55	N2.SA2 Lyle Park West [Scenario 1]	805	7.80	£41.15	-£13.66	£48.68	-£54.81	
56	N2.SA2 Lyle Park West [Scenario 2]	810	7.80	£41.15	-£13.66	£48.94	-£54.81	
57	N2.SA2 Lyle Park West [Scenario 3]	843	7.80	£41.15	-£14.45	£50.62	-£55.60	
58	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 1]	201	1.60	£8.44	-£1.55	£9.16	-£10.00	
59	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 2]	201	1.60	£8.44	-£1.53	£9.16	-£9.97	
60	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 3]	209	1.60	£8.44	-£1.56	£9.52	-£10.01	
61	N7.SA2 Parcellforce [Scenario 1]	1,248	9.56	£50.46	-£31.16	£67.30	-£81.62	
62	N7.SA2 Parcellforce [Scenario 2]	1,259	9.56	£50.46	-£31.22	£67.86	-£81.68	
63	N7.SA2 Parcellforce [Scenario 3]	1,307	9.56	£50.46	-£32.21	£70.32	-£82.67	
64	N9.SA1 Plaistow North [Scenario 1]	318	3.30	£17.41	-£21.19	£14.95	-£38.60	
65	N9.SA1 Plaistow North [Scenario 2]	319	3.30	£17.41	-£21.20	£15.00	-£38.61	
66	N9.SA1 Plaistow North [Scenario 3]	332	3.30	£17.41	-£21.81	£15.59	-£39.22	
67	N8.SA9 Pudding Mill (Town Centre) [Scenario 1]	832	7.58	£40.00	-£2.04	£64.70	-£42.04	
68	N8.SA9 Pudding Mill (Town Centre) [Scenario 2]	870	7.58	£40.00	-£2.96	£66.64	-£42.97	
69	N8.SA9 Pudding Mill (Town Centre) [Scenario 3]	900	7.58	£40.00	-£3.65	£68.17	-£43.66	
73	N8.SA7 Rick Roberts Way [Scenario 1]	372	4.45	£23.48	-£22.50	£22.73	-£45.97	
74	N8.SA7 Rick Roberts Way [Scenario 2]	389	4.45	£23.48	-£22.93	£23.60	-£46.41	
75	N8.SA7 Rick Roberts Way [Scenario 3]	403	4.45	£23.48	-£23.28	£24.31	-£46.75	
76	N3.SA1 Royal Albert North - Connaught North [Scenario 1]	781	28.80	£151.96	-£53.67	£43.96	-£205.62	
77	N3.SA1 Royal Albert North - Connaught North [Scenario 2]	784	28.80	£151.96	-£53.67	£44.10	-£205.63	
78	N3.SA1 Royal Albert North - Connaught North [Scenario 3]	811	28.80	£151.96	-£54.60	£45.41	-£206.56	
79	N3.SA1 Royal Albert North - Beckton [Scenario 1]	1,327	28.80	£151.96	-£60.32	£66.70	-£212.28	
80	N3.SA1 Royal Albert North - Beckton [Scenario 2]	1,331	28.80	£151.96	-£60.32	£66.88	-£212.28	
81	N3.SA1 Royal Albert North - Beckton [Scenario 3]	1,378	28.80	£151.96	-£62.27	£69.03	-£214.23	
82	N2.SA1 Silvertown Quays [Scenario 1]	4,504	21.00	£110.79	-£84.80	£249.38	-£195.59	
83	N2.SA1 Silvertown Quays [Scenario 2]	4,522	21.00	£110.79	-£84.38	£250.30	-£195.17	
84	N2.SA1 Silvertown Quays [Scenario 3]	4,681	21.00	£110.79	-£86.62	£258.43	-£197.41	
85	N4.SA2 Silvertown Way East [Scenario 1]	166	0.77	£4.06	-£5.36	£9.68	-£9.42	
86	N4.SA2 Silvertown Way East [Scenario 2]	168	0.77	£4.06	-£5.39	£9.78	-£9.45	
87	N4.SA2 Silvertown Way East [Scenario 3]	178	0.77	£4.06	-£5.65	£10.29	-£9.71	
88	N8.SA1 Stratford Central [Scenario 1]	1,499	21.00	£110.79	-£19.19	£88.85	-£129.99	
89	N8.SA1 Stratford Central [Scenario 2]	1,456	21.00	£110.79	-£18.21	£86.53	-£129.00	
90	N8.SA1 Stratford Central [Scenario 3]	1,525	21.00	£110.79	-£19.11	£90.25	-£129.90	
91	N8.SA4 Stratford High Street bingo hall [Scenario 1]	147	0.63	£3.32	-£1.43	£8.74	-£4.76	
92	N8.SA4 Stratford High Street bingo hall [Scenario 2]	153	0.63	£3.32	-£1.51	£9.06	-£4.84	
93	N8.SA4 Stratford High Street bingo hall [Scenario 3]	160	0.63	£3.32	-£1.61	£9.44	-£4.94	
94	N8.SA2 Stratford Station - Site 1 [Single scenario]	-	1.01	£5.35	-£29.47	£10.47	-£34.82	
95	N8.SA2 Stratford Station - Site 2 [Scenario 1]	153	0.34	£1.79	-£14.07	£14.13	-£15.86	
96	N8.SA2 Stratford Station - Site 2 [Scenario 2]	157	0.34	£1.79	-£14.09	£14.36	-£15.88	
97	N8.SA2 Stratford Station - Site 2 [Scenario 3]	165	0.34	£1.79	-£14.10	£14.81	-£15.88	
98	N8.SA2 Stratford Station - Site 3 [Scenario 1]	334	0.72	£3.81	-£70.51	£18.92	-£74.31	
99	N8.SA2 Stratford Station - Site 3 [Scenario 2]	335	0.72	£3.81	-£70.46	£18.98	-£74.27	
100	N8.SA2 Stratford Station - Site 3 [Scenario 3]	347	0.72	£3.81	-£70.56	£19.66	-£74.36	
101	N8.SA2 Stratford Station - Site 4 [Scenario 1]	284	0.68	£3.56	-£20.98	£25.73	-£24.54	
102	N8.SA2 Stratford Station - Site 4 [Scenario 2]	284	0.68	£3.56	-£20.89	£25.73	-£24.46	
103	N8.SA2 Stratford Station - Site 4 [Scenario 3]	297	0.68	£3.56	-£20.67	£26.47	-£24.23	
104	N8.SA2 Stratford Station - Site 5 [Scenario 1]	153	0.51	£2.69	-£7.30	£16.05	-£10.00	
105	N8.SA2 Stratford Station - Site 5 [Scenario 2]	152	0.51	£2.69	-£7.16	£15.99	-£9.85	
106	N8.SA2 Stratford Station - Site 5 [Scenario 3]	158	0.51	£2.69	-£7.31	£16.33	-£10.01	
107	N8.SA2 Stratford Station - Site 6 [Scenario 1]	189	0.77	£4.05	-£42.28	£18.72	-£46.33	
108	N8.SA2 Stratford Station - Site 6 [Scenario 2]	188	0.77	£4.05	-£42.20	£18.67	-£46.26	
109	N8.SA2 Stratford Station - Site 6 [Scenario 3]	196	0.77	£4.05	-£42.26	£19.12	-£46.32	
110	N8.SA2 Stratford Station - Site 7 [Scenario 1]	98	0.30	£1.56	-£11.20	£8.94	-£12.76	
111	N8.SA2 Stratford Station - Site 7 [Scenario 2]	97	0.30	£1.56	-£11.22	£8.89	-£12.77	
112	N8.SA2 Stratford Station - Site 7 [Scenario 3]	103	0.30	£1.56	£11.23	£9.23	£9.68	
113	N8.SA5 Stratford Town Centre West - MSG plot [Scenario 1]	593	2.60	£13.73	-£4.69	£36.38	-£18.42	
114	N8.SA5 Stratford Town Centre West - MSG plot [Scenario 2]	596	2.60	£13.73	-£4.64	£36.55	-£18.37	
115	N8.SA5 Stratford Town Centre West - MSG plot [Scenario 3]	620	2.60	£13.73	-£4.94	£37.84	-£18.67	
116	N8.SA5 Stratford Town Centre West - IQL South [Scenario 1]	443	4.95	£26.12	£7.77	£34.48	-£18.35	
117	N8.SA5 Stratford Town Centre West - IQL South [Scenario 2]	446	4.95	£26.12	£7.79	£34.64	-£18.33	
118	N8.SA5 Stratford Town Centre West - IQL South [Scenario 3]	464	4.95	£26.12	£7.55	£35.61	-£18.57	
119	N8.SA5 Stratford Town Centre West - IQL North [Scenario 1]	418	2.22	£11.70	£0.15	£27.72	-£11.55	
120	N8.SA5 Stratford Town Centre West - IQL North [Scenario 2]	421	2.22	£11.70	£0.17	£27.88	-£11.53	
121	N8.SA5 Stratford Town Centre West - IQL North [Scenario 3]	436	2.22	£11.70	-£0.03	£28.69	-£11.73	
122	N7.SA3 Sugar House Lane [Scenario 1]	93	1.17	£6.19	£4.03	£10.22	-£2.16	
123	N7.SA3 Sugar House Lane [Scenario 2]	93	1.17	£6.19	£4.05	£10.22	-£2.14	
124	N7.SA3 Sugar House Lane [Scenario 3]	99	1.17	£6.19	£3.96	£10.55	-£2.23	
125	N2.SA4 Thameside West [Scenario 1]	2,950	18.00	£94.96	-£76.77	£162.43	-£171.73	
126	N2.SA4 Thameside West [Scenario 2]	2,961	18.00	£94.96	-£76.56	£162.99	-£171.52	
127	N2.SA4 Thameside West [Scenario 3]	3,066	18.00	£94.96	-£78.97	£168.36	-£173.93	
128	N15.SA2 Woodgrange Road West [Scenario 1]	157	1.98	£10.45	-£3.77	£10.34	-£14.22	
129	N15.SA2 Woodgrange Road West [Scenario 2]	157	1.98	£10.45	-£3.75	£10.34	-£14.20	
130	N15.SA2 Woodgrange Road West [Scenario 3]	165	1.98	£10.45	-£4.19	£10.68	-£14.63	
131	N8.SA5 Stratford Town Centre West - Plot M7B [Scenario 1]	331	0.47	£2.48	£29.89	£30.39	£27.41	
132	N8.SA5 Stratford Town Centre West - Plot M7B [Scenario 2]	333	0.47	£2.48	£29.94	£30.51	£27.46	
133	N8.SA5 Stratford Town Centre West - Plot M7B [Scenario 3]	346	0.47	£2.48	£29.98			

BLV3: CLEARED/UNDEVELOPED SITES			BLV per hectare:		£500,000				
	Description	No of units		BLV (£ m)	(B) Residual value £m	Developers profit £m	(B) - (A) £m		
1	N7.SA1 Abbey Mills [Scenario 1]	593	7.00	£3.50	-£37.63	£31.58	-£41.13		
2	N7.SA1 Abbey Mills [Scenario 2]	596	7.00	£3.50	-£38.41	£32.98	-£41.91		
3	N7.SA1 Abbey Mills [Scenario 3]	620	7.00	£3.50	-£38.40	£33.01	-£41.90		
4	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 1]	39	0.49	£0.25	-£7.40	£2.49	-£7.64		
5	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 2]	38	0.49	£0.25	-£7.35	£2.42	-£7.59		
6	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 3]	41	0.49	£0.25	-£7.42	£2.50	-£7.67		
7	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 1]	192	1.03	£0.52	-£26.67	£11.05	-£27.19		
8	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 2]	193	1.03	£0.52	-£26.49	£10.95	-£27.01		
9	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 3]	200	1.03	£0.52	-£26.74	£11.07	-£27.26		
10	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 1]	134	0.90	£0.45	-£14.49	£6.04	-£14.94		
11	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 2]	141	0.90	£0.45	-£14.82	£6.22	-£15.27		
12	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 3]	146	0.90	£0.45	-£15.00	£6.30	-£15.45		
13	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 1]	908	5.97	£2.98	-£56.77	£45.53	-£59.75		
14	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 2]	915	5.97	£2.98	-£62.02	£46.01	-£65.01		
15	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 3]	954	5.97	£2.98	-£63.54	£46.82	-£66.52		
16	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.1]	3,366	22.10	£11.05	-£229.49	£190.45	-£240.54		
17	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.2]	3,303	22.10	£11.05	-£222.73	£185.41	-£233.78		
18	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.3]	3,366	22.10	£11.05	-£222.91	£185.33	-£233.96		
19	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.1]	2,206	22.10	£11.05	-£208.17	£101.93	-£219.22		
20	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.2]	2,224	22.10	£11.05	-£207.00	£100.96	-£218.05		
21	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.3]	2,309	22.10	£11.05	-£209.42	£102.54	-£220.47		
22	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.1]	8,302	22.10	£11.05	-£444.37	£394.61	-£455.42		
23	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.2]	7,378	22.10	£11.05	-£375.29	£334.21	-£386.34		
24	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.3]	7,658	22.10	£11.05	-£381.35	£338.71	-£392.40		
25	N8.SA8 Bridgewater Road [Scenario 1]	675	4.01	£2.01	-£18.97	£34.50	-£20.98		
26	N8.SA8 Bridgewater Road [Scenario 2]	677	4.01	£2.01	-£18.71	£33.94	-£20.72		
27	N8.SA8 Bridgewater Road [Scenario 3]	702	4.01	£2.01	-£19.07	£34.51	-£21.08		
28	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 1]	136	0.36	£0.18	-£1.81	£8.40	-£1.99		
29	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 2]	130	0.36	£0.18	-£1.57	£7.97	-£1.75		
30	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 3]	136	0.36	£0.18	-£1.67	£8.14	-£1.85		
31	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 1]	222	0.36	£0.18	-£3.39	£13.65	-£3.57		
32	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 2]	216	0.36	£0.18	-£3.10	£13.13	-£3.28		
33	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 3]	226	0.36	£0.18	-£3.28	£13.41	-£3.46		
34	N4.SA5 Canning Town Riverside [Scenario 1]	747	4.73	£2.37	-£7.05	£50.78	-£9.42		
35	N4.SA5 Canning Town Riverside [Scenario 2]	749	4.73	£2.37	-£6.76	£50.15	-£9.13		
36	N4.SA5 Canning Town Riverside [Scenario 3]	777	4.73	£2.37	-£7.21	£50.80	-£9.57		
37	N8.SA10 Chobham Farm [Scenario 1]	200	1.35	£0.68	-£3.96	£11.97	-£4.64		
38	N8.SA10 Chobham Farm [Scenario 2]	208	1.35	£0.68	-£4.09	£12.17	-£4.77		
39	N8.SA10 Chobham Farm [Scenario 3]	217	1.35	£0.68	-£4.25	£12.41	-£4.92		
40	N2.SA3 Connaught Riverside [Scenario 1]	1,374	9.27	£4.64	-£31.11	£78.91	-£35.75		
41	N2.SA3 Connaught Riverside [Scenario 2]	1,384	9.27	£4.64	-£30.81	£78.08	-£35.44		
42	N2.SA3 Connaught Riverside [Scenario 3]	1,437	9.27	£4.64	-£31.59	£79.35	-£36.23		
43	N13.SA3 East Ham Gas Works [Scenario 1]	244	1.65	£0.83	-£14.14	£11.40	-£14.96		
44	N13.SA3 East Ham Gas Works [Scenario 2]	246	1.65	£0.83	-£14.02	£11.28	-£14.85		
45	N13.SA3 East Ham Gas Works [Scenario 3]	254	1.65	£0.83	-£14.19	£11.42	-£15.02		
46	N13.SA2 East Ham primark [Scenario 1]	85	0.50	£0.25	-£3.90	£5.76	-£4.15		
47	N13.SA2 East Ham primark [Scenario 2]	85	0.50	£0.25	-£3.82	£5.69	-£4.07		
48	N13.SA2 East Ham primark [Scenario 3]	88	0.50	£0.25	-£3.89	£5.75	-£4.14		
52	N4.SA4 Limmo [Scenario 1]	695	6.66	£3.33	-£20.87	£35.52	-£24.20		
53	N4.SA4 Limmo [Scenario 2]	697	6.66	£3.33	-£20.61	£34.94	-£23.94		
54	N4.SA4 Limmo [Scenario 3]	723	6.66	£3.33	-£21.02	£35.55	-£24.35		
55	N2.SA2 Lyle Park West [Scenario 1]	805	7.80	£3.90	-£13.66	£48.68	-£17.56		
56	N2.SA2 Lyle Park West [Scenario 2]	810	7.80	£3.90	-£13.66	£48.94	-£17.56		
57	N2.SA2 Lyle Park West [Scenario 3]	843	7.80	£3.90	-£14.45	£50.62	-£18.35		
58	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 1]	201	1.60	£0.80	-£1.55	£9.16	-£2.35		
59	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 2]	201	1.60	£0.80	-£1.53	£9.16	-£2.33		
60	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 3]	209	1.60	£0.80	-£1.56	£9.52	-£2.36		
61	N7.SA2 Parcellforce [Scenario 1]	1,248	9.56	£4.78	-£31.16	£67.30	-£35.94		
62	N7.SA2 Parcellforce [Scenario 2]	1,259	9.56	£4.78	-£31.22	£67.86	-£36.00		
63	N7.SA2 Parcellforce [Scenario 3]	1,307	9.56	£4.78	-£32.21	£70.32	-£36.99		
64	N9.SA1 Plaistow North [Scenario 1]	318	3.30	£1.65	-£21.19	£14.95	-£22.84		
65	N9.SA1 Plaistow North [Scenario 2]	319	3.30	£1.65	-£21.20	£15.00	-£22.85		
66	N9.SA1 Plaistow North [Scenario 3]	332	3.30	£1.65	-£21.81	£15.59	-£23.46		
67	N8.SA9 Pudding Mill (Town Centre) [Scenario 1]	832	7.58	£3.79	-£2.04	£64.70	-£5.83		
68	N8.SA9 Pudding Mill (Town Centre) [Scenario 2]	870	7.58	£3.79	-£2.96	£66.64	-£6.75		
69	N8.SA9 Pudding Mill (Town Centre) [Scenario 3]	900	7.58	£3.79	-£3.65	£68.17	-£7.44		
73	N8.SA7 Rick Roberts Way [Scenario 1]	372	4.45	£2.23	-£22.50	£22.73	-£24.72		
74	N8.SA7 Rick Roberts Way [Scenario 2]	389	4.45	£2.23	-£22.93	£23.60	-£25.16		
75	N8.SA7 Rick Roberts Way [Scenario 3]	403	4.45	£2.23	-£23.28	£24.31	-£25.50		
76	N3.SA1 Royal Albert North - Connaught North [Scenario 1]	781	28.80	£14.40	-£53.67	£43.96	-£68.07		
77	N3.SA1 Royal Albert North - Connaught North [Scenario 2]	784	28.80	£14.40	-£53.67	£44.10	-£68.08		
78	N3.SA1 Royal Albert North - Connaught North [Scenario 3]	811	28.80	£14.40	-£54.80	£45.41	-£69.00		
79	N3.SA1 Royal Albert North - Beckton [Scenario 1]	1,327	28.80	£14.40	-£60.32	£66.70	-£74.72		
80	N3.SA1 Royal Albert North - Beckton [Scenario 2]	1,331	28.80	£14.40	-£60.32	£66.88	-£74.72		
81	N3.SA1 Royal Albert North - Beckton [Scenario 3]	1,378	28.80	£14.40	-£62.27	£69.03	-£76.68		
82	N2.SA1 Silvertown Quays [Scenario 1]	4,504	21.00	£10.50	-£84.80	£249.38	-£95.30		
83	N2.SA1 Silvertown Quays [Scenario 2]	4,522	21.00	£10.50	-£84.38	£250.30	-£94.88		
84	N2.SA1 Silvertown Quays [Scenario 3]	4,681	21.00	£10.50	-£86.62	£258.43	-£97.12		
85	N4.SA2 Silvertown Way East [Scenario 1]	166	0.77	£0.39	-£5.36	£9.68	-£5.74		
86	N4.SA2 Silvertown Way East [Scenario 2]	168	0.77	£0.39	-£5.39	£9.78	-£5.77		
87	N4.SA2 Silvertown Way East [Scenario 3]	178	0.77	£0.39	-£5.65	£10.29	-£6.04		
88	N8.SA1 Stratford Central [Scenario 1]	1,499	21.00	£10.50	-£19.19	£88.85	-£29.69		
89	N8.SA1 Stratford Central [Scenario 2]	1,456	21.00	£10.50	-£18.21	£86.53	-£28.71		
90	N8.SA1 Stratford Central [Scenario 3]	1,525	21.00	£10.50	-£19.11	£90.25	-£29.61		
91	N8.SA4 Stratford High Street bingo hall [Scenario 1]	147	0.63	£0.32	-£1.43	£8.74	-£1.75		
92	N8.SA4 Stratford High Street bingo hall [Scenario 2]	153	0.63	£0.32	-£1.51	£9.06	-£1.83		
93	N8.SA4 Stratford High Street bingo hall [Scenario 3]	160	0.63	£0.32	-£1.61	£9.44	-£1.93		
94	N8.SA2 Stratford Station - Site 1 [Single scenario]	-	1.01	£0.51	-£29.47	£10.47	-£29.97		
95	N8.SA2 Stratford Station - Site 2 [Scenario 1]	153	0.34	£0.17	-£14.07	£14.13	-£14.24		
96	N8.SA2 Stratford Station - Site 2 [Scenario 2]	157	0.34	£0.17	-£14.09	£14.36	-£14.26		
97	N8.SA2 Stratford Station - Site 2 [Scenario 3]	165	0.34	£0.17	-£14.10	£14.81	-£14.27		
98	N8.SA2 Stratford Station - Site 3 [Scenario 1]	334	0.72	£0.36	-£70.51	£18.92	-£70.87		
99	N8.SA2 Stratford Station - Site 3 [Scenario 2]	335	0.72	£0.36	-£70.46	£18.98	-£70.82		
100	N8.SA2 Stratford Station - Site 3 [Scenario 3]	347	0.72	£0.36	-£70.56	£19.66	-£70.92		
101	N8.SA2 Stratford Station - Site 4 [Scenario 1]	284	0.68	£0.34	-£20.98	£25.73	-£21.32		
102	N8.SA2 Stratford Station - Site 4 [Scenario 2]	284	0.68	£0.34	-£20.89	£25.73	-£21.23		
103	N8.SA2 Stratford Station - Site 4 [Scenario 3]	297	0.68	£0.34	-£20.67	£26.47	-£21.00		
104	N8.SA2 Stratford Station - Site 5 [Scenario 1]	153	0.51	£0.26	-£7.30	£16.05	-£7.56		
105	N8.SA2 Stratford Station - Site 5 [Scenario 2]	152	0.51	£0.26	-£7.16	£15.99	-£7.41		
106	N8.SA2 Stratford Station - Site 5 [Scenario 3]	158	0.51	£0.26	-£7.31	£16.33	-£7.57		
107	N8.SA2 Stratford Station - Site 6 [Scenario 1]	189	0.77	£0.38	-£42.28	£18.72	-£42.66		
108	N8.SA2 Stratford Station - Site 6 [Scenario 2]	188	0.77	£0.38	-£42.20	£18.67	-£42.59		
109	N8.SA2 Stratford Station - Site 6 [Scenario 3]	196	0.77	£0.38	-£42.26	£19.12	-£42.65		
110	N8.SA2 Stratford Station - Site 7 [Scenario 1]	98	0.30	£0.15	-£11.20	£8.94	-£11.35		
111	N8.SA2 Stratford Station - Site 7 [Scenario 2]	97	0.30	£0.15	-£11.22	£8.89	-£11.36		
112	N8.SA2 Stratford Station - Site 7 [Scenario 3]	103	0.30	£0.15	£11.23	£9.23	£11.09		
113	N8.SA5 Stratford Town Centre West - MSG plot [Scenario 1]	593	2.60	£1.30	-£4.69	£36.38	-£5.99		
114	N8.SA5 Stratford Town Centre West - MSG plot [Scenario 2]	596	2.60	£1.30	-£4.64	£36.55	-£5.94		
115	N8.SA5 Stratford Town Centre West - MSG plot [Scenario 3]	620	2.60	£1.30	-£4.94	£37.84	-£6.24		
116	N8.SA5 Stratford Town Centre West - IQL South [Scenario 1]	443	4.95	£2.48	£7.77	£34.48	£5.29		
117	N8.SA5 Stratford Town Centre West - IQL South [Scenario 2]	446	4.95	£2.48	£7.79	£34.64	£5.31		
118	N8.SA5 Stratford Town Centre West - IQL South [Scenario 3]	464	4.95	£2.48	£7.55	£35.61	£5.07		
119	N8.SA5 Stratford Town Centre West - IQL North [Scenario 1]	418	2.22	£1.11	£0.15	£27.72	-£0.96		
120	N8.SA5 Stratford Town Centre West - IQL North [Scenario 2]	421	2.22	£1.11	£0.17	£27.88	-£0.94		
121	N8.SA5 Stratford Town Centre West - IQL North [Scenario 3]	436	2.22	£1.11	-£0.03	£28.69	-£1.14		
122	N7.SA3 Sugar House Lane [Scenario 1]	93	1.17	£0.59	£4.03	£10.22	£3.45		
123	N7.SA3 Sugar House Lane [Scenario 2]	93	1.17	£0.59	£4.05	£10.22	£3.46		
124	N7.SA3 Sugar House Lane [Scenario 3]	99	1.17	£0.59	£3.96	£10.55	£3.38		
125	N2.SA4 Thameside West [Scenario 1]	2,950	18.00	£9.00	-£76.77	£162.43	-£85.77		
126	N2.SA4 Thameside West [Scenario 2]	2,961	18.00	£9.00	-£76.56	£162.99	-£85.56		
127	N2.SA4 Thameside West [Scenario 3]	3,066	18.00	£9.00	-£78.97	£168.36	-£87.97		
128	N15.SA2 Woodgrange Road West [Scenario 1]	157	1.98	£0.99	-£3.77	£10.34	-£4.76		
129	N15.SA2 Woodgrange Road West [Scenario 2]	157	1.98	£0.99	-£3.75	£10.34	-£4.74		
130	N15.SA2 Woodgrange Road West [Scenario 3]	165	1.98	£0.99	-£4.19	£10.68	-£5.18		
131	N8.SA5 Stratford Town Centre West - Plot M7B [Scenario 1]	331	0.47	£0.24	£29.89	£30.39	£29.65		
132	N8.SA5 Stratford Town Centre West - Plot M7B [Scenario 2]	333	0.47	£0.24	£29.94	£30.51	£29.70		
133	N8.SA5 Stratford Town Centre West - Plot M7B [Scenario 3]	346	0.47	£0.24	£29.98	£31.24	£29.74		
134	N8.SA5 Stratford Town Centre West - Stratford Waterfont North [Scenario 1]	531	1.23	£0.62	£47.62	£45.51	£47.01		
135	N8.SA5 Stratford Town Centre West - Stratford Waterfont North [Scenario 2]	531	1.23	£0.62	£47.70	£45.51	£47.09		
136	N8.SA5 Stratford Town Centre West - Stratford Waterfont North [Scenario 3]	551	1.23	£0.62	£47.77	£46.65	£47.15		
137	N2.SA5 Excel Western Gateway [Scenario 1]	136	3.46	£1.73	-£7.54	£6.98	-£9.27		
138	N2.SA5 Excel Western Gateway [Scenario 2]	136	3.46	£1.73	-£7.52	£6.98	-£9.25		
139	N2.SA5 Excel Western Gateway [Scenario 3]	141	3.46	£1.73	-£7.68	£7.22	-£9.41		
140	N11.SA3 Alpine Way [Scenario 1]</								

NEWHAM LOCAL PLAN

AH tenure (rent / SO):
AH %
75%
25%

BLV1: SECONDARY OFFICES		BLV per hectare:		£6,321,552			
	Description	No of units	Site area	(A) BLV (£ m)	(B) Residual value £m	Developers profit £m	(B) - (A) £m
1	N7.SA1 Abbey Mills [Scenario 1]	593	7.00	£44.25	£3.40	£47.05	-£40.85
2	N7.SA1 Abbey Mills [Scenario 2]	596	7.00	£44.25	£4.29	£49.16	-£39.97
3	N7.SA1 Abbey Mills [Scenario 3]	620	7.00	£44.25	£4.31	£49.22	-£39.94
4	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 1]	39	0.49	£3.12	-£5.45	£3.25	-£8.58
5	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 2]	38	0.49	£3.12	-£5.49	£3.15	-£8.61
6	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 3]	41	0.49	£3.12	-£5.45	£3.28	-£8.58
7	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 1]	192	1.03	£6.53	-£17.11	£14.81	-£23.64
8	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 2]	193	1.03	£6.53	-£17.06	£14.65	-£23.59
9	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 3]	200	1.03	£6.53	-£17.15	£14.83	-£23.68
10	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 1]	134	0.90	£5.71	-£7.81	£8.67	-£13.52
11	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 2]	141	0.90	£5.71	-£7.93	£8.92	-£13.64
12	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 3]	146	0.90	£5.71	-£8.00	£9.05	-£13.71
13	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 1]	908	5.97	£37.72	-£13.24	£63.31	-£50.96
14	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 2]	915	5.97	£37.72	-£18.91	£63.58	-£56.63
15	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 3]	954	5.97	£37.72	-£19.46	£64.78	-£57.18
16	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.1]	3,366	22.10	£139.71	-£90.33	£256.34	-£230.04
17	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.2]	3,303	22.10	£139.71	-£88.77	£248.84	-£228.48
18	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.3]	3,366	22.10	£139.71	-£89.03	£248.72	-£228.74
19	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.1]	2,206	22.10	£139.71	-£116.97	£145.11	-£256.68
20	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.2]	2,224	22.10	£139.71	-£116.80	£143.67	-£256.51
21	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.3]	2,309	22.10	£139.71	-£117.59	£146.03	-£257.29
22	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.1]	8,302	22.10	£139.71	-£138.69	£557.13	-£278.40
23	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.2]	7,378	22.10	£139.71	-£124.96	£467.18	-£264.67
24	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.3]	7,658	22.10	£139.71	-£126.88	£473.88	-£266.58
25	N8.SA8 Bridgewater Road [Scenario 1]	675	4.01	£25.35	£26.54	£52.10	£1.19
26	N8.SA8 Bridgewater Road [Scenario 2]	677	4.01	£25.35	£26.07	£51.27	£0.72
27	N8.SA8 Bridgewater Road [Scenario 3]	702	4.01	£25.35	£26.46	£52.13	£1.11
28	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 1]	136	0.36	£2.28	£7.62	£11.95	£5.34
29	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 2]	130	0.36	£2.28	£7.26	£11.29	£4.99
30	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 3]	136	0.36	£2.28	£7.39	£11.55	£5.11
31	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 1]	222	0.36	£2.28	£12.01	£19.44	£9.73
32	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 2]	216	0.36	£2.28	£11.59	£18.66	£9.31
33	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 3]	226	0.36	£2.28	£11.79	£19.09	£9.52
34	N4.SA5 Canning Town Riverside [Scenario 1]	747	4.73	£29.90	£42.50	£70.26	£12.60
35	N4.SA5 Canning Town Riverside [Scenario 2]	749	4.73	£29.90	£41.97	£69.32	£12.07
36	N4.SA5 Canning Town Riverside [Scenario 3]	777	4.73	£29.90	£42.39	£70.30	£12.49
37	N8.SA10 Chobham Farm [Scenario 1]	200	1.35	£8.53	£9.95	£17.18	£1.41
38	N8.SA10 Chobham Farm [Scenario 2]	208	1.35	£8.53	£10.10	£17.50	£1.56
39	N8.SA10 Chobham Farm [Scenario 3]	217	1.35	£8.53	£10.27	£17.86	£1.74
40	N2.SA3 Connaught Riverside [Scenario 1]	1,374	9.27	£58.62	£54.35	£114.76	-£4.27
41	N2.SA3 Connaught Riverside [Scenario 2]	1,384	9.27	£58.62	£53.65	£113.50	-£4.97
42	N2.SA3 Connaught Riverside [Scenario 3]	1,437	9.27	£58.62	£54.43	£115.41	-£4.19
43	N13.SA3 East Ham Gas Works [Scenario 1]	244	1.65	£10.43	£0.76	£16.97	-£9.67
44	N13.SA3 East Ham Gas Works [Scenario 2]	246	1.65	£10.43	£0.71	£16.79	-£9.72
45	N13.SA3 East Ham Gas Works [Scenario 3]	254	1.65	£10.43	£0.73	£17.00	-£9.70
46	N13.SA2 East Ham primark [Scenario 1]	85	0.50	£3.16	£1.26	£7.70	-£1.90
47	N13.SA2 East Ham primark [Scenario 2]	85	0.50	£3.16	£1.24	£7.59	-£1.92
48	N13.SA2 East Ham primark [Scenario 3]	88	0.50	£3.16	£1.25	£7.68	-£1.91
52	N4.SA4 Limmo [Scenario 1]	695	6.66	£42.10	£26.06	£53.65	-£16.04
53	N4.SA4 Limmo [Scenario 2]	697	6.66	£42.10	£25.57	£52.78	-£16.53
54	N4.SA4 Limmo [Scenario 3]	723	6.66	£42.10	£25.95	£53.69	-£16.15
55	N2.SA2 Lyle Park West [Scenario 1]	805	7.80	£49.31	£39.06	£69.68	-£10.24
56	N2.SA2 Lyle Park West [Scenario 2]	810	7.80	£49.31	£39.43	£70.07	-£9.88
57	N2.SA2 Lyle Park West [Scenario 3]	843	7.80	£49.31	£40.86	£72.62	-£8.45
58	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 1]	201	1.60	£10.11	£10.35	£13.75	£0.23
59	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 2]	201	1.60	£10.11	£10.38	£13.75	£0.26
60	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 3]	209	1.60	£10.11	£10.82	£14.30	£0.71
61	N7.SA2 Parcellforce [Scenario 1]	1,248	9.56	£60.46	£46.77	£99.86	-£13.69
62	N7.SA2 Parcellforce [Scenario 2]	1,259	9.56	£60.46	£47.44	£100.71	-£13.02
63	N7.SA2 Parcellforce [Scenario 3]	1,307	9.56	£60.46	£49.50	£104.41	-£10.96
64	N9.SA1 Plaistow North [Scenario 1]	318	3.30	£20.86	-£1.73	£22.21	-£22.59
65	N9.SA1 Plaistow North [Scenario 2]	319	3.30	£20.86	-£1.66	£22.28	-£22.52
66	N9.SA1 Plaistow North [Scenario 3]	332	3.30	£20.86	-£1.47	£23.17	-£22.33
67	N8.SA9 Pudding Mill (Town Centre) [Scenario 1]	832	7.58	£47.93	£51.72	£86.40	£3.79
68	N8.SA9 Pudding Mill (Town Centre) [Scenario 2]	870	7.58	£47.93	£53.35	£89.34	£5.41
69	N8.SA9 Pudding Mill (Town Centre) [Scenario 3]	900	7.58	£47.93	£54.68	£91.65	£6.74
73	N8.SA7 Rick Roberts Way [Scenario 1]	372	4.45	£28.13	£3.95	£32.43	-£24.18
74	N8.SA7 Rick Roberts Way [Scenario 2]	389	4.45	£28.13	£4.73	£33.75	-£23.40
75	N8.SA7 Rick Roberts Way [Scenario 3]	403	4.45	£28.13	£5.40	£34.83	-£22.73
76	N3.SA1 Royal Albert North - Connaught North [Scenario 1]	781	28.80	£182.08	-£2.75	£63.06	-£184.83
77	N3.SA1 Royal Albert North - Connaught North [Scenario 2]	784	28.80	£182.08	-£2.54	£63.28	-£184.62
78	N3.SA1 Royal Albert North - Connaught North [Scenario 3]	811	28.80	£182.08	-£1.70	£65.25	-£183.78
79	N3.SA1 Royal Albert North - Beckton [Scenario 1]	1,327	28.80	£182.08	£13.46	£97.00	-£168.62
80	N3.SA1 Royal Albert North - Beckton [Scenario 2]	1,331	28.80	£182.08	£13.72	£97.27	-£168.36
81	N3.SA1 Royal Albert North - Beckton [Scenario 3]	1,378	28.80	£182.08	£14.41	£100.49	-£167.67
82	N2.SA1 Silvertown Quays [Scenario 1]	4,504	21.00	£132.75	£121.53	£366.88	-£11.22
83	N2.SA1 Silvertown Quays [Scenario 2]	4,522	21.00	£132.75	£122.69	£368.27	-£10.06
84	N2.SA1 Silvertown Quays [Scenario 3]	4,681	21.00	£132.75	£127.67	£380.55	-£5.08
85	N4.SA2 Silvertown Way East [Scenario 1]	166	0.77	£4.87	£6.27	£14.01	£1.40
86	N4.SA2 Silvertown Way East [Scenario 2]	168	0.77	£4.87	£6.39	£14.16	£1.52
87	N4.SA2 Silvertown Way East [Scenario 3]	178	0.77	£4.87	£6.83	£14.93	£1.97
88	N8.SA1 Stratford Central [Scenario 1]	1,499	21.00	£132.75	£88.47	£130.40	-£44.28
89	N8.SA1 Stratford Central [Scenario 2]	1,456	21.00	£132.75	£86.42	£126.89	-£46.33
90	N8.SA1 Stratford Central [Scenario 3]	1,525	21.00	£132.75	£90.57	£132.52	-£42.18
91	N8.SA4 Stratford High Street bingo hall [Scenario 1]	147	0.63	£3.98	£9.55	£12.81	£5.56
92	N8.SA4 Stratford High Street bingo hall [Scenario 2]	153	0.63	£3.98	£9.92	£13.30	£5.94
93	N8.SA4 Stratford High Street bingo hall [Scenario 3]	160	0.63	£3.98	£10.36	£13.87	£6.37
94	N8.SA2 Stratford Station - Site 1 [Single scenario]	-	1.01	£6.41	-£29.47	£10.47	-£35.88
95	N8.SA2 Stratford Station - Site 2 [Scenario 1]	153	0.34	£2.14	-£1.35	£18.63	-£3.50
96	N8.SA2 Stratford Station - Site 2 [Scenario 2]	157	0.34	£2.14	-£1.04	£18.97	-£3.19
97	N8.SA2 Stratford Station - Site 2 [Scenario 3]	165	0.34	£2.14	-£0.38	£19.66	-£2.52
98	N8.SA2 Stratford Station - Site 3 [Scenario 1]	334	0.72	£4.56	-£42.69	£28.72	-£47.25
99	N8.SA2 Stratford Station - Site 3 [Scenario 2]	335	0.72	£4.56	-£42.54	£28.81	-£47.10
100	N8.SA2 Stratford Station - Site 3 [Scenario 3]	347	0.72	£4.56	-£41.61	£29.84	-£46.17
101	N8.SA2 Stratford Station - Site 4 [Scenario 1]	284	0.68	£4.27	£2.51	£34.07	£1.75
102	N8.SA2 Stratford Station - Site 4 [Scenario 2]	284	0.68	£4.27	£2.62	£34.07	£1.65
103	N8.SA2 Stratford Station - Site 4 [Scenario 3]	297	0.68	£4.27	£3.90	£35.19	£0.36
104	N8.SA2 Stratford Station - Site 5 [Scenario 1]	153	0.51	£3.23	£5.22	£20.54	£1.99
105	N8.SA2 Stratford Station - Site 5 [Scenario 2]	152	0.51	£3.23	£5.28	£20.45	£2.05
106	N8.SA2 Stratford Station - Site 5 [Scenario 3]	158	0.51	£3.23	£5.62	£20.97	£2.39
107	N8.SA2 Stratford Station - Site 6 [Scenario 1]	189	0.77	£4.86	-£26.53	£24.27	-£31.39
108	N8.SA2 Stratford Station - Site 6 [Scenario 2]	188	0.77	£4.86	-£26.53	£24.19	-£31.39
109	N8.SA2 Stratford Station - Site 6 [Scenario 3]	196	0.77	£4.86	-£25.91	£24.87	-£30.77
110	N8.SA2 Stratford Station - Site 7 [Scenario 1]	98	0.30	£1.87	-£3.04	£11.82	-£4.90
111	N8.SA2 Stratford Station - Site 7 [Scenario 2]	97	0.30	£1.87	-£3.13	£11.73	-£5.00
112	N8.SA2 Stratford Station - Site 7 [Scenario 3]	103	0.30	£1.87	£19.32	£12.25	£17.46
113	N8.SA5 Stratford Town Centre West - MSG plot [Scenario 1]	593	2.60	£16.46	£37.75	£52.82	£21.29
114	N8.SA5 Stratford Town Centre West - MSG plot [Scenario 2]	596	2.60	£16.46	£38.04	£53.06	£21.59
115	N8.SA5 Stratford Town Centre West - MSG plot [Scenario 3]	620	2.60	£16.46	£39.50	£55.02	£23.04
116	N8.SA5 Stratford Town Centre West - IQL South [Scenario 1]	443	4.95	£31.30	£40.51	£46.76	£9.21
117	N8.SA5 Stratford Town Centre West - IQL South [Scenario 2]	446	4.95	£31.30	£40.77	£47.00	£9.48
118	N8.SA5 Stratford Town Centre West - IQL South [Scenario 3]	464	4.95	£31.30	£41.90	£48.47	£10.60
119	N8.SA5 Stratford Town Centre West - IQL North [Scenario 1]	418	2.22	£14.02	£31.19	£39.30	£17.17
120	N8.SA5 Stratford Town Centre West - IQL North [Scenario 2]	421	2.22	£14.02	£31.46	£39.55	£17.44
121	N8.SA5 Stratford Town Centre West - IQL North [Scenario 3]	436	2.22	£14.02	£32.40	£40.77	£18.38
122	N7.SA3 Sugar House Lane [Scenario 1]	93	1.17	£7.42	£10.86	£12.80	£3.44
123	N7.SA3 Sugar House Lane [Scenario 2]	93	1.17	£7.42	£10.88	£12.80	£3.46
124	N7.SA3 Sugar House Lane [Scenario 3]	99	1.17	£7.42	£11.25	£13.29	£3.83
125	N2.SA4 Thameside West [Scenario 1]	2,950	18.00	£113.79	£116.42	£239.39	£2.64
126	N2.SA4 Thameside West [Scenario 2]	2,961	18.00	£113.79	£117.48	£240.24	£3.69
127	N2.SA4 Thameside West [Scenario 3]	3,066	18.00	£113.79	£122.09	£248.35	£8.30
128	N15.SA2 Woodgrange Road West [Scenario 1]	157	1.98	£12.52	£4.25	£13.67	-£8.27
129	N15.SA2 Woodgrange Road West [Scenario 2]	157	1.98	£12.52	£4.27	£13.67	-£8.24
130	N15.SA2 Woodgrange Road West [Scenario 3]	165	1.98	£12.52	£4.27	£14.18	-£8.25
131	N8.SA5 Stratford Town Centre West - Plot M7B [Scenario 1]	331	0.47	£2.97	£53.42	£40.11	£50.45
132	N8.SA5 Stratford Town Centre West - Plot M7B [Scenario 2]	333	0.47	£2.97	£53.62	£40.28	£50.65
133	N8.SA5 Stratford Town Centre West - Plot M7B [Scenario 3]	346	0.47	£2.97	£54.61	£41.40	£51.64
134	N8.SA5 Stratford Town Centre West - Stratford Waterfront North [Scenario 1]	531	1.23	£7.78	£85.37	£61.10	£77.60
135	N8.SA5 Stratford Town Centre West - Stratford Waterfront North [Scenario 2]	531	1.23	£7.78	£85.47	£61.10	£77.70
136	N8.SA5 Stratford Town Centre West - Stratford Waterfront North [Scenario 3]	551	1.23	£7.78	£86.99	£62.82	£79.22
137	N2.SA5 Excel Western Gateway [Scenario 1]	136	3.46	£21.87	£1.08	£10.30	-£20.79
138	N2.SA5 Excel Western Gateway [Scenario 2]	136</					

BLV2: SECONDARY INDUSTRIAL			BLV per hectare:		£5,275,753			
	Description	No of units		(A) BLV (£ m)	(B) Residual value £m	Developers profit £m	(B) - (A) £m	
1	N7.SA1 Abbey Mills [Scenario 1]	593	7.00	£36.93	£3.40	£47.05	-£33.53	
2	N7.SA1 Abbey Mills [Scenario 2]	596	7.00	£36.93	£4.29	£49.16	-£32.64	
3	N7.SA1 Abbey Mills [Scenario 3]	620	7.00	£36.93	£4.31	£49.22	-£32.62	
4	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 1]	39	0.49	£2.61	-£5.45	£3.25	-£8.06	
5	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 2]	38	0.49	£2.61	-£5.49	£3.15	-£8.09	
6	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 3]	41	0.49	£2.61	-£5.45	£3.28	-£8.06	
7	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 1]	192	1.03	£5.45	-£17.11	£14.81	-£22.56	
8	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 2]	193	1.03	£5.45	-£17.06	£14.65	-£22.51	
9	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 3]	200	1.03	£5.45	-£17.15	£14.83	-£22.60	
10	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 1]	134	0.90	£4.77	-£7.81	£8.67	-£12.58	
11	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 2]	141	0.90	£4.77	-£7.93	£8.92	-£12.70	
12	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 3]	146	0.90	£4.77	-£8.00	£9.05	-£12.76	
13	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 1]	908	5.97	£31.48	-£13.24	£63.31	-£44.72	
14	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 2]	915	5.97	£31.48	-£18.91	£63.58	-£50.39	
15	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 3]	954	5.97	£31.48	-£19.46	£64.78	-£50.94	
16	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.1]	3,366	22.10	£116.59	-£90.33	£256.34	-£206.92	
17	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.2]	3,303	22.10	£116.59	-£88.77	£248.84	-£205.37	
18	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.3]	3,366	22.10	£116.59	-£89.03	£248.72	-£205.63	
19	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.1]	2,206	22.10	£116.59	-£116.97	£145.11	-£233.56	
20	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.2]	2,224	22.10	£116.59	-£116.80	£143.67	-£233.40	
21	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.3]	2,309	22.10	£116.59	-£117.59	£146.03	-£234.18	
22	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.1]	8,302	22.10	£116.59	-£138.69	£557.13	-£255.29	
23	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.2]	7,378	22.10	£116.59	-£124.96	£467.18	-£241.56	
24	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.3]	7,658	22.10	£116.59	-£126.88	£473.88	-£243.47	
25	N8.SA8 Bridgewater Road [Scenario 1]	675	4.01	£21.16	£26.54	£52.10	£5.38	
26	N8.SA8 Bridgewater Road [Scenario 2]	677	4.01	£21.16	£26.07	£51.27	£4.91	
27	N8.SA8 Bridgewater Road [Scenario 3]	702	4.01	£21.16	£26.46	£52.13	£5.31	
28	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 1]	136	0.36	£1.90	£7.62	£11.95	£5.72	
29	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 2]	130	0.36	£1.90	£7.26	£11.29	£5.37	
30	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 3]	136	0.36	£1.90	£7.39	£11.55	£5.49	
31	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 1]	222	0.36	£1.90	£12.01	£19.44	£10.11	
32	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 2]	216	0.36	£1.90	£11.59	£18.66	£9.69	
33	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 3]	226	0.36	£1.90	£11.79	£19.09	£9.89	
34	N4.SA5 Canning Town Riverside [Scenario 1]	747	4.73	£24.95	£42.50	£70.26	£17.55	
35	N4.SA5 Canning Town Riverside [Scenario 2]	749	4.73	£24.95	£41.97	£69.32	£17.02	
36	N4.SA5 Canning Town Riverside [Scenario 3]	777	4.73	£24.95	£42.39	£70.30	£17.43	
37	N8.SA10 Chobham Farm [Scenario 1]	200	1.35	£7.12	£9.95	£17.18	£2.82	
38	N8.SA10 Chobham Farm [Scenario 2]	208	1.35	£7.12	£10.10	£17.50	£2.97	
39	N8.SA10 Chobham Farm [Scenario 3]	217	1.35	£7.12	£10.27	£17.86	£3.15	
40	N2.SA3 Connaught Riverside [Scenario 1]	1,374	9.27	£48.92	£54.35	£114.76	£5.43	
41	N2.SA3 Connaught Riverside [Scenario 2]	1,384	9.27	£48.92	£53.65	£113.50	£4.73	
42	N2.SA3 Connaught Riverside [Scenario 3]	1,437	9.27	£48.92	£54.43	£115.41	£5.51	
43	N13.SA3 East Ham Gas Works [Scenario 1]	244	1.65	£8.70	£0.76	£16.97	-£7.95	
44	N13.SA3 East Ham Gas Works [Scenario 2]	246	1.65	£8.70	£0.71	£16.79	-£7.99	
45	N13.SA3 East Ham Gas Works [Scenario 3]	254	1.65	£8.70	£0.73	£17.00	-£7.98	
46	N13.SA2 East Ham primark [Scenario 1]	85	0.50	£2.64	£1.26	£7.70	-£1.37	
47	N13.SA2 East Ham primark [Scenario 2]	85	0.50	£2.64	£1.24	£7.59	-£1.40	
48	N13.SA2 East Ham primark [Scenario 3]	88	0.50	£2.64	£1.25	£7.68	-£1.39	
52	N4.SA4 Limmo [Scenario 1]	695	6.66	£35.14	£26.06	£53.65	£9.08	
53	N4.SA4 Limmo [Scenario 2]	697	6.66	£35.14	£25.57	£52.78	£9.57	
54	N4.SA4 Limmo [Scenario 3]	723	6.66	£35.14	£25.95	£53.69	£9.18	
55	N2.SA2 Lyle Park West [Scenario 1]	805	7.80	£41.15	£39.06	£69.68	£2.09	
56	N2.SA2 Lyle Park West [Scenario 2]	810	7.80	£41.15	£39.43	£70.07	£1.72	
57	N2.SA2 Lyle Park West [Scenario 3]	843	7.80	£41.15	£40.86	£72.62	£0.29	
58	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 1]	201	1.60	£8.44	£10.35	£13.75	£1.91	
59	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 2]	201	1.60	£8.44	£10.38	£13.75	£1.94	
60	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 3]	209	1.60	£8.44	£10.82	£14.30	£2.38	
61	N7.SA2 Parcellforce [Scenario 1]	1,248	9.56	£50.46	£46.77	£99.86	£3.69	
62	N7.SA2 Parcellforce [Scenario 2]	1,259	9.56	£50.46	£47.44	£100.71	£3.02	
63	N7.SA2 Parcellforce [Scenario 3]	1,307	9.56	£50.46	£49.50	£104.41	£0.96	
64	N9.SA1 Plaistow North [Scenario 1]	318	3.30	£17.41	-£1.73	£22.21	-£19.14	
65	N9.SA1 Plaistow North [Scenario 2]	319	3.30	£17.41	-£1.66	£22.28	-£19.07	
66	N9.SA1 Plaistow North [Scenario 3]	332	3.30	£17.41	-£1.47	£23.17	-£18.88	
67	N8.SA9 Pudding Mill (Town Centre) [Scenario 1]	832	7.58	£40.00	£51.72	£86.40	£11.72	
68	N8.SA9 Pudding Mill (Town Centre) [Scenario 2]	870	7.58	£40.00	£53.35	£89.34	£13.34	
69	N8.SA9 Pudding Mill (Town Centre) [Scenario 3]	900	7.58	£40.00	£54.68	£91.65	£14.67	
73	N8.SA7 Rick Roberts Way [Scenario 1]	372	4.45	£23.48	£3.95	£32.43	-£19.52	
74	N8.SA7 Rick Roberts Way [Scenario 2]	389	4.45	£23.48	£4.73	£33.75	-£18.74	
75	N8.SA7 Rick Roberts Way [Scenario 3]	403	4.45	£23.48	£5.40	£34.83	-£18.08	
76	N3.SA1 Royal Albert North - Connaught North [Scenario 1]	781	28.80	£151.96	-£2.75	£63.06	-£154.70	
77	N3.SA1 Royal Albert North - Connaught North [Scenario 2]	784	28.80	£151.96	-£2.54	£63.28	-£154.49	
78	N3.SA1 Royal Albert North - Connaught North [Scenario 3]	811	28.80	£151.96	-£1.70	£65.25	-£153.66	
79	N3.SA1 Royal Albert North - Beckton [Scenario 1]	1,327	28.80	£151.96	£13.46	£97.00	-£138.49	
80	N3.SA1 Royal Albert North - Beckton [Scenario 2]	1,331	28.80	£151.96	£13.72	£97.27	-£138.24	
81	N3.SA1 Royal Albert North - Beckton [Scenario 3]	1,378	28.80	£151.96	£14.41	£100.49	-£137.54	
82	N2.SA1 Silvertown Quays [Scenario 1]	4,504	21.00	£110.79	£121.53	£366.88	£10.74	
83	N2.SA1 Silvertown Quays [Scenario 2]	4,522	21.00	£110.79	£122.69	£368.27	£11.90	
84	N2.SA1 Silvertown Quays [Scenario 3]	4,681	21.00	£110.79	£127.67	£380.55	£16.88	
85	N4.SA2 Silvertown Way East [Scenario 1]	166	0.77	£4.06	£6.27	£14.01	£2.21	
86	N4.SA2 Silvertown Way East [Scenario 2]	168	0.77	£4.06	£6.39	£14.16	£2.33	
87	N4.SA2 Silvertown Way East [Scenario 3]	178	0.77	£4.06	£6.83	£14.93	£2.77	
88	N8.SA1 Stratford Central [Scenario 1]	1,499	21.00	£110.79	£88.47	£130.40	-£22.32	
89	N8.SA1 Stratford Central [Scenario 2]	1,456	21.00	£110.79	£86.42	£126.89	-£24.37	
90	N8.SA1 Stratford Central [Scenario 3]	1,525	21.00	£110.79	£90.57	£132.52	-£20.22	
91	N8.SA4 Stratford High Street bingo hall [Scenario 1]	147	0.63	£3.32	£9.55	£12.81	£6.22	
92	N8.SA4 Stratford High Street bingo hall [Scenario 2]	153	0.63	£3.32	£9.92	£13.30	£6.60	
93	N8.SA4 Stratford High Street bingo hall [Scenario 3]	160	0.63	£3.32	£10.36	£13.87	£7.03	
94	N8.SA2 Stratford Station - Site 1 [Single scenario]	-	1.01	£5.35	-£29.47	£10.47	-£34.82	
95	N8.SA2 Stratford Station - Site 2 [Scenario 1]	153	0.34	£1.79	-£1.35	£18.63	-£3.14	
96	N8.SA2 Stratford Station - Site 2 [Scenario 2]	157	0.34	£1.79	-£1.04	£18.97	-£2.83	
97	N8.SA2 Stratford Station - Site 2 [Scenario 3]	165	0.34	£1.79	-£0.38	£19.66	-£2.17	
98	N8.SA2 Stratford Station - Site 3 [Scenario 1]	334	0.72	£3.81	-£42.69	£28.72	-£46.49	
99	N8.SA2 Stratford Station - Site 3 [Scenario 2]	335	0.72	£3.81	-£42.54	£28.81	-£46.35	
100	N8.SA2 Stratford Station - Site 3 [Scenario 3]	347	0.72	£3.81	-£41.61	£29.84	-£45.42	
101	N8.SA2 Stratford Station - Site 4 [Scenario 1]	284	0.68	£3.56	£2.51	£34.07	£1.05	
102	N8.SA2 Stratford Station - Site 4 [Scenario 2]	284	0.68	£3.56	£2.62	£34.07	£0.95	
103	N8.SA2 Stratford Station - Site 4 [Scenario 3]	297	0.68	£3.56	£3.90	£35.19	£0.34	
104	N8.SA2 Stratford Station - Site 5 [Scenario 1]	153	0.51	£2.69	£5.22	£20.54	£2.52	
105	N8.SA2 Stratford Station - Site 5 [Scenario 2]	152	0.51	£2.69	£5.28	£20.45	£2.59	
106	N8.SA2 Stratford Station - Site 5 [Scenario 3]	158	0.51	£2.69	£5.62	£20.97	£2.93	
107	N8.SA2 Stratford Station - Site 6 [Scenario 1]	189	0.77	£4.05	-£26.53	£24.27	-£30.59	
108	N8.SA2 Stratford Station - Site 6 [Scenario 2]	188	0.77	£4.05	-£26.53	£24.19	-£30.59	
109	N8.SA2 Stratford Station - Site 6 [Scenario 3]	196	0.77	£4.05	-£25.91	£24.87	-£29.97	
110	N8.SA2 Stratford Station - Site 7 [Scenario 1]	98	0.30	£1.56	-£3.04	£11.82	-£4.59	
111	N8.SA2 Stratford Station - Site 7 [Scenario 2]	97	0.30	£1.56	-£3.13	£11.73	-£4.69	
112	N8.SA2 Stratford Station - Site 7 [Scenario 3]	103	0.30	£1.56	£19.32	£12.25	£17.77	
113	N8.SA5 Stratford Town Centre West - MSG plot [Scenario 1]	593	2.60	£13.73	£37.75	£52.82	£24.01	
114	N8.SA5 Stratford Town Centre West - MSG plot [Scenario 2]	596	2.60	£13.73	£38.04	£53.06	£24.31	
115	N8.SA5 Stratford Town Centre West - MSG plot [Scenario 3]	620	2.60	£13.73	£39.50	£55.02	£25.76	
116	N8.SA5 Stratford Town Centre West - IQL South [Scenario 1]	443	4.95	£26.12	£40.51	£46.76	£14.39	
117	N8.SA5 Stratford Town Centre West - IQL South [Scenario 2]	446	4.95	£26.12	£40.77	£47.00	£14.66	
118	N8.SA5 Stratford Town Centre West - IQL South [Scenario 3]	464	4.95	£26.12	£41.90	£48.47	£15.78	
119	N8.SA5 Stratford Town Centre West - IQL North [Scenario 1]	418	2.22	£11.70	£31.19	£39.30	£19.49	
120	N8.SA5 Stratford Town Centre West - IQL North [Scenario 2]	421	2.22	£11.70	£31.46	£39.55	£19.75	
121	N8.SA5 Stratford Town Centre West - IQL North [Scenario 3]	436	2.22	£11.70	£32.40	£40.77	£20.70	
122	N7.SA3 Sugar House Lane [Scenario 1]	93	1.17	£6.19	£10.86	£12.80	£4.67	
123	N7.SA3 Sugar House Lane [Scenario 2]	93	1.17	£6.19	£10.88	£12.80	£4.69	
124	N7.SA3 Sugar House Lane [Scenario 3]	99	1.17	£6.19	£11.25	£13.29	£5.06	
125	N2.SA4 Thameside West [Scenario 1]	2,950	18.00	£94.96	£116.42	£239.39	£21.46	
126	N2.SA4 Thameside West [Scenario 2]	2,961	18.00	£94.96	£117.48	£240.24	£22.51	
127	N2.SA4 Thameside West [Scenario 3]	3,066	18.00	£94.96	£122.09	£248.35	£27.13	
128	N15.SA2 Woodgrange Road West [Scenario 1]	157	1.98	£10.45	£4.25	£13.67	£6.20	
129	N15.SA2 Woodgrange Road West [Scenario 2]	157	1.98	£10.45	£4.27	£13.67	£6.17	
130	N15.SA2 Woodgrange Road West [Scenario 3]	165	1.98	£10.45	£4.27	£14.18	£6.18	
131	N8.SA5 Stratford Town Centre West - Plot M7B [Scenario 1]	331	0.47	£2.48	£53.42	£40.11	£50.94	
132	N8.SA5 Stratford Town Centre West - Plot M7B [Scenario 2]	333	0.47	£2.48	£53.62	£40.28	£51.15	
133	N8.SA5 Stratford Town Centre West - Plot M7B [Scenario 3]	346	0.47	£2.48	£54.61	£41.40	£52.13	
134	N8.SA5 Stratford Town Centre West - Stratford Waterfont North [Scenario 1]	531	1.23	£6.49	£85.37	£61.10	£78.88	
135	N8.SA5 Stratford Town Centre West - Stratford Waterfont North [Scenario 2]	531	1.23	£6.49	£85.47	£61.10	£78.99	
136	N8.SA5 Stratford Town Centre West - Stratford Waterfont North [Scenario 3]	551	1.23	£6.49	£86.99	£62.82	£80.50	
137	N2.SA5 Excel Western Gateway [Scenario 1]	136	3.46	£18.25	£1.08	£10.30	-£17.18	
138	N2.SA5 Excel Western Gateway [Scenario 2]	136	3.46	£18.25	£1.10	£10.30	-£17.15	
139	N2.SA5 Excel Western Gateway [Scenario 3]	141						

BLV3: CLEARED/UNDEVELOPED SITES				BLV per hectare:		£500,000				
	Description	No of units		BLV (£ m)	(B) Residual value £m	Developers profit £m	(B) - (A) £m			
1	N7.SA1 Abbey Mills [Scenario 1]	593	7.00	£3.50	£3.40	£47.05	-£0.10			
2	N7.SA1 Abbey Mills [Scenario 2]	596	7.00	£3.50	£4.29	£49.16	£0.79			
3	N7.SA1 Abbey Mills [Scenario 3]	620	7.00	£3.50	£4.31	£49.22	£0.81			
4	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 1]	39	0.49	£0.25	-£5.45	£3.25	-£5.70			
5	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 2]	38	0.49	£0.25	-£5.49	£3.15	-£5.74			
6	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 3]	41	0.49	£0.25	-£5.45	£3.28	-£5.70			
7	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 1]	192	1.03	£0.52	-£17.11	£14.81	-£17.62			
8	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 2]	193	1.03	£0.52	-£17.06	£14.65	-£17.57			
9	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 3]	200	1.03	£0.52	-£17.15	£14.83	-£17.67			
10	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 1]	134	0.90	£0.45	-£7.81	£8.67	-£8.26			
11	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 2]	141	0.90	£0.45	-£7.93	£8.92	-£8.38			
12	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 3]	146	0.90	£0.45	-£8.00	£9.05	-£8.45			
13	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 1]	908	5.97	£2.98	-£13.24	£63.31	-£16.23			
14	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 2]	915	5.97	£2.98	-£18.91	£63.58	-£21.89			
15	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 3]	954	5.97	£2.98	-£19.46	£64.78	-£22.44			
16	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.1]	3,366	22.10	£11.05	-£90.33	£256.34	-£101.38			
17	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.2]	3,303	22.10	£11.05	-£88.77	£248.84	-£99.82			
18	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.3]	3,366	22.10	£11.05	-£89.03	£248.72	-£100.08			
19	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.1]	2,206	22.10	£11.05	-£116.97	£145.11	-£128.02			
20	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.2]	2,224	22.10	£11.05	-£116.80	£143.67	-£127.85			
21	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.3]	2,309	22.10	£11.05	-£117.59	£146.03	-£128.64			
22	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.1]	8,302	22.10	£11.05	-£138.69	£557.13	-£149.74			
23	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.2]	7,378	22.10	£11.05	-£124.96	£467.18	-£136.01			
24	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.3]	7,658	22.10	£11.05	-£126.88	£473.88	-£137.93			
25	N8.SA8 Bridgewater Road [Scenario 1]	675	4.01	£2.01	£26.54	£52.10	£24.53			
26	N8.SA8 Bridgewater Road [Scenario 2]	677	4.01	£2.01	£26.07	£51.27	£24.06			
27	N8.SA8 Bridgewater Road [Scenario 3]	702	4.01	£2.01	£26.46	£52.13	£24.46			
28	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 1]	136	0.36	£0.18	£7.62	£11.95	£7.44			
29	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 2]	130	0.36	£0.18	£7.26	£11.29	£7.08			
30	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 3]	136	0.36	£0.18	£7.39	£11.55	£7.21			
31	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 1]	222	0.36	£0.18	£12.01	£19.44	£11.83			
32	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 2]	216	0.36	£0.18	£11.59	£18.66	£11.41			
33	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 3]	226	0.36	£0.18	£11.79	£19.09	£11.61			
34	N4.SA5 Canning Town Riverside [Scenario 1]	747	4.73	£2.37	£42.50	£70.26	£40.14			
35	N4.SA5 Canning Town Riverside [Scenario 2]	749	4.73	£2.37	£41.97	£69.32	£39.61			
36	N4.SA5 Canning Town Riverside [Scenario 3]	777	4.73	£2.37	£42.39	£70.30	£40.02			
37	N8.SA10 Chobham Farm [Scenario 1]	200	1.35	£0.68	£9.95	£17.18	£9.27			
38	N8.SA10 Chobham Farm [Scenario 2]	208	1.35	£0.68	£10.10	£17.50	£9.42			
39	N8.SA10 Chobham Farm [Scenario 3]	217	1.35	£0.68	£10.27	£17.86	£9.60			
40	N2.SA3 Connaught Riverside [Scenario 1]	1,374	9.27	£4.64	£54.35	£114.76	£49.71			
41	N2.SA3 Connaught Riverside [Scenario 2]	1,384	9.27	£4.64	£53.65	£113.50	£49.02			
42	N2.SA3 Connaught Riverside [Scenario 3]	1,437	9.27	£4.64	£54.43	£115.41	£49.79			
43	N13.SA3 East Ham Gas Works [Scenario 1]	244	1.65	£0.83	£0.76	£16.97	-£0.07			
44	N13.SA3 East Ham Gas Works [Scenario 2]	246	1.65	£0.83	£0.71	£16.79	-£0.11			
45	N13.SA3 East Ham Gas Works [Scenario 3]	254	1.65	£0.83	£0.73	£17.00	-£0.10			
46	N13.SA2 East Ham primark [Scenario 1]	85	0.50	£0.25	£1.26	£7.70	£1.01			
47	N13.SA2 East Ham primark [Scenario 2]	85	0.50	£0.25	£1.24	£7.59	£0.99			
48	N13.SA2 East Ham primark [Scenario 3]	88	0.50	£0.25	£1.25	£7.68	£1.00			
52	N4.SA4 Limmo [Scenario 1]	695	6.66	£3.33	£26.06	£53.65	£22.73			
53	N4.SA4 Limmo [Scenario 2]	697	6.66	£3.33	£25.57	£52.78	£22.24			
54	N4.SA4 Limmo [Scenario 3]	723	6.66	£3.33	£25.95	£53.69	£22.62			
55	N2.SA2 Lyle Park West [Scenario 1]	805	7.80	£3.90	£39.06	£69.68	£35.16			
56	N2.SA2 Lyle Park West [Scenario 2]	810	7.80	£3.90	£39.43	£70.07	£35.53			
57	N2.SA2 Lyle Park West [Scenario 3]	843	7.80	£3.90	£40.86	£72.62	£36.96			
58	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 1]	201	1.60	£0.80	£10.35	£13.75	£9.55			
59	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 2]	201	1.60	£0.80	£10.38	£13.75	£9.58			
60	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 3]	209	1.60	£0.80	£10.82	£14.30	£10.02			
61	N7.SA2 Parcellforce [Scenario 1]	1,248	9.56	£4.78	£46.77	£99.86	£41.99			
62	N7.SA2 Parcellforce [Scenario 2]	1,259	9.56	£4.78	£47.44	£100.71	£42.66			
63	N7.SA2 Parcellforce [Scenario 3]	1,307	9.56	£4.78	£49.50	£104.41	£44.72			
64	N9.SA1 Plaistow North [Scenario 1]	318	3.30	£1.65	-£1.73	£22.21	-£3.38			
65	N9.SA1 Plaistow North [Scenario 2]	319	3.30	£1.65	-£1.66	£22.28	-£3.31			
66	N9.SA1 Plaistow North [Scenario 3]	332	3.30	£1.65	-£1.47	£23.17	-£3.12			
67	N8.SA9 Pudding Mill (Town Centre) [Scenario 1]	832	7.58	£3.79	£51.72	£86.40	£47.93			
68	N8.SA9 Pudding Mill (Town Centre) [Scenario 2]	870	7.58	£3.79	£53.35	£89.34	£49.55			
69	N8.SA9 Pudding Mill (Town Centre) [Scenario 3]	900	7.58	£3.79	£54.68	£91.65	£50.89			
73	N8.SA7 Rick Roberts Way [Scenario 1]	372	4.45	£2.23	£3.95	£32.43	£1.73			
74	N8.SA7 Rick Roberts Way [Scenario 2]	389	4.45	£2.23	£4.73	£33.75	£2.51			
75	N8.SA7 Rick Roberts Way [Scenario 3]	403	4.45	£2.23	£5.40	£34.83	£3.17			
76	N3.SA1 Royal Albert North - Connaught North [Scenario 1]	781	28.80	£14.40	-£2.75	£63.06	-£17.15			
77	N3.SA1 Royal Albert North - Connaught North [Scenario 2]	784	28.80	£14.40	-£2.54	£63.28	-£16.94			
78	N3.SA1 Royal Albert North - Connaught North [Scenario 3]	811	28.80	£14.40	-£1.70	£65.25	-£16.10			
79	N3.SA1 Royal Albert North - Beckton [Scenario 1]	1,327	28.80	£14.40	£13.46	£97.00	-£0.94			
80	N3.SA1 Royal Albert North - Beckton [Scenario 2]	1,331	28.80	£14.40	£13.72	£97.27	-£0.68			
81	N3.SA1 Royal Albert North - Beckton [Scenario 3]	1,378	28.80	£14.40	£14.41	£100.49	£0.01			
82	N2.SA1 Silvertown Quays [Scenario 1]	4,504	21.00	£10.50	£121.53	£366.88	£111.03			
83	N2.SA1 Silvertown Quays [Scenario 2]	4,522	21.00	£10.50	£122.69	£368.27	£112.19			
84	N2.SA1 Silvertown Quays [Scenario 3]	4,681	21.00	£10.50	£127.67	£380.55	£117.17			
85	N4.SA2 Silvertown Way East [Scenario 1]	166	0.77	£0.39	£6.27	£14.01	£5.89			
86	N4.SA2 Silvertown Way East [Scenario 2]	168	0.77	£0.39	£6.39	£14.16	£6.00			
87	N4.SA2 Silvertown Way East [Scenario 3]	178	0.77	£0.39	£6.83	£14.93	£6.45			
88	N8.SA1 Stratford Central [Scenario 1]	1,499	21.00	£10.50	£88.47	£130.40	£77.97			
89	N8.SA1 Stratford Central [Scenario 2]	1,456	21.00	£10.50	£86.42	£126.89	£75.92			
90	N8.SA1 Stratford Central [Scenario 3]	1,525	21.00	£10.50	£90.57	£132.52	£80.07			
91	N8.SA4 Stratford High Street bingo hall [Scenario 1]	147	0.63	£0.32	£9.55	£12.81	£9.23			
92	N8.SA4 Stratford High Street bingo hall [Scenario 2]	153	0.63	£0.32	£9.92	£13.30	£9.61			
93	N8.SA4 Stratford High Street bingo hall [Scenario 3]	160	0.63	£0.32	£10.36	£13.87	£10.04			
94	N8.SA2 Stratford Station - Site 1 [Single scenario]	-	1.01	£0.51	-£29.47	£10.47	-£29.97			
95	N8.SA2 Stratford Station - Site 2 [Scenario 1]	153	0.34	£0.17	-£1.35	£18.63	-£1.52			
96	N8.SA2 Stratford Station - Site 2 [Scenario 2]	157	0.34	£0.17	-£1.04	£18.97	-£1.21			
97	N8.SA2 Stratford Station - Site 2 [Scenario 3]	165	0.34	£0.17	-£0.38	£19.66	-£0.55			
98	N8.SA2 Stratford Station - Site 3 [Scenario 1]	334	0.72	£0.36	-£42.69	£28.72	-£43.05			
99	N8.SA2 Stratford Station - Site 3 [Scenario 2]	335	0.72	£0.36	-£42.54	£28.81	-£42.90			
100	N8.SA2 Stratford Station - Site 3 [Scenario 3]	347	0.72	£0.36	-£41.61	£29.84	-£41.97			
101	N8.SA2 Stratford Station - Site 4 [Scenario 1]	284	0.68	£0.34	£2.51	£34.07	£2.18			
102	N8.SA2 Stratford Station - Site 4 [Scenario 2]	284	0.68	£0.34	£2.62	£34.07	£2.28			
103	N8.SA2 Stratford Station - Site 4 [Scenario 3]	297	0.68	£0.34	£3.90	£35.19	£3.57			
104	N8.SA2 Stratford Station - Site 5 [Scenario 1]	153	0.51	£0.26	£5.22	£20.54	£4.96			
105	N8.SA2 Stratford Station - Site 5 [Scenario 2]	152	0.51	£0.26	£5.28	£20.45	£5.03			
106	N8.SA2 Stratford Station - Site 5 [Scenario 3]	158	0.51	£0.26	£5.62	£20.97	£5.37			
107	N8.SA2 Stratford Station - Site 6 [Scenario 1]	189	0.77	£0.38	-£26.53	£24.27	-£26.92			
108	N8.SA2 Stratford Station - Site 6 [Scenario 2]	188	0.77	£0.38	-£26.53	£24.19	-£26.92			
109	N8.SA2 Stratford Station - Site 6 [Scenario 3]	196	0.77	£0.38	-£25.91	£24.87	-£26.30			