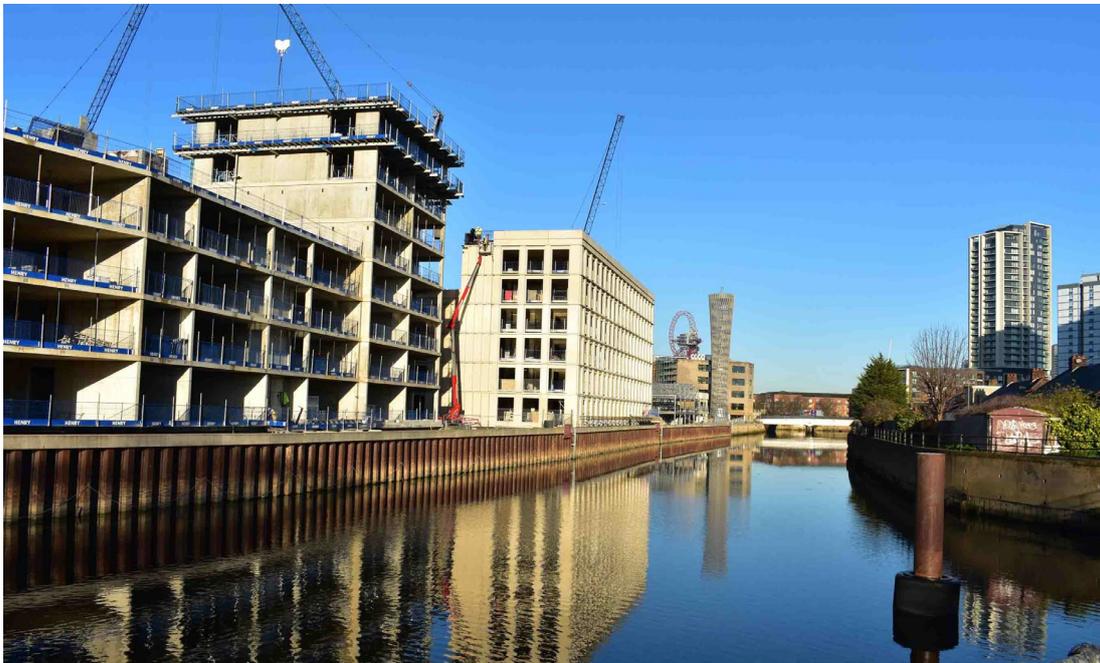




**BNP PARIBAS
REAL ESTATE**

Real Estate
for a changing
world

London Borough of Newham: Local Plan Viability Assessment



Prepared for
London Borough of Newham
November 2022

Contents

1	Summary	3
2	Introduction	7
3	Methodology and appraisal approach	21
4	Appraisal assumptions	26
5	Appraisal outputs	41
6	Assessment of appraisal results	42
7	Conclusions and recommendations	70

Appendices

Appendix 1 - Typology details and appraisal inputs
Appendix 2 - BCIS cost data
Appendix 3 - Accessibility standards
Appendix 4 - Appraisal results (affordable housing)
Appendix 5 - Appraisal results (First Homes)
Appendix 6 - Appraisal results (Build to Rent)
Appendix 7 - Appraisal results (Employment and training)
Appendix 8 - Appraisal results (Climate change)
Appendix 9 - Appraisal results (Affordable Class E floorspace)
Appendix 10 - Appraisal results (cumulative policy impacts)
Appendix 11 - Appraisal results (cumulative policy impacts - growth)

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

020 7338 4061
anthony.lee@bnpparibas.com
realestate.bnpparibas.com

1 Summary

- 1.1 This report tests the ability of developments in the London Borough of Newham to accommodate emerging policies in the Draft Newham Local Plan alongside prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule¹ (subject to indexation) and alternative CIL 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 new Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing, other emerging policy requirements and alternative CIL rates) to a benchmark land value to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site 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 the site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of its emerging policies at a time when the market has experienced a period of sustained growth following the coronavirus pandemic. 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 ending of coronavirus lockdown measures, supply chain issues and the UK's departure from the European Union which has resulted in labour shortages in many sectors, including construction. 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.

Key findings

- 1.7 The key findings of the study are as follows:
 - **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with emerging plan policies. The tenure mix of the affordable housing also has a bearing on viability and we have tested varying proportions of Social Rent and intermediate housing (the latter in the form of both Shared Ownership and First Homes). There

¹ And, where relevant, the London Legacy Development Corporation CIL Charging Schedule.

are significant variations in the percentages of affordable housing that can be provided, depending on private sales values (which vary significantly between the different sub-markets across the borough), scheme composition, requirements for community facilities including schools and places of worship, and benchmark land value. The results do not point to any particular level of affordable housing that a majority of schemes can viably deliver and we therefore recommend that the 35% to 50% target be retained, 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.

- The tenure mix of the affordable housing has a relatively modest impact on viability. Changing from a mix of 60% Social Rent and 40% Intermediate to 65% / 35% reduces residual land values by 1.63% on average, which is unlikely to be material to the outcome.
- Where the Council requires developments to also provide on-site community infrastructure, or contribute towards highway or public transport infrastructure, they are less likely to be able to meet the policy requirement for affordable housing. If these projects can be financed from other sources, more of the value generated by developments will be available to provide affordable housing.
- **First Homes** are required to be sold at a price not exceeding £420,000 to purchasers in receipt of gross household incomes not exceeding £90,000. The maximum discount in the First Homes Planning Practice Guidance is 50%, but in higher value parts of the Borough to the west, these units would only be affordable to purchasers at the higher end of the income scale (i.e. £90,000 gross income per annum). However, if the discount to market value is limited to 30% below market value, First Homes would generate higher values than shared ownership. This higher value would, however, be offset by other features of this tenure (higher profit margins due to higher sales risk; marketing costs; and higher finance costs). The net result of introducing First Homes would be an average reduction in residual land values of 2.28%, assuming that the discount on individual units is limited to 30%.
- **Family housing** requirements for the provision of three and four bedroom properties are reflected in the adopted Local Plan at a rate of 40% (35% three beds and 5% four beds). Our appraisals test the currently adopted mix and two alternative scenarios (50% and 60%). The results indicate that the alternative mixes would result in fairly significant reductions in residual land value which would (where schemes are on the margins of viability) necessitate a reduction in affordable housing or other policy requirements. We therefore recommend that the adopted policy is retained unchanged.
- **Build to rent schemes:** we have tested the London Plan requirement in H11 for build to rent schemes to provide 35% affordable housing in the form of London Living Rent. Emerging Local Plan policy H5 proposes that the affordable housing element should be provided as 65% equivalent London Affordable Rent and 35% equivalent London Living Rents. In general, the appraisals indicate that the viability of build to rent schemes is somewhat more challenging than build for sale schemes. Although Build to Rent schemes are generally less viable than Build for Sale scheme, there is no uniform percentage at which most schemes can be regarded as viable. We therefore recommend that the Council's wider 35% to 50% affordable housing target is applied to these types of development on a 'subject to viability' basis
- Deployment of Build to Rent housing in major developments can assist developers by diversifying housing product and maintaining overall deliver timescales. Build for sale operators may have to slow down delivery of major schemes if demand from prospective purchasers falls in response to higher mortgage rates over the short to medium term. In contrast, there is still strong appetite from investors for Build to Rent housing and strong levels of demand from tenants.
- Institutional investment in purpose built and professionally managed build to rent schemes may also reduce demand for rented units provided by buy to let landlords and these units may be released for sale to owner occupiers.

- Build to rent operators typically prefer certain locations (e.g. around key transport nodes such as Stratford, Elizabeth Line stations and major Underground interchanges) and they are less likely to bring schemes forward in parts of the borough without high public transport accessibility levels.
- **Employment and training contributions:** the adopted Local Plan sets a target for financial contributions from developments to fund training initiatives which are equivalent to 35% of construction phase jobs and 50% of end use jobs. At the examination in public, the Council agreed that these targets would be applied flexibly to not excessively affect viability, particularly on schemes with large amounts of commercial floorspace. We have tested this requirement and also an alternative (lower) contribution of 25% of construction phase jobs and 25% of end user jobs. The average reduction in residual land values resulting from the adopted Local Plan policy equates to 13.3%. This reduction would reduce to 9.8% with the emerging policy. However, it should be noted that in some development scenarios tested (where starting residual land values are low), the impact of this policy requirement can be as high as a 53% to 60% reduction for emerging and adopted policy contributions respectively. Given the wide range of impacts, this policy should continue to be applied on a flexible and 'subject to viability' basis, in line with the current approach.
- **Financial contributions from developments resulting in net loss of employment floorspace (applied to Class E(g), B2, B8 and other similar sui generis floorspace):** these contributions are designed to dis-incentivise speculation on employment sites for changes of use to residential and necessarily seek to reduce residual land values. Clearly the contributions will need to reduce residual land values to a sufficient extent to be effective (i.e. ideally so that they fall below existing use values of employment sites). If the contribution is not of sufficient magnitude, the policy will not be effective. By normal viability metrics, this would be regarded as an 'unviable' outcome. However, this is necessary in this case to ensure that developers are incentivised to either reprovide employment space within developments, or to avoid speculative purchases of sites in the hope of securing planning permission to remove employment space.
- **Net Zero Carbon requirement:** the Council is seeking to ensure that new developments achieve net zero carbon standards. This requirement results in a fairly significant reduction in residual land values which equate to an average of 15.7% (applying the lower end of the cost range) to 18.8% (at the upper end of the cost range). In cases where schemes are on the margins of viability, the impact on the residual land value is likely to be more significant and there may be a need to reduce other policy requirements to offset these costs.
- It is important to note that the costs of achieving net zero carbon standards are likely to fall over time as technologies adapt and improve through more widespread use and through economies of scale as take-up increases.
- **Public-realm management plans:** the Council is considering introducing a requirement for contributions towards the maintenance of new public realm provided by developments during the first 15 years at a rate of 15% of the capital value of the works. This requirement is likely to be relatively modest in scale (circa £600 per unit) and is incorporated within our wider allowances for Section 106 contributions. Consequently, this requirement is unlikely to have a material impact on scheme viability. Clearly, however, the contribution (albeit modest in scale) may act as a disincentive to developers to provide public realm improvements as part of their developments as a result of the additional requirement to contribute towards their maintenance. If public realm improvements are required, the Council may need to negotiate to secure these works as planning obligations if developers are not prepared to provide them as a scheme cost.
- **SAMM contributions:** parts of the borough fall within the Epping Forest Special Area of Conservation and developments within the 0 to 6.2 kilometre 'zone of influence' are required to make SAMM contributions equating to £50.36 per unit. We have reflected this requirement in the overall Section 106 contribution factored into our appraisals and the impact on development viability if negligible.

- **Town Centres – meanwhile uses:** the Council is considering a requirement for landlords to offer short term leases on space vacant for more than 3 months at turnover-based rents as part of a ‘meanwhile-use strategy’. In terms of viability, the impact of this requirement is neutral (or indeed somewhat positive) as it will encourage the occupation of space that would otherwise have remained vacant. This will result in income to the landlord, albeit at a level that is potentially significantly lower than market rent. Clearly, however, the policy needs to be sufficiently clear that units can be re-let at full market-rent when a potential lessee is interested in taking a lease. This would mean that the policy should not put in place any provisions that would require landlords to tenants taking space on turnover-based rents any form of security of tenure.
- **Affordable Class E floorspace in town centres:** the Council is considering a requirement for schemes providing 1,000 square metres or more of Class E floorspace to be required to offer 20% of floorspace as small units at affordable or turnover-based rents. Alternatively, the Council is considering applying the policy to Class E developments exceeding 2,500 square metres. Our testing indicates that this policy would reduce residual land values by 8.3% on average, but there is no difference in outcome between schemes of different scale. However, for practical purposes, schemes with a higher quantum of floorspace would more readily be able to provide the requirement for small units.
- As an alternative to turnover-based rents – which are inherently uncertain due to the variability both in terms of initial and ongoing rental income – other authorities have introduced policies which seek floorspace at fixed discounts to market rent. This approach might be more practical than turnover-based rents to reduce risk and uncertainty.
- The Council may also wish to consider a flexible approach which considers a payment in lieu of on-site affordable workspace where it is agreed that this would be inappropriate.
- **Education:** the Council is considering a policy approach which seeks to introduce or enhance childcare provision in major commercial developments. This requirement should be broadly neutral in viability terms as childcare facilities can be provided in mixed-use schemes in areas that would be unsuitable for residential units (e.g. ground floor spaces). Rents payable by nursery operators are broadly comparable (or indeed sometimes higher) than retail rents, so there would be no opportunity cost. Furthermore, provision of childcare facilities would enhance the marketability of residential and commercial schemes to purchasers and tenants.
- **Cumulative impact of policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of all plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Draft Local Plan policies alongside prevailing rates of CIL in the adopted Charging Schedule, subject to indexation, and alternative CIL rates. The aim of the study is to assess at high level the viability of development typologies representing 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 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 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. 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 London Borough of Newham and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied to inform the inputs into viability assessments for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the development typologies tested. The development typologies tested are based on assessments of likely development capacity and clearly this 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 guidance², 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 housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. Between January 2010 and January 2015 the UK national average house price grew 17.50% (Land Registry House Price Index).
- 2.7 The June 2016 referendum on the UK's membership of the EU resulted in a narrow decision in favour of exit. Initially, the economic impact of the vote, was a fall in the Pound Sterling to a 31-year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound Sterling continued to remain below its pre-June 2016 levels the FTSE recovered and reported all-time highs. Despite this, since June 2016 the UK has been in a period of uncertainty in relation to many factors that impact the property investment and letting markets. However, the UK economy sustained momentum following the result of the UK's June 2016 referendum, and the performance of the UK housing market surprised many following 2016.
- 2.8 The majority won by the Conservatives in the December 2019 General Election provided more certainty, resulting in the passing of the EU Withdrawal Bill in the House of Commons and

² 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.

subsequent exit from the EU in January 2020. Markets responded positively to increased certainty, with the FTSE 100 closing the year up 12% at 7,542 points. On the ground, agents reported the week of the General Election to be the best week of 2019 for exchanges and 2020 started positively. However, market conditions were still tempered by heightened uncertainty relating to post EU exit trade and related arrangements prior to an agreed deal. A deal was agreed between the UK and EU negotiators on 24 December 2020 and has since been ratified by both sides. The trade agreement eased the uncertainty surrounding the economic and political future relationship between the United Kingdom and the EU. However, the first half of 2021 saw a significant fall in UK exports, largely as a result of an increased administrative burden for exporters and reduced demand from EU countries. Imports from EU countries have not fallen to the same extent, resulting in a worsening of the UK's balance of trade.

- 2.9 A number of the leading residential property consultancy companies including JLL, Knight Frank and Savills agreed that uncertainty regarding the outcome of the UK's exit from the EU weighed on buyer sentiment through 2019. This was eased somewhat by the result of the 2019 General Election. Knight Frank's UK Residential Market Forecast 2020-2024 identified that in the short-term, the removal of some of the uncertainty as result of the general election would *"pave the way for the release of some of the pent-up demand that has built in recent years, though the extent to which this translates into transactions will depend on the size of the pricing expectation gap between buyers and sellers"*.
- 2.10 The positive start to 2020 was curtailed by the outbreak of COVID-19, a global pandemic as declared by the World Health Organisation in March 2020. The virus impacted global financial markets, with the outlook continuing to be unclear. The Bank of England ("BoE") responded to the economic impact of COVID-19 by lowering the base rate to 0.25% and introducing financial arrangements to help the bridge the economic hardship caused by COVID-19.
- 2.11 The UK Government introduced a series of restrictive and economically disruptive measures to slow the spread of COVID-19 and pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. On 19 March 2020, the BoE again lowered the base rate to a historic low of 0.1%. Furthermore, the Pound Sterling fell to a 30-year low against the US Dollar at a level of \$1.00 being valued at £1.15. Since the commencement of the UK Government restrictions and financial support in March 2020, a number of packages and policy initiatives were introduced by the Government to both attempt to curb the virus spread and sustain economic activity where possible. The Chancellor's Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants / loans to support businesses. As part of the March 2021 budget, the furlough scheme was extended to September 2021. Importantly for the housing market, the Stamp Duty holiday was extended in England until the end of June 2021 tapering until September 2021. The successful vaccine production and subsequent rollout programme allowed for the full easing of restrictions within the U.K, which in turn led to a positive rebound in economic activity. However, the rebound in economic activity has seen inflation increase significantly above the BoE's inflation target of 2%.
- 2.12 The BoE's Monetary Policy Committee's ('MPC') Global Inflationary Summary May 2022 identified that, *"Global inflationary pressures have intensified sharply following Russia's invasion of Ukraine. This has led to a material deterioration in the outlook for world and UK growth. These developments have exacerbated greatly the combination of adverse supply shocks that the United Kingdom and other countries continue to face. Concerns about further supply chain disruption have also risen, both due to Russia's invasion of Ukraine and to Covid-19 developments in China"*. The August 2022 Monetary Policy Report set out that, *"Inflationary pressures in the United Kingdom and the rest of Europe have intensified significantly since the May Monetary Policy Report and the MPC's previous meeting. That largely reflects a near doubling in wholesale gas prices since May, owing to Russia's restriction of gas supplies to Europe and the risk of further curbs. As this feeds through to retail energy prices, it will exacerbate the fall in real incomes for UK households and further increase UK CPI inflation in the near term. CPI inflation is expected to rise more than forecast in the May Report"*.
- 2.13 The latest HM Treasury forecasts (July 2022) report expected GDP growth of 3.6% over 2022, which is slightly lower than the latest Office for Budgetary Responsibility ('OBR') forecast (March 2022) of 3.8%. The HM Treasury and OBR both forecast lower GDP growth over 2023, (0.6% and 1.8%

respectively). The return to slower growth predicted for 2023 has been tied to the “*cost-of-living squeeze, withdrawal of fiscal support, and tighter monetary policy*”. The MPC's August report identifies that the lower level of UK GDP largely reflects “*the adverse impact on UK and world activity of the further sharp increases in wholesale gas prices, and to a much lesser extent, the impact of the higher market paths for interest rates. The measures contained in the Government's May Cost of Living Support package [of £15 billion] partly offset these*”. Bank staff estimate that these measures will “*raise the level of GDP by a peak of around 0.5% in 2022 Q4 and 2023 Q1 before fading*”.

- 2.14 The MPC's August 2022 Report summary identifies that “*GDP growth in the United Kingdom is slowing. The latest rise in gas prices has led to another significant deterioration in the outlook for activity in the United Kingdom and the rest of Europe. The United Kingdom is now projected to enter recession from the fourth quarter of this year. Real household post-tax income is projected to fall sharply in 2022 and 2023, while consumption growth turns negative*”.
- 2.15 The August 2022 MPC Report goes on to state that “*Domestic inflationary pressures are projected to remain strong over the first half of the forecast period. Firms generally report that they expect to increase their selling prices markedly, reflecting the sharp rises in their costs. The labour market has remained tight, with the unemployment rate at 3.8% in the three months to May and vacancies at historically high levels. As a result, and consistent with the latest Agents' survey, underlying nominal wage growth is expected to be higher than in the May Report over the first half of the forecast period*”. The MPC's August 2022 Report goes on to forecast that, “*Inflationary pressures are nevertheless expected to dissipate over time. Global commodity prices are assumed to rise no further, and tradable goods price inflation is expected to fall back, the first signs of which may already be evident. Although the labour market may loosen only slowly in response to falling demand, unemployment is expected to rise from 2023. Domestic inflationary pressures are therefore expected to subside in the second half of the forecast period, as the increasing degree of economic slack and lower headline inflation reduce the pressure on wage growth*”.
- 2.16 On 15 December 2021 the MPC voted by a majority of 8-1 to increase Bank Base Rate by 0.15% to 0.25%. This was the first increase in base rate since August 2018. At this time the MPC concluded that it “*will review developments, including emerging evidence on the implications for the economy of the Omicron variant, as part of its forthcoming forecast round ahead of the February 2022 Monetary Policy Report*”. Subsequent to this, the BoE MPC voted to increase the bank base rate by 0.25% at its meeting in February 2022 and again in March 2022 taking the rate to 0.75%, in line with the pre-Covid base rate in place between August 2018 and February 2020. At its next two meetings on 4 May 2022 and 15 June, the MPC voted by a majority of 6-3 to increase Bank Rate by a further 0.25%. Those members in the minority preferred to increase Bank Rate by 0.5 percentage points taking the rate to 1.25%. At its meeting on 3 August 2022, however, the MPC voted by a majority of 8-1 to increase Bank Rate by 0.5 percentage points, to 1.75% citing that, “*inflationary pressures in the United Kingdom and the rest of Europe have intensified significantly since the May Monetary Policy Report and the MPC's previous meeting*”. Only one member preferred to increase Bank Rate by 0.25 percentage points to 1.5%. This is the first time in almost two decades that the bank has increased the rate at six successive meetings. Forecasters expect further increases in rates over the next four to five years, but increases are expected to only be modest and steady and only up to 2% in 2022. Despite these increases, the rate remains low by historic standards.
- 2.17 The International Monetary Fund's (“IMF”) most recent World Economic Outlook was published in July 2022. The key headline in this report was that “*a tentative recovery in 2021 has been followed by increasingly gloomy developments in 2022 as risks began to materialize [sic]. Global output contracted in the second quarter of this year, owing to downturns in China and Russia, while US consumer spending undershot expectations. Several shocks have hit a world economy already weakened by the pandemic: higher-than-expected inflation worldwide—especially in the United States and major European economies—triggering tighter financial conditions; a worse-than-anticipated slowdown in China, reflecting COVID-19 outbreaks and lockdowns; and further negative spillovers from the war in Ukraine*”.
- 2.18 It projected that global growth would slow from an estimated 6.1% in 2021 to 3.2% in 2022 (0.4% lower than that in the April 2022 World Economic Outlook forecast) and 2.9% in 2023, as “*inflationary monetary policy is expected to bite*”.

- 2.19 The July 2022 IMF World Economic Outlook also reported that the UK economy returned to positive economic growth in 2021 at rate of 7.4% following a contraction of 9.3% in 2020. GDP growth for 2022 has, however, been revised down by 0.5% from the April 2022 reported figures to 3.2%. The IMF predicts that consumption will weaken, with inflation eroding real disposable income and tighter financial conditions are expected to cool investment. The forecast for 2023 has also been revised down by 0.7% to 0.5%.
- 2.20 Despite the economic headwinds facing the UK, the housing market has outperformed expectations in the last two years. Whilst the house price market has still been growing, as forecast by numerous sources in the Industry, this growth has started to slow in the last couple of months. The Nationwide Chief Economist, Robert Gardiner, reported in the July 2022 Nationwide House Price Index Report that *“July saw a modest increase in the rate of annual house price growth to 11.0%, from 10.7% in June. Prices rose by 0.1% month-on-month, after taking account of seasonal effects – the twelfth successive monthly increase, which kept annual price growth in double digits for the ninth month in a row”*. The Nationwide report identifies the price of a typical UK home now stands at £271,209, with average prices having increased by over £26,000 in the past year. Interestingly, Russell Galley, the Managing Director of Halifax reports in the Halifax July 2022 House Price Index Report that *“Following a year of exceptionally strong growth, UK house prices fell last month for the first time since June 2021, albeit marginally (-0.1%). This left the average house price at £293,221, down £365 from the previous month’s record high”* and that currently *“house prices remain £30,000 higher than this time last year”*. He went on to highlight that *“While we shouldn’t read too much into any single month, especially as the fall is only fractional, a slowdown in annual house price growth has been expected for some time. Leading indicators of the housing market have recently shown a softening of activity, while rising borrowing costs are adding to the squeeze on household budgets against a backdrop of exceptionally high house price-to-income ratios”*.
- 2.21 Both Nationwide and The Halifax’s July House Price Index reports highlight the buoyancy and momentum of the market. Russell Galley of the Halifax identifies that *“some of the drivers of the buoyant market we’ve seen over recent years – such as extra funds saved during the pandemic, fundamental changes in how people use their homes, and investment demand, still remain evident. The extremely short supply of homes for sale is also a significant long-term challenge but serves to underpin high property prices”*. Whilst Robert Gardiner of Nationwide reports that *“Demand continues to be supported by strong labour market conditions, where the unemployment rate remains near 50-year lows and with the number of job vacancies close to record highs. At the same time, the limited stock of homes on the market has helped keep upward pressure on house prices”*. He goes on to set out that *“while there are tentative signs of a slowdown in activity, with a dip in the number of mortgage approvals for house purchases in June, this has yet to feed through to price growth”* (Nationwide).
- 2.22 Both Halifax and Nationwide agree that, they expect house prices to come under more pressure as *“the market tailwinds fade further and the headwinds of rising interest rates and increased living costs take a firmer hold”* (Halifax).
- 2.23 In the March 2021 budget, the Chancellor announced a three year extension to March 2023 for the Government-backed Help to Buy mortgage scheme, however this introduced some tightening of the previous rules, extending this help to first time buyers only and introducing regional price caps. The scheme seeks to assist first time buyers secure a mortgage with just a 5% deposit to buy a house of between £186,100 to £600,000 (dependant on region with London being the highest at £600,000). The scheme is available from lenders on high streets across the country, with Lloyds, Santander, Barclays, HSBC, NatWest and Virgin Money. This scheme has been further supporting the housing market.
- 2.24 Savills reported within their Winter 2021 Residential Property Forecasts research report that *“Back in March 2020, all of the speculation was about how far house prices and transaction levels would fall as a result of the economic impact of Covid-19. Then, few could have predicted the scale of government intervention to support jobs and the housing market more directly. But still the market contrived to confound most housing experts, selling us the most outrageous dummy. The average UK house price rose by 12.3% over 18 months. And annual transaction levels hit 1.55 million in the year to September 2021, 30% more than the 2017-19 average. That begs the question as to what*

happens next, especially given the stamp duty holiday is over and many of the factors that encouraged homeowners to reconsider what they wanted from a home are fading". Savills identified that they “*expect price growth next year to be much more muted than we have seen of late, with the prospect of the current burst of inflation persisting into next year and bringing forward the first anticipated interest rate rise [which has now happened]*”. They identified a number of economic factors that support decelerating price growth as opposed to something more dramatic. These being; low interest rates, low fixed mortgage rates insulating the vast majority of mortgage homeowners and unemployment appearing to have been contained, limiting the risk of forced sales. Savills went on to identify that despite a softening to demand, their anticipated moderation is further supported by a constrained housing supply, which means that undersupply will continue to characterise the market going into 2023.

- 2.25 As of mid-2022 the strong demand balanced against a shortage of stock has driven the continuation of the robust price growth seen in 2020 and 2021. However the pressures of rising interest rates and high inflation are adding pressure to affordability and growth slowed in the last few months. It is anticipated that this pressure will continue to moderate price growth over the remainder of 2022, as buyers become more budget-conscious and demand progressively eases.
- 2.26 House price forecasts indicate continuing growth in house prices over the next five years on a cumulative basis; however this price growth is expected to be at a slower rate in comparison to growth rates over the past 20 years. As forecast, the stronger sales value growth has continued into 2022 but is starting to wind down, which has so far been borne out in the data reported for early 2022. As previously noted, this growth is due to the continued imbalance between demand and supply, which is expected to maintain growth in the short term. However, the strong house price growth experienced over the last two years and rising interest rates coupled with high inflation driving a marked cost of living squeeze will continue to impact on mortgage affordability, which will leave less capacity for further price growth. As a result, the market consensus is for lower growth in 2023/2024 before picking up again in subsequent years.
- 2.27 Residential market forecasts issued by the main real estate consultancies indicate that there will be growth in sales values in the UK, as summarised in Table 2.27.1. The government’s September 2022 ‘Fiscal Event’ introduced a stamp duty reduction for lower value properties which was one of the measures not reversed in the subsequent Autumn Statement. However, this reduction only applies to properties with a value of less than £250,000 so is very unlikely to be relevant to most properties in Newham.

Table 2.27.1: National residential forecasts

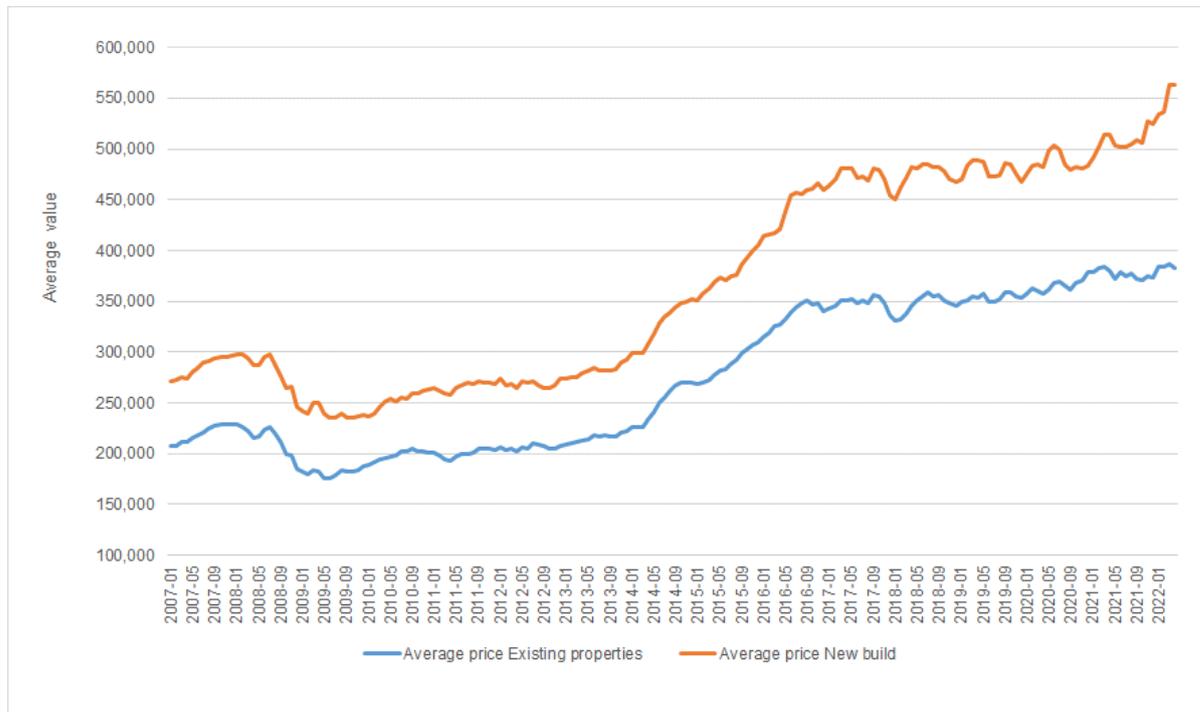
Agent	2022	2023	2024	2025	2026	Cumulative growth 2022-2026
Knight Frank House price forecasts revised up after Budget (April 2022) - UK	5.0%	1.0%	2.0%	2.0%	3.0%	13.64%
JLL UK Residential Forecasts 2020 - 2025 (November 2021) - UK	4.5%	4.5%	3.0%	3.5%	4.5%	21.65%
Knight Frank (October 2022) revised down following ‘Fiscal Event’	3.0%	-6.0%	-4.0%	3.0%	5.0%	0.50%
Average	4.17%	-0.17%	0.33%	2.83%	4.17%	11.93%

Local Housing Market Context

- 2.28 House prices in the London Borough of Newham have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 2.28.1. Sales volumes fell below historic levels between 2009 and 2012, but have since recovered (see Figure 2.28.2), although somewhat volatile during the period after the first coronavirus lockdown. Between March 2014 and July 2016, average new build prices increased by 53% but then by a much slower

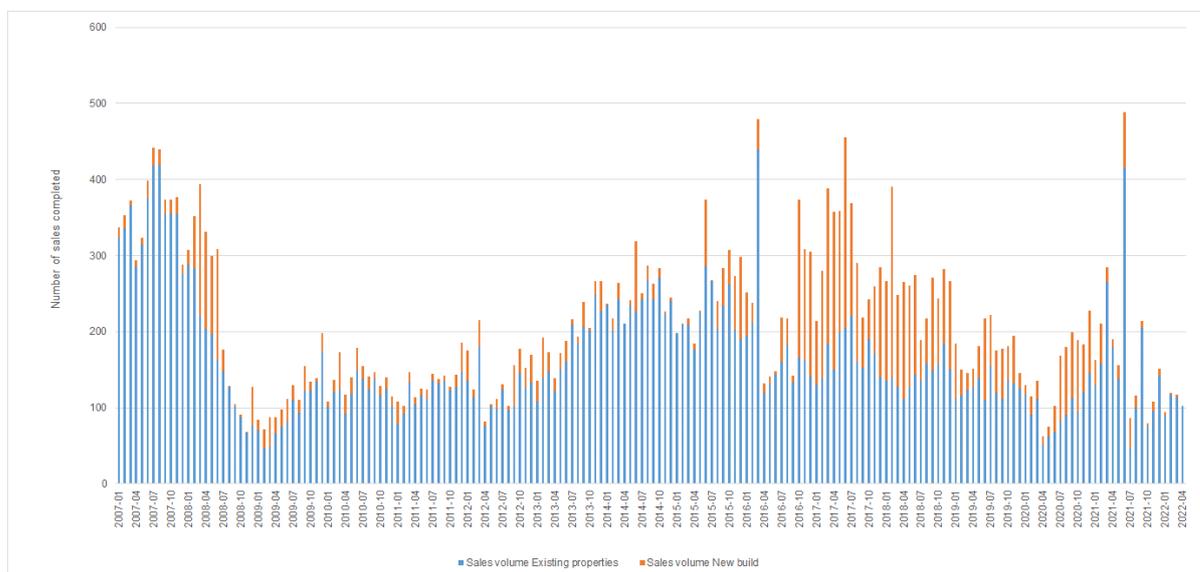
growth rate of 6% between August 2016 and December 2019. Between January 2020 and April 2022, average new build values increased by 18%.

Figure 2.28.1: Average sales value in London Borough of Newham



Source: Land Registry

Figure 2.28.2: Sales volumes

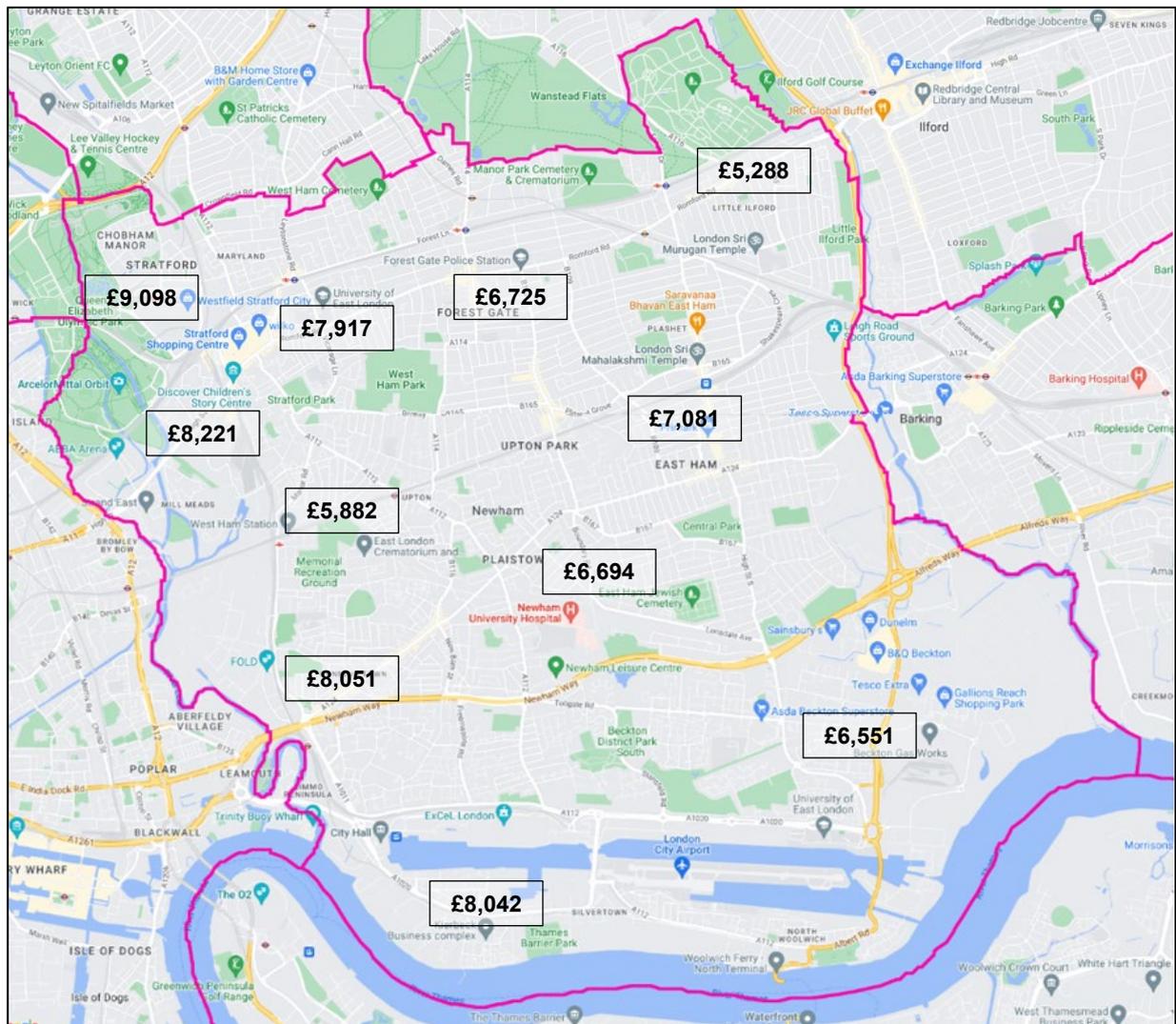


Source: Land Registry

- 2.29 The future trajectory of house prices is currently uncertain, although Knight Frank and JLL both forecast increasing values over the next five years. Medium term predictions are that properties in mainstream London markets will grow over the period between 2022 and 2026. Knight Frank forecast cumulative growth of 13.64%, while Knight Frank forecast cumulative growth of 21.65%. The average of these two forecasts is for cumulative growth of 17.61% over the five years to 2026.

- 2.30 In common with other Boroughs in London, there are variations in sales values between different parts of Newham, as shown in Figure 2.30.1³. Highest sales values are achieved in the north-west of the borough (Stratford) and the west of the borough (Canning Town and the Royal Docks). Values are lowest in the north-east of the borough (Little Ilford and Manor Park).

Figure 2.30.1: Sales values in Newham (approx. £s per square metre) Sources: Map – Google; Values – Land Registry; Molior London



- 2.31 Where new build sales have been completed, the values in Figure 2.30.1 reflect the achieved prices for these units. In most postcode sectors, new build units have achieved premiums over the value of resale units, ranging from 2% to 28%, as summarised in Table 2.31.1.

Table 2.31.1: New build and resale values achieved

Postcode Sector	Area	All	NB only	NB premium
E12 5	Manor Park, Little Ilford	£5,288	-	-
E12 6	Woodgrange Park, East Ham	£5,122	-	-
E13 0	Plaistow, Upton Park	£5,665	£6,694	18%

³ Some of the price points in Figure 2.30.1 are for schemes in neighbouring boroughs close to the border with Newham

Postcode Sector	Area	All	NB only	NB premium
E13 8	Plaistow	£5,250	£5,348	2%
E13 9	Upton Park	£5,637	£5,809	3%
E15 1	Stratford Old Town, Maryland	£6,670	£7,917	19%
E15 2	Stratford High St, Mill Meads	£6,598	£8,221	25%
E15 3	West Ham	£5,882	-	-
E15 4	Stratford Old Town	£6,576	£5,489	-17%
E16 1	Canning Town	£6,710	£8,051	20%
E16 2	Silvertown, Royal Docks	£6,886	£8,042	17%
E16 3	North of Royal Docks	£5,932	-	-
E16 4	West Ham	£5,463	-	-
E20 1	Stratford City	£7,122	£9,098	28%
E6 1	East Ham	£5,064	-	-
E6 2	East Ham	£5,535	£7,081	28%
E6 3	East Ham	£5,407	-	-
E6 5	Beckton	£5,889	£5,593	-5%
E6 6	Beckton	£5,439	-	-
E6 7	Beckton	£5,515	£6,551	19%
E7 0	Forest Gate	£6,725	-	-
E7 8	Maryland/West Ham	£5,386	-	-
E7 9	Forest Gate	£5,931	-	-

Private rented sector market context

- 2.32 The proportion of households in England privately renting is 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 occupy⁴. Over the same period, the proportion of households owner occupying is 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.
- 2.33 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to 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 valuation 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.
- 2.34 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.
- 2.35 A reduced profit margin helps to compensate (to some degree) for the discount to market value that

⁴ Knight Frank PRS Update August 2017

investors will seek. PRS units typically transact at discounts of circa 20% 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.

- 2.36 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

- 2.37 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019.
- 2.38 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”*.
- 2.39 Paragraph 57 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”*.
- 2.40 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. Adopted Local Plan Policy H2 requires 35-50% affordable housing (60% social rented housing and 40% intermediate housing), but is applied ‘subject to viability’ having regards to site-specific circumstances. This enables schemes that cannot provide as much as 35% affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.41 Prior to the publication of the updated NPPF, the meaning of a *“competitive return”* had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group⁵ concluded that the existing use value of a site plus an appropriate uplift (or a credible alternative use value), represents a competitive return to a landowner. Some members of the RICS considered that a competitive return should be determined by market value⁶, although there was no consensus around this view. The revised NPPF removes the requirement for *“competitive returns”* and is silent on how landowner returns should be assessed. 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

⁵ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁶ RICS Guidance Note: Financial Viability in Planning, August 2012

NPPF was adopted⁷, 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

- 2.42 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 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.
- 2.43 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 56 of the NPPF, and to the provision of affordable housing.
- 2.44 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).
- 2.45 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.
- 2.46 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres 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.
- 2.47 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.
- 2.48 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

⁷ 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.

offset.

- 2.49 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: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to “*apply differential rates in a flexible way [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. 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.
- 2.50 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).
- 2.51 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government “*continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area.*” The White Paper summarised the main finding of the CIL review to be that “*the current system is not as fast, simple, certain or transparent as originally intended.*”
- 2.52 As a result, the Government committed to “*examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017.*” 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 will no longer be 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 to be 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 to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

- 2.53 The Borough is located within Mayoral CIL Zone 3, which attracts a rate of £25 per square metre before indexation⁸ and the London Legacy Development Corporation part of the Borough is located within Zone 2, where a rate of £60 per square metre is charged. 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.

Borough CIL

- 2.54 The Council approved its CIL Charging Schedule on 30 September 2013 and it came into effect on 1 January 2014. Table 2.54.1 below summarises the prevailing and indexed rates of CIL. For C3 and C4 residential developments in the west of the borough (E15, E16 and E3 postcode sectors), the adopted rate is £80 per square metre (£111.13 per square metre including indexation). In the rest of the borough (postcode sectors E6, E7, E12, E13 and IG11), the rate for residential developments is £40 per square metre (£55.56 per square metre after indexation). There are various rates for retail, hotels and student housing, as noted in Table 2.53.1.

Table 2.54.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone 1 Adopted rate	Zone 2 Adopted rate	Zone 1 Indexed rate	Zone 2 Indexed rate
Residential C3/C4 use class	£80	£40	£111.13	£55.56
Retail A1-A5	£30	£30	£41.67	£41.67
Hotels C1	£120	£120	£166.69	£166.69
Student accommodation Sui Generis	£130	£130	£180.59	£180.59
All other uses	£0	£0	£0	£0

- 2.55 In the part of the Borough currently located in the London Legacy Development Corporation, the adopted CIL rates are summarised in Table 2.55.1. The Corporation's second Charging Schedule came into effect on 1 July 2020.

Table 2.55.1: London Legacy Development Corporation CIL rates

Development type	Adopted rate	Indexed rate
Residential (all)	£73.90	£73.46
Student accommodation	£123.17	£122.43
Convenience retail and retail warehouses over 1,000sqm	£123.17	£122.43
Hotels	£123.17	£122.43
Retail in 'Stratford Retail Area'	£123.17	£122.43
Office in 'Stratford Retail Area'	£123.17	£122.43
All other uses except education and healthcare and affordable workspace	£20	£19.88
Education, healthcare and affordable workspace	Nil	Nil

⁸ The impact of indexation is discussed in section 6.

Local Policy context

- 2.56 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking (reflected in the net to gross areas of the typologies), waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements.
- 2.57 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 the adopted 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.
- 2.58 The Council consulted on its first Regulation 18 'Local Plan Refresh – Issues and Options' between 18 October 2021 and 17 December 2021. The Council has been considering the consultation responses and is drafting its Draft Local Plan (Regulation 18 version) which is due to be published in December 2022. The Regulation 18 policies with specific cost implications are identified below:
- **Affordable housing:** affordable housing requirement of 35% to 50% affordable housing with two alternative tenure mixes (65% social rent and 35% intermediate, provided as shared ownership or London Living Rent; and an alternative tenure split of 60% / 40%).
 - **First Homes:** possible provision of alternative tenure mixes to accommodate the emerging requirement for First Homes, as follows: Scenario 1 – 65% Social Rent, 25% First Homes and 10% Intermediate; and Scenario 2 – 60% Social, 25% First Homes and 15% Intermediate.
 - **Family housing:** the Council is considering increasing the proportion of three and four bed units from 40% to 55% three bed units and 5% bed units to be provided on all sites with capacity for 10 or more units. One bed units are not to exceed 15% of total units.
 - **Build to rent:** application of the London Plan policy H11 requirement that Build to Rent schemes incorporate 35% affordable housing at genuinely affordable rents, with a preference for London Living Rent, securing in perpetuity.
 - **Employment and training contributions:** two scenarios under consideration. Scenario 1 – contributions equivalent to 35% local workforce at construction phase and 50% local workforce at end user phase, reflecting adopted policy. Scenario 2 - contributions equivalent to 25% local workforce at construction phase and 25% local workforce at end user phase.
 - **Developments resulting in net loss of employment space (Class E(g), B2, B8 and other similar sui generis floorspace):** the Council will seek financial contributions by reference to net loss of employment and applying an amount equivalent to the cost of training per resident.
 - **Climate change policy:** seek improved performance of buildings to facilitate operational net zero carbon.
 - **Design – public realm management plan:** the Council will seek contributions towards the maintenance of any newly provided public realm for the first 10 years at a cost of 15% of the capital value of the works.
 - **Green and blue space:** Epping Forest Strategic Asset Management and Monitoring Strategies ('SAMM') contributions of £50.36 per unit within the Zone of Influence 0-6.2 kilometre zone of influence. This covers most of the borough, roughly extending as far as the A13.
 - **Town Centres - meanwhile uses:** the Council is proposing to require turnover-based rents as part of a 'Meanwhile Use Strategy' under which landlords would offer short term leases to properties which have been vacant for more than 3 months.

- **Affordable Class E floorspace in town centres:** a proposal for schemes providing 1,000 square metres or more of Class E floorspace to be required to offer 20% of floorspace as small units at affordable or turnover-based rents. The Council is considering an alternative scenario in which this policy is applied to Class E developments exceeding 2,500 square metres.
- **Education:** the Council is considering a policy which seeks to introduce childcare provision into major commercial developments.

Development context

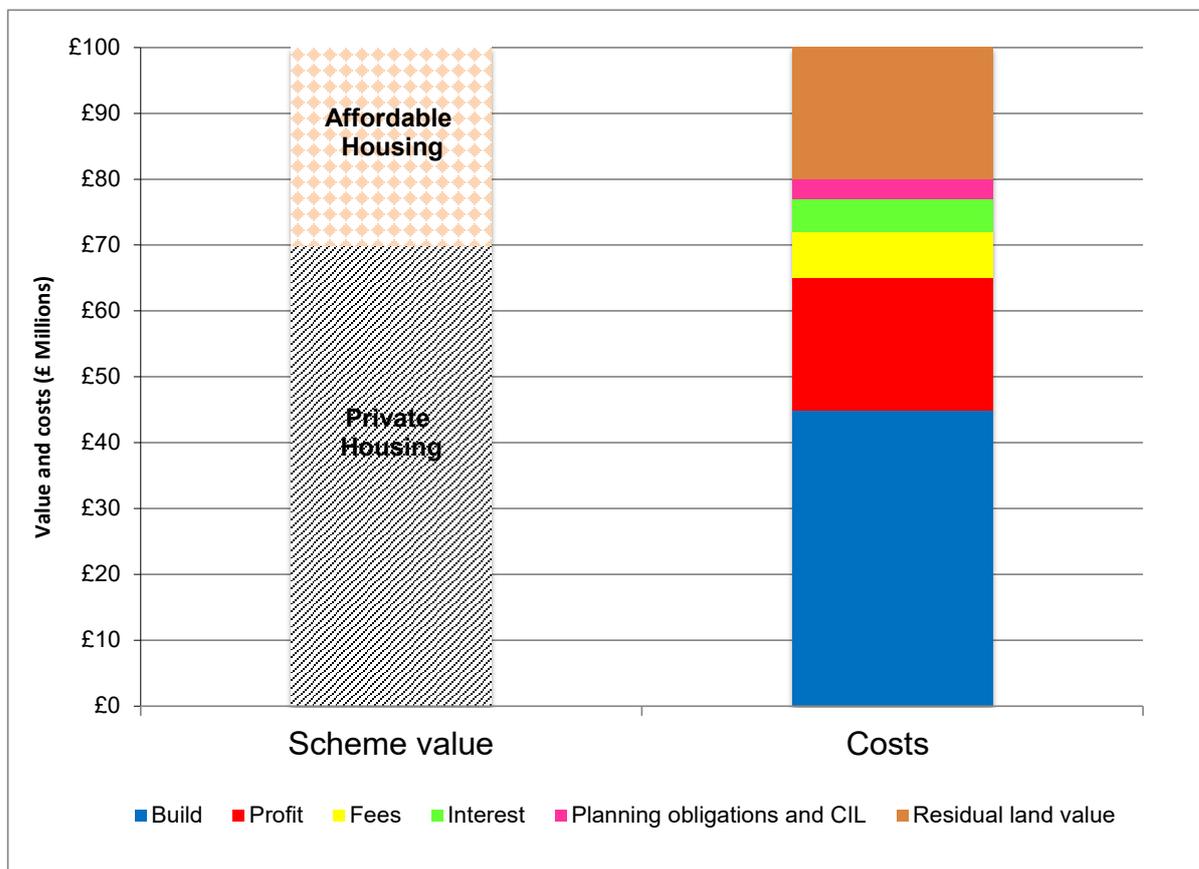
- 2.59 Newham is an inner-London borough located in east London. The borough is bordered by the River Thames to the South, which provided access to historic docks, which have been (and continue to be) a significant source of development land. The borough has numerous transport routes, with a particular concentration at Stratford, which has access to Central, Jubilee, Elizabeth, DLR, and National Rail services, including South Eastern High Speed. The borough also accommodates City Airport, which provides both domestic and international flights.
- 2.60 The borough's main town centres are located at Stratford, East Ham, Canning Town, Forest Gate, Green Street and East Beckton. There are nine conservation areas, some 40 Sites of Importance for Nature Conservation and 186 public open spaces (together making up circa 479 hectares).
- 2.61 The existing housing stock is comprised of late Victorian and Edwardian period terraced houses and post-war walk-up blocks and towers, 1980 and 1990s estate built homes and more recent infill apartment blocks.
- 2.62 In addition, the borough has seen extensive development of residential and employment schemes in the arc which stretches from Stratford through to the Royal Docks to Beckton. Land in these areas has become available due to changes in employment patterns which have resulted in former industrial sites becoming available for redevelopment. Significant upgrades to the public transport network in the borough, as well as investment in other infrastructure, have opened up these sites for redevelopment. Stratford City (currently located within the London Legacy Development Corporation's area) is now firmly established as a retail/office/residential quarter, kick-started by public investment in preparation for the 2012 Olympics. The Royal Docks is also now seeing transformation into a business and leisure destination.
- 2.63 The London Legacy Development Corporation area has seen a range of major regeneration projects as well as small in-fill developments with both major housing and commercial floorpace being provided. A significant proportion of the Corporation's area benefits from high public transport accessibility levels (6a and 6b, reflecting the highest possible levels of accessibility). This results in capacity to deliver high density developments for both commercial and residential use.

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 Newham 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.



- 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 Newham, most sites will be

previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken. However, the PPG directs that such costs should be reflected in Benchmark Land Values applied for policy testing;

- 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. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a higher profit to reflect the current risk. Typically, developers and banks are targeting around 17 profit on value of the private housing element. On occasion, schemes with higher specific risk factors may require higher profits.
- 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'⁹ 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 takes place 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 those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In February 2019 (with a re-issue in July 2021), 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*".
- 3.9 The Local Housing Delivery Group published guidance¹⁰ in June 2012 which provides guidance on

⁹ 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'.

¹⁰ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

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 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value “*is based on a premium over current use values*” with the “*precise figure that should be used as an appropriate premium above current use value [being] determined locally*”. The guidance considers that this approach “*is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner*”.

3.11 The examination on the Mayor of London’s first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:

“The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (paragraph 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (paragraph 9).

3.12 In his concluding remark, the Examiner points out that

*“the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but a **reduction in development land value is an inherent part of the CIL concept**. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (paragraph 32 – emphasis added).*

3.13 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 current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

3.14 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on ‘Viability in Planning’ and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.

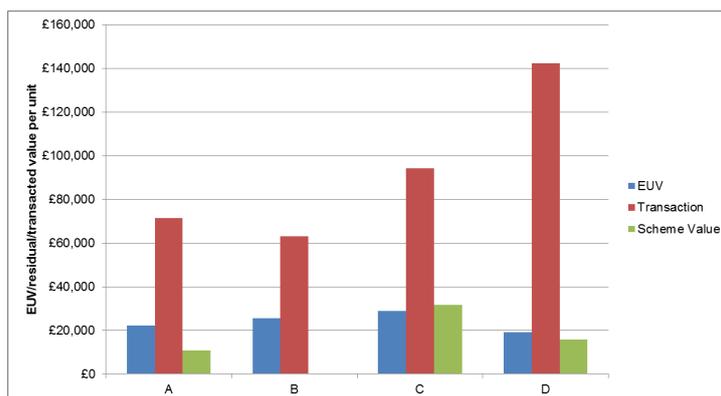
3.15 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. 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 Newham, 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.

3.16 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.14. 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’ 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.

3.17 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 3.17.1. 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 3.17.1: Comparison of residual values to existing use value and price paid for site



3.18 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.

3.19 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 3.17 and 3.18.

4 Appraisal assumptions

4.1 We have appraised 130 development scenarios on sites across the borough to represent the types of sites that the Council expects to come forward over the life of the new Local Plan. These scenarios are based on sites that are likely to be allocated for development in the emerging Local Plan. The scenarios are identified in Table 4.1.1 overleaf (with further details at Appendix 1). Floor areas are based on capacity modelling undertaken by MacCreanor Lavington. They have provided three scenarios with varying unit mixes to reflect potential options for family housing provision¹¹. The appraisals include sufficient gross floorspace to accommodate the space standards and amenity standards in Policy D6 of the London Plan and emerging Local plan policies. Our appraisals reflect an efficiency of 77% (i.e. the net internal area of the flats equates to 77% of the gross internal area).

Residential sales values

4.2 Residential values in the area vary between different sub-markets, 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 indicates that developments in the borough will attract average sales values ranging from circa £5,290 per square metre (£491 per square foot) to £9,100 per square metre (£845 per square foot), as shown in Figure 2.30.1. As noted in Section 2, the highest sales values are achieved in the north-west and west of the borough. Developments in the north-eastern parts of the borough are lowest (£5,290 per square metre or £491 per square foot).

Table 4.2.1: Residential sales values by postcode sector (per square metre)

Postcode sector	New build and resales	New build only	New build premium
E12 5	£5,288	-	-
E12 6	£5,122	-	-
E13 0	£5,665	£6,694	18%
E13 8	£5,250	£5,348	2%
E13 9	£5,637	£5,809	3%
E15 1	£6,670	£7,917	19%
E15 2	£6,598	£8,221	25%
E15 3	£5,882	-	-
E15 4	£6,576	£5,489	-17%
E16 1	£6,710	£8,051	20%
E16 2	£6,886	£8,042	17%
E16 3	£5,932	-	-
E16 4	£5,463	-	-
E20 1	£7,122	£9,098	28%
E6 1	£5,064	-	-
E6 2	£5,535	£7,081	28%
E6 3	£5,407	-	-
E6 5	£5,889	£5,593	-5%
E6 6	£5,439	-	-
E6 7	£5,515	£6,551	19%
E7 0	£6,725	-	-
E7 8	£5,386	-	-

¹¹ Scenario 1 assumes 60% three and four bed units; Scenario 2 contains 50% three and four bed units; and Scenario 3 incorporates 40% family housing (reflecting the current policy).

Postcode sector	New build and resales	New build only	New build premium
E7 9	£5,931	-	

- 4.3 To establish the viability of the changes to the family housing requirement in the emerging Local Plan, we have examined average values achieved by one, two and three bed units, as reported in the Molior London database. We have then extrapolated these values across the three mix scenarios provided by MacCreanor Lavington to determine a percentage change in values for the alternative scenarios in comparison to the existing policy mix. The outcomes of this exercise are summarised in Table 4.3.1.

Table 4.3.1: Change in values resulting from family housing options

Scenario	One beds	Two beds	Three beds	Four beds	Blended value as % of value with current policy
1	15%	25%	55%	5%	97.27%
2	15%	35%	45%	5%	98.64%
3 (current policy)	15%	45%	35%	5%	100%

- 4.4 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 20%, 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 15%.
- 4.5 As noted earlier in the report, major agents 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 4.5.1. 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.

Table 4.5.1: Growth scenario

Year	2022	2023	2024	2025	2026	2027 and each year thereafter
Values	2.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

Affordable housing tenure and values

- 4.6 The emerging Local Plan seeks 35% affordable housing on privately owned sites and 50% on industrial sites and publicly owned sites with a tenure mix of 60% social rent and 40% intermediate.
- 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 social rents, as shown in Table 4.7.1. We provide (for comparison purposes only) the equivalent 'London Affordable Rents' and 'London Living Rents'. RPs are permitted to increase rents by CPI plus 1% per annum which we reflect in our assessment.

Table 4.7.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social rents	£94.14	£105.51	£123.36	£141.22
London Affordable Rent (2022/23)	£168.34	£178.23	£188.13	£198.03
London Living Rent (intermediate tenure) ¹²	£176.99	£199.66	£216.32	£235.99

¹² Based on median GLA benchmark rents for Newham

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

Site Reference	Site area HA	Units	Ave Residential GIA per unit	Residential floorspace	E use	Light ind, B2, B8	Leisure	Education, places of worship, community, health	Gross floor-space	Max no of storeys	
1	Typology 1 [Scenario 1]	7.00	570	101	57,518	0	0	0	4,561	62,079	12
2	Typology 1 [Scenario 2]	7.00	582	99	57,436	0	0	0	4,561	61,997	12
3	Typology 1 [Scenario 3]	7.00	593	96	57,213	0	0	0	4,561	61,775	12
4	Typology 2 [Scenario 1]	0.49	84	141	11,885	0	0	0	3,314	15,198	5
5	Typology 2 [Scenario 2]	0.49	86	138	11,894	0	0	0	3,314	15,208	5
6	Typology 2 [Scenario 3]	0.49	87	136	11,805	0	0	0	3,314	15,119	5
7	Typology 3 [Scenario 1]	1.03	184	116	21,274	2,005	0	0	7,419	30,698	8
8	Typology 3 [Scenario 2]	1.03	187	113	21,167	2,005	0	0	7,419	30,591	8
9	Typology 3 [Scenario 3]	1.03	192	111	21,228	2,005	0	0	7,419	30,651	8
10	Typology 4 [Scenario 1]	0.90	134	124	16,579	0	0	0	2,427	19,007	6
11	Typology 4 [Scenario 2]	0.90	137	121	16,576	0	0	0	2,427	19,004	6
12	Typology 4 [Scenario 3]	0.90	139	118	16,471	0	0	0	2,427	18,899	6
13	Typology 5 [Scenario 1]	5.97	875	98	86,156	14,891	0	0	0	101,048	11
14	Typology 5 [Scenario 2]	5.97	892	96	85,899	14,891	0	0	0	100,791	11
15	Typology 5 [Scenario 3]	5.97	908	94	85,482	14,891	0	0	0	100,373	11
16	Typology 6 - Scenario 1 [Scenario 1.1]	22.10	3,239	95	308,127	0	107,882	4,712	40,280	461,002	19
17	Typology 6 - Scenario 1 [Scenario 1.2]	22.10	3,303	93	307,273	0	107,882	4,712	40,280	460,148	19
18	Typology 6 - Scenario 1 [Scenario 1.3]	22.10	3,366	91	306,063	0	107,882	4,712	40,280	458,938	19
19	Typology 6 - Scenario 3 [Scenario 3.1]	22.10	3,072	95	292,446	678	0	4,712	42,461	340,297	19
20	Typology 6 - Scenario 3 [Scenario 3.2]	22.10	3,132	93	291,572	678	0	4,712	42,461	339,423	19
21	Typology 6 - Scenario 3 [Scenario 3.3]	22.10	3,194	91	290,628	678	0	4,712	42,461	338,479	19
22	Typology 6 - Scenario 4 [Scenario 4.1]	22.10	7,984	94	753,664	43,135	47,355	4,712	50,765	899,632	19
23	Typology 6 - Scenario 4 [Scenario 4.2]	22.10	8,142	92	751,581	43,135	47,355	4,712	50,765	897,549	19
24	Typology 6 - Scenario 4 [Scenario 4.3]	22.10	8,302	90	749,021	43,135	47,355	4,712	50,765	894,989	19

Site Reference	Site area HA	Units	Ave GIA per unit	Residential floorspace	E use	Light ind, B2, B8	Leisure	Education, places of worship, community, health	Gross floor-space	Max no of storeys	
25	Typology 7 - [Scenario 1]	4.01	528	101	53,575	0	0	0	53,575	16	
26	Typology 7 - [Scenario 2]	4.01	538	99	53,396	0	0	0	53,396	16	
27	Typology 7 - [Scenario 3]	4.01	550	97	53,355	0	0	0	53,355	16	
28	Typology 8 - Opt 1 [Scenario 1]	0.36	126	126	15,828	1,991	0	0	17,819	14	
29	Typology 8 - Opt 1 [Scenario 2]	0.36	127	123	15,658	1,991	0	0	17,649	14	
30	Typology 8 - Opt 1 [Scenario 3]	0.36	130	120	15,664	1,991	0	0	17,654	14	
31	Typology 8 - Opt 2 [Scenario 1]	0.36	208	113	23,528	1,991	2,030	0	27,548	14	
32	Typology 8 - Opt 2 [Scenario 2]	0.36	211	111	23,371	1,991	2,030	0	27,391	14	
33	Typology 8 - Opt 2 [Scenario 3]	0.36	217	108	23,471	1,991	2,030	0	27,491	14	
34	Typology 9 [Scenario 1]	4.73	605	101	60,805	2,279	18,922	0	82,005	15	
35	Typology 9 [Scenario 2]	4.73	617	98	60,649	2,279	18,922	0	81,850	15	
36	Typology 9 [Scenario 3]	4.73	630	96	60,534	2,279	18,922	0	81,734	15	
37	Typology 10 [Scenario 1]	1.35	200	114	22,777	0	4,150	0	26,927	15	
38	Typology 10 [Scenario 2]	1.35	205	111	22,820	0	4,150	0	26,970	15	
39	Typology 10 [Scenario 3]	1.35	209	109	22,753	0	4,150	0	26,903	15	
40	Typology 11 [Scenario 1]	9.27	1,320	97	127,940	2,643	14,441	0	2,493	147,518	16
41	Typology 11 [Scenario 2]	9.27	1,346	95	127,585	2,643	14,441	0	2,493	147,162	16
42	Typology 11 [Scenario 3]	9.27	1,374	93	127,301	2,643	14,441	0	2,493	146,878	16
43	Typology 12 [Scenario 1]	1.65	233	111	25,875	0	0	0	1,021	26,896	6
44	Typology 13 [Scenario 2]	1.65	238	109	25,850	0	0	0	1,021	26,871	6
45	Typology 13 [Scenario 3]	1.65	244	106	25,894	0	0	0	1,021	26,915	6
46	Typology 14 [Scenario 1]	0.50	82	143	11,697	3,724	0	0	0	15,421	11
47	Typology 14 [Scenario 2]	0.50	84	139	11,710	3,724	0	0	0	15,434	11
48	Typology 14 [Scenario 3]	0.50	85	137	11,625	3,724	0	0	0	15,350	11
49	Typology 15 [Scenario 1]	0.98	108	131	14,138	0	0	0	4,746	18,884	7

Site Reference	Site area HA	Units	Ave GIA per unit	Residential floorspace	E use	Light ind, B2, B8	Leisure	Education, places of worship, community, health	Gross floor-space	Max no of storeys	
50	Typology 15 [Scenario 2]	0.98	110	128	14,097	0	0	0	4,746	18,843	7
51	Typology 15 [Scenario 3]	0.98	113	125	14,138	0	0	0	4,746	18,884	7
52	Typology 16 [Scenario 1]	6.66	672	100	67,096	0	0	0	0	66,814	19
53	Typology 16 [Scenario 2]	6.66	687	98	67,076	0	0	0	0	66,526	19
54	Typology 16 [Scenario 3]	6.66	698	95	66,636	0	0	0	0	66,367	19
55	Typology 17 [Scenario 1]	7.80	794	99	78,551	0	7,427	0	0	85,978	12
56	Typology 17 [Scenario 2]	7.80	809	97	78,278	0	7,427	0	0	85,706	12
57	Typology 17 [Scenario 3]	7.80	826	95	78,123	0	7,427	0	0	85,550	12
58	Typology 18 [Scenario 1]	1.60	194	115	22,213	0	0	0	0	22,213	5
59	Typology 18 [Scenario 2]	1.60	197	112	22,086	0	0	0	0	22,086	5
60	Typology 18 [Scenario 3]	1.60	201	110	22,035	0	0	0	0	22,035	5
61	Typology 19 [Scenario 1]	9.56	1,201	97	116,767	0	7,352	0	0	124,119	30
62	Typology 19 [Scenario 2]	9.56	1,225	95	116,475	0	7,352	0	0	123,827	30
63	Typology 19 [Scenario 3]	9.56	1,248	93	115,993	0	7,352	0	0	123,345	30
64	Typology 20 [Scenario 1]	3.30	305	107	32,636	907	0	0	0	33,543	19
65	Typology 20 [Scenario 2]	3.30	312	105	32,645	907	0	0	0	33,552	19
66	Typology 20 [Scenario 3]	3.30	318	102	32,535	907	0	0	0	33,442	19
67	Typology 21 [Scenario 1]	7.58	832	99	82,119	10,474	32,720	0	2,802	128,114	15
68	Typology 21 [Scenario 2]	7.58	850	97	82,043	10,474	32,720	0	2,802	128,038	15
69	Typology 21 [Scenario 3]	7.58	866	94	81,712	10,474	32,720	0	2,802	127,708	15
70	Typology 22 [Scenario 1]	7.58	386	104	40,241	0	8,916	0	0	49,158	15
71	Typology 22 [Scenario 2]	7.58	393	102	40,082	0	8,916	0	0	48,998	15
72	Typology 22 [Scenario 3]	7.58	400	100	39,894	0	8,916	0	0	48,810	15
73	Typology 23 [Scenario 1]	4.45	349	105	36,767	2,225	0	0	6,386	45,378	16
74	Typology 23 [Scenario 2]	4.45	358	103	36,868	2,225	0	0	6,386	45,480	16

Site Reference	Site area HA	Units	Ave GIA per unit	Residential floorspace	E use	Light ind. B2, B8	Leisure	Education, places of worship, community, health	Gross floor-space	Max no of storeys	
75	Typology 23 [Scenario 3]	4.45	364	101	36,663	2,225	0	0	6,386	45,274	16
76	Typology 24 [Scenario 1]	28.80	752	99	74,607	0	15,530	0	0	90,137	9
77	Typology 24 [Scenario 2]	28.80	765	97	74,238	0	15,530	0	0	89,768	9
78	Typology 24 [Scenario 3]	28.80	781	95	74,085	0	15,530	0	0	89,614	9
79	Typology 25 [Scenario 1]	28.80	1,345	97	130,288	0	10,912	0	0	141,199	10
80	Typology 25 [Scenario 2]	28.80	1,374	95	130,156	0	10,912	0	0	141,067	10
81	Typology 25 [Scenario 3]	28.80	1,400	93	129,634	0	10,912	0	0	140,545	10
82	Typology 26 [Scenario 1]	21.00	4,339	95	411,413	4,600	25,450	3,419	10,528	455,410	16
83	Typology 26 [Scenario 2]	21.00	4,426	93	410,385	4,600	25,450	3,419	10,528	454,382	16
84	Typology 26 [Scenario 3]	21.00	4,513	91	408,995	4,600	25,450	3,419	10,528	452,993	16
85	Typology 27 [Scenario 1]	0.77	160	119	19,021	0	2,291	0	819	22,130	15
86	Typology 27 [Scenario 2]	0.77	164	116	19,056	0	2,291	0	819	22,165	15
87	Typology 27 [Scenario 3]	0.77	166	114	18,894	0	2,291	0	819	22,004	15
88	Typology 28 [Scenario 1]	21.00	1,443	97	139,489	7,742	4,292	0	2,340	153,863	18
89	Typology 28 [Scenario 2]	21.00	1,471	95	139,062	7,742	4,292	0	2,340	153,436	18
90	Typology 28 [Scenario 3]	21.00	1,499	92	138,518	7,742	4,292	0	2,340	152,892	18
91	Typology 29 [Scenario 1]	0.63	147	121	17,800	1,124	0	0	0	18,924	13
92	Typology 29 [Scenario 2]	0.63	149	119	17,678	1,124	0	0	0	18,802	13
93	Typology 29 [Scenario 3]	0.63	153	116	17,728	1,124	0	0	0	18,852	13
94	Typology 30 [Single scenario]	1.01			-	0	24,870	0	0	24,870	13
95	Typology 31 [Scenario 1]	0.34	152	120	18,270	2,065	0	0	0	20,334	18
96	Typology 31 [Scenario 2]	0.34	155	118	18,229	2,065	0	0	0	20,294	18
97	Typology 31 [Scenario 3]	0.34	158	115	18,176	2,065	0	0	0	20,241	18
98	Typology 32 [Scenario 1]	0.72	184	116	21,274	0	20,048	0	0	41,322	18
99	Typology 32 [Scenario 2]	0.72	187	113	21,167	0	20,048	0	0	41,215	18

Site Reference	Site area HA	Units	Ave GIA per unit	Residential floorspace	E use	Light ind, B2, B8	Leisure	Education, places of worship, community, health	Gross floor-space	Max no of storeys
100	Typology 32 [Scenario 3]	0.72	191	111	21,138	0	20,048	0	41,185	18
101	Typology 33 [Scenario 1]	0.68	275	108	29,819	3,641	0	0	33,460	17
102	Typology 33 [Scenario 2]	0.68	280	106	29,706	3,641	0	0	33,348	17
103	Typology 33 [Scenario 3]	0.68	284	104	29,484	3,641	0	0	33,125	17
104	Typology 34 [Scenario 1]	0.51	147	121	17,800	2,786	0	0	20,587	18
105	Typology 34 [Scenario 2]	0.51	149	119	17,678	2,786	0	0	20,465	18
106	Typology 34 [Scenario 3]	0.51	153	116	17,728	2,786	0	0	20,514	18
107	Typology 35 [Scenario 1]	0.77	182	116	21,086	2,268	0	0	7,201	30
108	Typology 35 [Scenario 2]	0.77	185	113	20,984	2,268	0	0	7,201	30
109	Typology 35 [Scenario 3]	0.77	189	111	20,958	2,268	0	0	7,201	30
110	Typology 36 [Scenario 1]	0.30	94	136	12,824	1,281	0	0	14,104	16
111	Typology 36 [Scenario 2]	0.30	96	133	12,812	1,281	0	0	14,093	16
112	Typology 36 [Scenario 3]	0.30	98	131	12,792	1,281	0	0	14,073	16
113	Typology 37 [Scenario 1]	2.60	570	101	57,518	2,163	6,804	0	66,485	29
114	Typology 37 [Scenario 2]	2.60	582	99	57,436	2,163	6,804	0	66,402	29
115	Typology 37 [Scenario 3]	2.60	593	96	57,213	2,163	6,804	0	66,180	29
116	Typology 38 [Scenario 1]	4.95	138	123	16,955	14,580	0	0	58,671	29
117	Typology 38 [Scenario 2]	4.95	141	120	16,944	14,580	0	0	58,518	29
118	Typology 38 [Scenario 3]	4.95	144	118	16,920	14,580	0	0	58,332	29
119	Typology 39 [Scenario 1]	2.22	400	104	41,556	7,140	0	0	48,696	29
120	Typology 39 [Scenario 2]	2.22	409	102	41,551	7,140	0	0	48,691	29
121	Typology 39 [Scenario 3]	2.22	418	99	41,509	7,140	0	0	48,649	29
122	Typology 40 [Scenario 1]	1.17	88	139	12,260	0	11,596	0	23,856	8
123	Typology 40 [Scenario 2]	1.17	91	136	12,353	0	11,596	0	23,948	8
124	Typology 40 [Scenario 3]	1.17	92	133	12,254	0	11,596	0	23,849	8

Site Reference	Site area HA	Units	Ave GIA per unit	Residential floorspace	E use	Light ind, B2, B8	Leisure	Education, places of worship, community, health	Gross floor-space	Max no of storeys	
125	Typology 41 [Scenario 1]	18.00	2,757	95	262,869	3,498	19,331	0	3,550	289,248	16
126	Typology 41 [Scenario 2]	18.00	2,813	93	262,282	3,498	19,331	0	3,550	288,661	16
127	Typology 41 [Scenario 3]	18.00	2,867	91	261,283	3,498	19,331	0	3,550	287,662	16
128	Typology 42 [Scenario 1]	1.98	151	120	18,176	5,116	0	0	0	23,292	6
129	Typology 42 [Scenario 2]	1.98	153	118	18,046	5,116	0	0	0	23,162	6
130	Typology 42 [Scenario 3]	1.98	157	115	18,087	5,116	0	0	0	23,203	6

- 4.8 The 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 4.8.1 summarises the capital values that each tenure would generate. We have reflected the emerging Local Plan which seeks a unit mix of 15% one beds, 25% two beds, 55% three beds and 5% four beds. As can be noted in Table 4.6.1 above, there is not a significant differential in rent between the unit sizes, so the weighting of units towards three and four bed units will result in a relatively low capital value. This will, in turn, increase the amount of subsidy required from the private housing to deliver the rented affordable units.

Table 4.8.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value
London Affordable Rent	£4,225	£3,163	£2,703	£2,550	£2,844
Social Rent	£2,047	£1,639	£1,598	£1,682	£1,578
London Living Rent	£4,479	£3,612	£3,184	£3,131	£3,276

- 4.9 For shared ownership units, our appraisals assume that purchasers will take an initial 25% equity stake and pay a rent of 2.75% on the retained equity.
- 4.10 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.

Rents and yields for commercial development

- 4.11 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.11.1. These assumptions are informed by lettings of similar floorspace in the Borough between October 2020 and October 2022 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 4.11.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	E12: £231	6.00%	12
	E13: £457	6.00%	12
	E15: £527	6.00%	12
	E16: £287	6.00%	12
	E20: £2,145	6.00%	12
	E6: £341	6.00%	12
	E7: £510	6.00%	12
Supermarkets	Borough wide: £250	4.50%	6
Office	E12: £102	6.00%	12
	E13: £157	6.00%	12
	E15: £384	6.00%	12
	E16: £323	6.00%	12
	E20: £450	6.00%	12
	E6: £157	6.00%	12
	E7: £157	6.00%	12

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Industrial and warehousing	E12: £190	5.00%	12
	E13: £190	5.00%	12
	E15: £200	5.00%	12
	E16: £200	5.00%	12
	E20: £200	5.00%	12
	E6: £190	5.00%	12
	E7: £190	5.00%	12

Build costs

- 4.12 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 2). Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.12.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses	810.13 Estate housing terraced 2-storey	£1,583	10%	£1,741
Flats – fewer than 6 storeys	816 Flats -3-5 storeys	£1,862	10%	£2,048
Flats – 6+ storeys	816 Flats – 6 or more storeys	£2,218	10%	£2,440
Retail	345 Shops	£1,649	10%	£1,814
Supermarkets	344 Supermarkets generally	£2,165	10%	£2,382
Offices	320 Offices air conditioned generally	£2,541	10%	£2,795
B2 industrial	282 Factories generally	£1,158	10%	£1,274
B8 storage and warehousing	284 Warehouses/ stores	£978	10%	£1,076
D1 / D2 floorspace incl community facilities (schools, health care, leisure etc)	532 Community centres generally	£2,693	10%	£2,962

- 4.13 As noted in Table 4.12.1, the base costs above are increased by 10% for houses, 10% for flats and 10% for commercial to account for external works (including car parking spaces where relevant).
- 4.14 Where sites incorporate community infrastructure (e.g. schools, health care, leisure etc), these facilities are included using the costs in Table 4.12.1. In addition, our appraisals incorporate an income from these facilities at an assumed £200 per square metre, capitalised at an investment yield of 7%. Other costs for highways and related infrastructure are based on estimates provided by the Council.

Zero carbon and BREEAM

- 4.15 The Council's emerging policy seeks to ensure that new buildings are designed to be net zero carbon in operation. The Council has commissioned a study of the costs of achieving this objective by Levitt Bernstein, Elementa, Currie & Brown and Etude ('*New Local Plan – Climate Emergency: Operational energy and carbon base evidence*' May 2022). This study identifies cost uplifts above a baseline of Part L 2021. The following uplifts are for the lowest cost modelled route to net zero from

a range of baselines:

- Houses: cost uplift of 4.2% to 5.2% from Part L 2021 baseline;
- Low-rise flatted block (4 storeys): cost uplift of 3.4% to 4.3% from Part L 2021 baseline;
- Mid-rise flatted block (8 storeys): cost uplift of 3.1% to 3.7% from Part L 2021 baseline;
- High-rise flatted block (20 storeys): cost uplift of 1.7% to 2.7% from Part L 2021 baseline;
- Large Industrial unit (single storey): cost uplift of 0.3% from Part L 2021 baseline; and
- Small Industrial unit (multi-level): cost uplift of 4.1% from Part L 2021 baseline.

4.16 We have adopted the figures above in our appraisal. It should be noted that these costs allow for operational carbon. Etude have advised the Council that the cost impact of achieving embodied carbon is broadly neutral.

Accessibility standards

4.17 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.17.1. 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 3) so that they can be applied to contemporary costs.

Table 4.17.1: Costs of accessibility standards (% uplift to base construction costs)

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

4.18 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3(b) applies to 10% of dwellings. These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

Professional fees

4.19 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

4.20 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

4.21 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.

Mayoral CIL

4.22 The Borough is located within Mayoral CIL Zone 3, which attracts a rate of £25 per square metre before 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.

Borough CIL

- 4.23 The Council approved its CIL Charging Schedule on 30 September 2013 and it came into effect on 1 January 2014. Table 4.23.1 below summarises the prevailing and indexed rates of CIL. For C3 and C4 residential developments in the west of the borough (E15, E16 and E3 postcode sectors), the adopted rate is £80 per square metre (£111.13 per square metre including indexation). In the rest of the borough (postcode sectors E6, E7, E12, E13 and IG11), the rate for residential developments is £40 per square metre (£55.56 per square metre after indexation). There are various rates for retail, hotels and student housing, as noted in Table 4.23.1.

Table 4.23.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone 1 Adopted rate	Zone 2 Adopted rate	Zone 1 Indexed rate	Zone 2 Indexed rate
Residential C3/C4 use class	£80	£40	£111.13	£55.56
Retail A1-A5	£30	£30	£41.67	£41.67
Hotels C1	£120	£120	£166.69	£166.69
Student housing Sui Generis	£130	£130	£180.59	£180.59

- 4.24 In the part of the Borough currently located in the London Legacy Development Corporation, the adopted CIL rates are summarised in Table 4.24.1. The Corporation's second Charging Schedule came into effect on 1 July 2020.

Table 4.24.1: London Legacy Development Corporation CIL rates

Development type	Adopted rate	Indexed rate
Residential (all)	£73.90	£73.46
Student accommodation	£123.17	£122.43
Convenience retail and retail warehouses over 1,000sqm	£123.17	£122.43
Hotels	£123.17	£122.43
Retail in 'Stratford Retail Area'	£123.17	£122.43
Office in 'Stratford Retail Area'	£123.17	£122.43
All other uses except education and healthcare and affordable workspace	£20	£19.88
Education, healthcare and affordable workspace	Nil	Nil

- 4.25 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 Newham 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 ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

Section 106 costs

- 4.26 To account for residual Section 106 requirements, we have included an allowance of up to £25 per

square metre for non-residential development and up to £3,000 per unit for residential development. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

- 4.27 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £15 per square metre for commercial developments.

SAMM

- 4.28 Developments within 0 – 6.2 kilometres of the Epping Forest zone of influence are required to make SAMM contributions of £50.36 per unit. This is incorporated as an addition to the allowance for Section 106 obligations above.

Workspace and affordable floorspace

- 4.29 The emerging Local Plan seeks provision of 20% affordable Class E units in developments above 1,000 square metres in town centres to be let on turnover-based rents. Turnover based rents will clearly vary depending on the occupier and economic conditions. We have therefore assumed that rents will average 50% of market rents for the purposes of testing the policy.

Urban Greening Factor

- 4.30 London Plan Policy G5 requires that developments achieve an urban greening factor ('UGF') of 0.4 for residential developments and 0.3 for commercial. We have incorporated an allowance for additional landscaping based on £100 per square metre of building footprint¹³, 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 Index¹⁴, increasing costs to £112.80 per square metre.

Biodiversity Net Gain

- 4.31 We have tested the requirement for a 10% enhancement to biodiversity in perpetuity by applying an increase in build costs of 0.1%, which is double the figure indicated in 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 0.1% of build costs¹⁵. This may not be required if sufficient biodiversity net gain can be achieved through urban greening factor.

Employment and training contribution

- 4.32 The emerging Local Plan proposes a target of 35% construction phase jobs and 50% of post construction phase jobs to be sourced from local people via the application of an employment and training levy. The Council's interpretation of available data is that 10 direct construction jobs for industrial and 16 direct construction jobs for commercial developments are created for each £1 million of construction costs. For post-construction jobs, we have relied upon the employment densities in Table 4.32.1. The Council has indicated that it will seek to levy £3,867 per applicable job.

Table 4.32.1: Employment densities¹⁶

Floorspace type	Floorspace in square metres per FTE
Offices (Class E(g)i)	13
B2 industrial	36

¹³ See, for example, the Corporation of City of London's 'Urban Greening Study', July 2018

¹⁴ BCIS Qtr 3 2018 = 327; Qtr 3 2022 = 369. Change = 12.8%

¹⁵ Central Estimate – see Table 20 of DEFRA Impact Assessment

¹⁶ Based on 'Employment density matrix' in 'Employment Density Guide: 3rd edition (November 2015)' Homes and Communities Agency

Floorspace type	Floorspace in square metres per FTE
B8 warehousing	70
Retail (Class E a to c)	20

Development and sales periods

- 4.33 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, 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 Newham are towards the lower end of the London-wide range and at a level which is achieving good rates of sale.

Developer's profit

- 4.34 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).
- 4.35 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.36 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the UK housing market is receding, albeit there is a degree of caution in prime central London markets as a consequence of high rates of inflation and the war in Ukraine. We have therefore 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.
- 4.37 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

- 4.38 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. Furthermore, the PPG directs that such costs should be reflected in the Benchmark Land Values adopted, resulting in a neutral impact. 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

- 4.39 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.
- 4.40 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 current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; 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 current use value in these circumstances.
- 4.41 Redevelopment proposals that generate residual land values below current 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 current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.42 To establish benchmark land values, we have considered the MHCLG's¹⁷ *'Land Value Estimates for Policy Appraisal'* published in 2020. This study indicates that the value of industrial land in Newham is £4.5 million per hectare. The study also shows that land values of offices in outer-London boroughs is up to £6.27 million per hectare.
- 4.43 For the purposes of establishing a benchmark land value industrial sites, we have considered the MHCLG indicative value of £4.5 million per gross hectare for sites in existing secondary industrial use. As this is the value that MHCLG assessed land will trade at in the market, this incorporates an element of premium to the landowner and this does not need to be applied separately. We have also considered lower quartile rents for industrial lettings in Newham and assuming a 30% plot ratio, we have applied a capital value of £4.4 million, to which we had added a 20% premium, to arrive at a BLV of £5.3 million.
- 4.44 There are no definitive guides for the value of open land, such as amenity space and other undeveloped sites. Given that they have little existing use value, as they only provide amenity to users of attached buildings, we have applied a value of £0.5 million per gross hectare, which provides adequate incentive to owners in comparison to the other options available. In the case of undeveloped sites, they very rarely generate an income, therefore the 'other options available' have little value.
- 4.45 The three benchmark land values adopted for testing purposes are summarised as follows:
- Secondary offices: £6.3 million per hectare;
 - Secondary industrial sites: £5.3 million per hectare;
 - Garden, amenity, other open land, including vacant garage sites: £0.5 million per hectare.

¹⁷ Department title at the point of publication. The title has subsequently changed to Department for Levelling Up, Communities and Housing.

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 5 and 6. We have appraised 130 development typologies, reflecting different densities and types of development across the Borough. These typologies include non-residential uses, including offices, industrial and community uses.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing to inform emerging Local Plan policy:
- 0% to 50% affordable housing; 60% Social Rent and 40% Shared Ownership;
 - 0% to 50% affordable housing; 65% Social Rent and 35% Shared Ownership;
 - 0% to 50% affordable housing; 60% Social Rent, 15% Shared Ownership and 25% First Homes;
 - 0% to 50% affordable housing; 65% Social Rent, 10% Shared Ownership and 25% First Homes.
- 5.3 The development typologies are located in different parts of the borough, which facilitates testing of schemes with a range of sales values, reflecting the spread of values 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.
- 5.4 For other policy requirements (provision of affordable Class E space; climate change and so on), we have re-tested the appraisals above incorporating the additional cost of the policy requirements.
- 5.5 Each development typology is tested with three scenarios, each of which reflect different residential unit mixes. Scenario 1 reflects a mix of 60% three and four bed units; 25% two beds; and 15% one beds. Scenario 2 reflects a mix of 50% three and four bed units; 35% two beds; and 15% one beds. Scenario 3 reflects the adopted Local Plan policy mix of 40% three and four bed units; 45% two beds; and 15% one beds.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.5.1. These results are attached at Appendix 11.

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 housing

6.2 As noted in Section 5, we have tested a series of tenure scenarios, as follows:

- 60% Social Rent and 40% intermediate (shared ownership); and
- 65% Social Rent and 35% intermediate (shared ownership).

6.3 The results for the appraisals with 60% Social Rent and 40% shared ownership are summarised in tables 6.3.1 to 6.3.3 (and at Appendix 4). Each table shows the results compared to the three BLVs (secondary offices; secondary industrial; and cleared/undeveloped sites). The results for the other tenure split of 65% Social Rent and 35% Shared Ownership are summarised in tables 6.3.4 to 6.3.6. The appraisals assume three different unit mixes which relate to the three scenarios for each site, as follows:

- **Scenario 1:** 15% one beds; 25% two beds; 55% three beds; and 5% four beds;
- **Scenario 2:** 15% one beds; 35% two beds; 45% three beds; and 5% four beds; and
- **Scenario 3:** 15% one beds; 45% two beds; 35% three beds; and 5% four beds. This scenario reflects the Council's adopted Local Plan policy.

6.4 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 different benchmark land values.

6.5 The appraisals also incorporate the infrastructure costs identified in Section 4 and this will have a significant impact on viability and the ability of the sites concerned to provide affordable housing. If the Council can fund these facilities from sources other than via developer contributions, schemes will be able to provide more affordable housing than would otherwise be the case.

6.6 Where sales values are at the lower end of the borough-wide range (£5,290 per square metre), many schemes are unviable at zero or low levels of affordable housing when tested against secondary office and secondary industrial benchmark land values. These results indicate that in lower value areas, sites with these benchmark land values are more likely to stay in those existing uses, rather than come forward for development. However, when considered against the cleared land benchmark land value, almost all schemes can viably provide between 35% and 50% affordable housing. Typologies 4 to 15 incorporate a significant quantum of community floorspace, which when combined with relatively low sales values for the residential, result in unviable outcomes. Typologies 16 to 24 and typologies 49 to 51 appraisals generate similar outcomes for the same reasons (these sites incorporate places of worship in addition to community facilities). Other sites contribute towards community infrastructure (e.g. schools and healthcare) which are factored into the appraisals through both the space required on-site – with the consequential loss of residential or commercial floorspace capacity) – and direct construction costs of these facilities. In these cases, a significant proportion of the value generated by private housing will be used to cross-subsidise this infrastructure, limiting the amount of value available to provide affordable housing.

6.7 Schemes which attract sales values at the higher end of the range can provide higher affordable housing percentages, but to varying degrees, depending on the mix of other uses in each individual scheme. Even at the highest sales values in the range (£9,100 per square metre), the viable level of affordable housing does not universally exceed 35% when schemes are tested against the secondary offices benchmark land value.

Table 6.3.1: Appraisal results – 60% Social Rent and 40% Shared ownership – BLV 1 (secondary offices)

NEWHAM LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		AH tenure										Incorporating infrastructure costs				
		£6,321,552 PER HA														
		Rented 60% SO 40% Frst Hms 0%														
		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 Typology 1 [Scenario 1]	570	£44,250,867	58,668,980	53,676,435	48,673,602	43,651,204	38,628,807	33,606,409	28,584,012	23,561,614	18,539,216	13,516,818	8,494,420			
2 Typology 1 [Scenario 2]	582	£44,250,867	65,303,538	59,890,469	54,477,399	49,064,329	43,651,204	38,628,807	33,606,409	28,584,012	23,561,614	18,539,216	13,516,818			
3 Typology 1 [Scenario 3]	593	£44,250,867	66,347,209	60,925,881	55,504,552	50,083,222	44,661,893	39,240,565	33,819,237	28,397,839	23,175,441	18,153,043	13,130,645			
4 Typology 2 [Scenario 1]	84	£3,123,049	3,608,719	2,839,551	2,066,434	1,287,393	509,353	272,788	1,062,700	1,853,673	2,656,561	3,459,447	4,262,334			
5 Typology 2 [Scenario 2]	86	£3,123,049	4,080,664	3,287,330	2,493,996	1,692,402	889,857	87,313	726,144	1,540,934	2,365,081	3,193,250	4,021,418			
6 Typology 2 [Scenario 3]	87	£3,123,049	4,471,588	3,660,785	2,849,982	2,035,841	1,215,569	395,286	431,458	1,264,246	2,102,360	2,948,817	3,795,274			
7 Typology 3 [Scenario 1]	184	£6,530,619	2,300,303	3,714,293	5,149,579	6,586,794	8,024,010	9,461,226	10,898,442	12,335,657	13,772,874	15,210,090	16,647,306			
8 Typology 3 [Scenario 2]	187	£6,530,619	1,492,468	2,942,574	4,402,260	5,876,157	7,350,052	8,823,949	10,297,844	11,771,741	13,245,637	14,719,533	16,193,429			
9 Typology 3 [Scenario 3]	192	£6,530,619	615,419	2,112,946	3,610,475	5,129,326	6,651,435	8,173,543	9,695,652	11,217,761	12,739,869	14,261,978	15,784,086			
10 Typology 4 [Scenario 1]	134	£5,709,677	2,432,222	1,346,831	261,442	836,520	1,938,471	3,046,289	4,166,340	5,286,392	6,406,443	7,526,495	8,646,546			
11 Typology 4 [Scenario 2]	137	£5,709,677	3,087,046	1,968,529	850,013	2,722,601	1,408,183	2,543,786	3,695,797	4,850,252	6,004,254	7,158,483	8,312,712			
12 Typology 4 [Scenario 3]	139	£5,709,677	3,693,851	2,549,323	1,404,794	260,266	897,755	2,059,747	3,230,998	4,412,063	5,593,129	6,774,194	7,955,259			
13 Typology 5 [Scenario 1]	875	£37,717,916	42,363,020	37,333,045	32,303,070	27,273,095	22,243,120	17,213,145	12,183,170	7,153,195	2,123,220	10,688,708	10,688,708			
14 Typology 5 [Scenario 2]	892	£37,717,916	45,874,213	40,501,279	35,128,345	29,755,411	24,382,477	19,009,734	13,576,987	8,148,199	2,717,559	2,824,684	8,411,173			
15 Typology 5 [Scenario 3]	908	£37,717,916	48,766,237	43,288,022	37,783,407	32,278,792	26,774,176	21,269,561	15,734,988	10,172,894	4,610,401	1,014,104	6,735,406			
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	71,123,395	58,134,127	45,021,482	31,719,384	18,172,513	4,244,954	-10,432,616	-26,080,411	-42,205,822	-58,908,103	-76,148,788			
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	78,296,248	65,034,624	51,662,874	38,115,057	24,351,769	10,259,317	-4,412,747	-20,122,781	-36,520,844	-53,490,881	-71,109,166			
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	85,265,268	71,741,790	58,105,793	44,329,249	30,353,250	16,093,417	1,373,207	14,299,289	-30,955,245	-48,151,335	-66,059,976			
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	25,745,915	12,403,159	-1,345,862	-15,821,469	-30,844,774	-46,210,002	-61,997,913	-78,280,405	-94,660,072	-111,039,739	-127,419,406			
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	33,097,936	19,576,555	5,718,943	8,743,237	23,965,159	39,557,237	55,601,603	72,188,726	88,897,950	105,807,174	122,628,399			
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	40,281,729	26,570,005	12,562,168	1,908,365	-17,183,314	-33,067,739	-49,320,047	-66,107,649	-83,359,354	-100,611,058	-117,862,763			
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	144,735,658	121,918,238	98,914,854	75,684,810	52,114,640	28,048,123	3,181,819	-23,425,028	-52,904,398	-87,159,683	-124,036,873			
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	157,204,019	133,876,076	110,382,852	86,692,732	62,698,070	38,269,032	13,148,854	-13,344,283	-42,320,486	-76,079,188	-113,311,471			
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	169,399,038	145,574,065	121,608,568	97,459,658	73,040,218	48,230,170	22,825,487	-3,632,584	-32,338,445	-65,258,419	-102,668,008			
25 Typology 7 - [Scenario 1]	528	£25,349,425	61,350,912	56,700,672	52,050,433	47,400,193	42,749,954	38,099,715	33,430,967	28,752,921	24,074,676	19,396,832	14,718,766			
26 Typology 7 - [Scenario 2]	538	£25,349,425	63,692,674	58,928,721	54,164,782	49,400,836	44,636,890	39,872,944	35,108,998	30,316,781	25,523,707	20,730,627	15,937,547			
27 Typology 7 - [Scenario 3]	550	£25,349,425	66,186,355	61,296,929	56,407,504	51,518,078	46,628,653	41,739,228	36,849,803	31,949,981	27,030,024	22,110,067	17,190,111			
28 Typology 8 - Opt 1 [Scenario 1]	126	£2,275,759	21,493,384	20,051,659	18,609,934	17,168,208	15,726,483	14,284,757	12,843,032	11,401,307	9,959,581	8,517,856	7,076,131			
29 Typology 8 - Opt 1 [Scenario 2]	127	£2,275,759	22,082,179	20,616,140	19,149,858	17,683,576	16,217,294	14,751,011	13,284,729	11,818,447	10,352,165	8,885,883	7,419,601			
30 Typology 8 - Opt 1 [Scenario 3]	130	£2,275,759	22,872,741	21,370,580	19,866,801	18,359,765	16,852,930	15,346,994	13,839,259	12,332,423	10,825,587	9,318,752	7,811,917			
31 Typology 8 - Opt 2 [Scenario 1]	208	£2,275,759	31,770,631	29,627,557	27,484,563	25,341,528	23,198,494	21,055,460	18,912,425	16,769,391	14,626,357	12,483,323	10,340,288			
32 Typology 8 - Opt 2 [Scenario 2]	211	£2,275,759	32,763,670	30,575,149	28,386,629	26,198,106	24,009,587	21,821,067	19,632,547	17,444,027	15,255,506	13,066,986	10,878,465			
33 Typology 8 - Opt 2 [Scenario 3]	217	£2,275,759	34,063,613	31,812,713	29,555,888	27,297,982	25,040,078	22,782,173	20,524,268	18,266,364	16,008,460	13,750,556	11,492,650			
34 Typology 9 [Scenario 1]	605	£29,900,943	62,353,814	77,091,597	71,829,381	66,567,163	61,290,345	56,012,548	50,734,746	45,456,942	40,179,147	34,901,348	29,623,548			
35 Typology 9 [Scenario 2]	617	£29,900,943	85,040,896	79,646,698	74,252,500	68,858,301	63,464,103	58,060,223	52,649,109	47,237,995	41,826,880	36,415,766	31,004,652			
36 Typology 9 [Scenario 3]	630	£29,900,943	87,760,729	82,351,652	76,945,575	71,539,498	66,134,421	60,728,344	55,322,267	49,916,190	44,509,113	39,102,036	33,694,959			
37 Typology 10 [Scenario 1]	200	£8,534,096	29,524,311	27,449,657	25,375,083	23,300,469	21,225,855	19,151,241	17,076,628	15,002,013	12,927,399	10,852,786	8,778,172			
38 Typology 10 [Scenario 2]	205	£8,534,096	30,728,015	28,591,058	26,454,151	24,317,218	22,180,287	20,043,354	17,906,423	15,769,490	13,632,559	11,495,626	9,358,695			
39 Typology 10 [Scenario 3]	209	£8,534,096	31,792,705	29,603,863	27,415,023	25,226,183	23,037,342	20,848,502	18,659,661	16,470,820	14,281,979	12,093,139	9,904,298			
40 Typology 11 [Scenario 1]	1,320	£58,617,347	138,941,801	129,055,357	119,158,127	109,260,898	99,363,668	89,466,439	79,569,210	69,671,981	59,774,752	49,877,523	39,980,294			
41 Typology 11 [Scenario 2]	1,346	£58,617,347	143,846,928	133,733,797	123,613,586	113,474,116	103,334,685	93,195,213	83,055,763	72,883,661	62,706,384	52,505,130	42,276,348			
42 Typology 11 [Scenario 3]	1,374	£58,617,347	148,798,756	138,440,810	128,082,964	117,720,808	107,358,612	96,996,814	86,635,818	76,274,822	65,914,046	55,548,250	45,184,293			
43 Typology 12 [Scenario 1]	233	£10,430,562	24,673,201	22,550,424	20,427,648	18,304,871	16,182,093	14,053,102	11,915,122	9,777,141	7,639,161	5,501,180	3,363,200			
44 Typology 12 [Scenario 2]	238	£10,430,562	25,732,496	23,552,919	21,373,340	19,193,573	17,014,185	14,834,607	12,641,923	10,446,559	8,250,996	6,055,533	3,860,069			
45 Typology 12 [Scenario 3]	244	£10,430,562	26,846,367	24,604,491	22,362,614	20,120,737	17,978,861	15,836,984	13,690,119	11,543,255	9,397,390	7,252,525	5,107,660			
46 Typology 14 [Scenario 1]	82	£3,160,776	10,826,516	9,903,939	8,981,362	8,058,786	7,136,209	6,212,355	5,288,183	4,354,010	3,424,838	2,495,666	1,566,494			
47 Typology 14 [Scenario 2]	84	£3,160,776	11,359,951	10,409,885	9,459,818	8,509,751	7,559,684	6,609,617	5,659,550	4,709,483	3,759,416	2,809,349	1,859,282			
48 Typology 14 [Scenario 3]	85	£3,160,776	11,895,981	10,836,541	9,887,101	8,937,160	7,987,221	7,037,282	6,087,343	5,137,404	4,187,465	3,237,526	2,287,587			
49 Typology 15 [Scenario 1]	108	£6,195,121	3,783,067	2,646,700	1,510,333	373,966	-1,774,034	-3,090,220	-4,262,847	-5,435,474	-6,608,102	-7,780,729	-8,953,356			
50 Typology 15 [Scenario 2]	110	£6,195,121	4,386,061	3,228,641	2,062,892	897,141	-2,727,707	-4,456,244	-5,641,474	-6,826,704	-8,011,934	-9,200,164	-10,385,394			
51 Typology 15 [Scenario 3]	113	£6,195,121	5,068,276	3,870,570	2,672,146	1,470,283	268,417	-947,692	-2,167,898	-3,402,029	-4,642,254	-5,882,479	-7,122,643			
52 Typology 16 [Scenario 1]	669	£42,101,539	76,097,441	70,298,033	64,498,626	58,699,218	52,899,810	47,100,403	41,271,589	35,437,505	29,603,420	23,769,336	17,935,250			
53 Typology 16 [Scenario 2]	681	£42,101,539	78,939,814	73,004,202	67,068,799	61,133,396	55,197,994	49,262,592	43,327,193	37,391,794	31,456,395	25,520,996	19,585,597			
54 Typology 16 [Scenario 3]	695	£42,101,539	81,912,510	75,830,631	69,748,751	63,666,872	57,584,992	51,503,112	45,421,232	39,339,353	33,257,473	27,175,593	21,093,713			
55 Typology 17 [Scenario 1]	794	£49,308,109	91,854,548	85,225,853	78,595,580	71,940,331	65,285,083	58,629,834	51,974,586	45,284,676	38,591,950	31,899,224	25,206,498			
56 Typology 17 [Scenario 2]	809	£49,308,109	95,145,463	88,357,163	81,568,863	74,780,563	67,992,263	61,203,963	54,415,663	47,627,363	40,839,063	34,049,763	27,260,463			
57 Typology 17 [Scenario 3]	826	£49,308,109	98,550,652	91,593,536	84,636,520	77,679,454	70,721,802	63,764,376	56,806,950	49,849,524	42,892,100	35,934,676	28,977,250			
58 Typology 18 [Scenario 1]	194	£10,114,484	26,274,472	24,222,430												

Table 6.3.2: Appraisal results – 60% Social Rent and 40% Shared ownership – BLV 2 (secondary industrial)

NEWHAM LOCAL PLAN VIABILITY TESTING			Residual land values											
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			AH tenure					Rented 60% SO 40% Frst Hms 0%						
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 Typology 1 [Scenario 1]	570	£36,930,268	58,668,980	53,676,435	48,673,602	43,651,204	38,628,807	33,606,409	28,584,012	23,561,614	18,539,216	13,516,818	8,494,420	
2 Typology 1 [Scenario 2]	582	£36,930,268	65,303,538	59,888,463	54,493,398	49,088,333	43,683,258	38,278,183	32,873,108	27,468,033	22,062,958	16,657,883	11,252,808	
3 Typology 1 [Scenario 3]	593	£36,930,268	69,347,209	60,925,881	55,504,552	50,083,223	44,661,894	39,240,565	33,819,236	28,397,907	22,976,578	17,555,249	12,133,920	
4 Typology 2 [Scenario 1]	84	£2,606,391	3,608,719	2,839,551	2,065,434	1,287,393	509,353	272,788	1,062,700	1,853,673	2,656,561	3,459,447	4,262,334	
5 Typology 2 [Scenario 2]	86	£2,606,391	4,080,664	3,287,330	2,493,996	1,692,402	889,857	67,313	726,144	1,540,934	2,365,081	3,193,250	4,021,418	
6 Typology 2 [Scenario 3]	87	£2,606,391	4,471,588	3,660,785	2,849,982	2,035,841	1,215,589	395,298	431,458	1,264,246	2,102,360	2,948,817	3,795,274	
7 Typology 3 [Scenario 1]	184	£5,450,232	2,300,303	3,714,293	5,149,579	6,586,794	8,024,010	9,461,226	10,898,442	12,335,657	13,772,872	15,210,087	16,647,302	
8 Typology 3 [Scenario 2]	187	£5,450,232	1,492,488	2,942,574	4,402,260	5,876,157	7,350,052	8,823,949	10,297,844	11,771,741	13,245,637	14,719,533	16,193,429	
9 Typology 3 [Scenario 3]	192	£5,450,232	615,419	2,112,846	3,610,475	5,108,104	6,605,733	8,103,362	9,600,991	11,098,620	12,596,249	14,093,878	15,591,507	
10 Typology 4 [Scenario 1]	134	£4,765,102	2,432,222	1,346,831	261,442	636,520	1,938,471	3,046,289	4,166,340	5,286,391	6,406,443	7,526,495	8,646,546	
11 Typology 4 [Scenario 2]	137	£4,765,102	3,087,046	1,968,529	850,013	272,801	1,408,183	2,543,766	3,689,797	4,835,828	5,981,860	7,127,891	8,273,922	
12 Typology 4 [Scenario 3]	139	£4,765,102	3,693,851	2,549,323	1,404,794	260,266	897,755	2,059,747	3,230,998	4,412,063	5,593,129	6,774,194	7,955,259	
13 Typology 5 [Scenario 1]	875	£31,478,089	42,863,020	37,633,405	32,403,070	27,173,097	21,943,122	16,713,147	11,483,172	6,253,197	1,023,222	4,625,664	10,088,708	
14 Typology 5 [Scenario 2]	892	£31,478,089	45,874,213	40,501,279	35,128,345	29,755,411	24,382,477	19,009,543	13,636,609	8,263,675	2,890,741	2,824,684	8,411,173	
15 Typology 5 [Scenario 3]	908	£31,478,089	48,766,237	43,268,022	37,769,407	32,270,792	26,772,177	21,273,562	15,774,947	10,276,332	4,777,717	1,014,104	6,735,406	
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	71,123,395	58,134,127	45,021,462	31,719,384	18,417,306	5,115,228	4,244,954	10,432,616	26,080,411	42,205,822	58,331,233	
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	78,295,248	65,034,624	51,662,874	38,115,057	24,351,789	10,259,317	4,412,747	20,122,771	36,520,844	53,490,881	71,109,166	
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	85,265,268	71,741,790	58,105,793	44,329,249	30,353,250	16,093,417	1,373,207	14,299,289	30,955,242	48,151,335	66,059,976	
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	25,745,915	12,403,159	1,345,862	1,345,862	30,844,774	46,210,002	61,997,913	78,280,405	94,660,072	111,039,739	127,419,406	
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	33,097,936	19,576,555	5,718,943	8,743,237	23,965,159	39,557,227	55,601,603	72,168,726	88,987,950	105,807,174	122,626,399	
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	40,281,729	26,570,005	12,562,168	1,908,583	17,183,314	33,057,739	49,320,047	65,107,649	81,359,354	97,606,059	113,852,763	
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	144,735,658	121,918,239	98,914,854	75,684,810	52,114,840	28,046,123	3,181,819	23,425,028	42,904,398	62,383,768	81,863,138	
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	157,204,019	133,876,076	110,382,552	86,692,732	62,696,870	38,269,032	13,148,854	13,344,283	42,320,486	76,079,188	113,311,471	
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	169,399,038	145,574,065	121,608,586	97,459,658	73,040,218	48,230,170	22,825,487	3,632,584	32,338,445	65,258,419	102,668,008	
25 Typology 7 - [Scenario 1]	528	£21,155,768	61,350,912	56,700,572	52,050,433	47,400,193	42,749,954	38,099,715	33,450,967	28,752,921	24,074,876	19,396,832	14,718,786	
26 Typology 7 - [Scenario 2]	538	£21,155,768	63,692,674	58,928,729	54,164,782	49,400,836	44,636,890	39,872,944	35,108,998	30,347,052	25,583,107	20,819,161	16,049,215	
27 Typology 7 - [Scenario 3]	550	£21,155,768	66,186,355	61,296,523	56,407,504	51,518,076	46,628,653	41,739,228	36,849,803	31,949,801	27,050,024	22,150,067	17,250,111	
28 Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	21,493,384	20,051,659	18,609,934	17,168,209	15,726,483	14,284,757	12,843,032	11,401,307	9,959,581	8,517,856	7,076,131	
29 Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	22,082,179	20,616,140	19,149,858	17,683,576	16,217,294	14,751,011	13,284,729	11,818,447	10,352,165	8,885,883	7,419,601	
30 Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	22,772,741	21,370,580	19,866,601	18,359,765	16,852,930	15,346,094	13,839,259	12,332,423	10,825,587	9,318,752	7,811,917	
31 Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	31,170,631	29,627,597	27,484,563	25,341,528	23,198,494	21,055,460	18,912,425	16,769,391	14,626,357	12,483,323	10,340,288	
32 Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	32,763,700	30,575,149	28,386,629	26,198,109	24,009,587	21,821,067	19,632,547	17,444,027	15,255,506	13,066,986	10,878,465	
33 Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	34,063,613	31,812,713	29,555,866	27,297,932	25,040,078	22,782,173	20,524,268	18,266,364	16,008,460	13,750,556	11,492,650	
34 Typology 9 [Scenario 1]	605	£24,954,309	82,353,814	77,091,597	71,829,381	66,567,163	61,295,345	56,022,527	50,750,710	45,478,893	40,207,076	34,935,259	29,663,442	
35 Typology 9 [Scenario 2]	617	£24,954,309	85,400,896	79,646,898	74,252,500	68,858,301	63,464,103	58,069,905	52,675,707	47,281,509	41,887,311	36,493,113	31,098,915	
36 Typology 9 [Scenario 3]	630	£24,954,309	87,760,729	82,231,652	76,702,575	71,173,498	65,644,421	60,115,344	54,578,583	49,031,252	43,483,920	37,936,589	32,389,258	
37 Typology 10 [Scenario 1]	200	£7,122,266	29,524,311	27,449,957	25,375,083	23,300,469	21,225,855	19,151,241	17,076,628	15,002,013	12,927,399	10,852,786	8,778,172	
38 Typology 10 [Scenario 2]	205	£7,122,266	30,728,015	28,591,082	26,454,151	24,317,218	22,180,287	20,043,354	17,906,423	15,769,492	13,632,561	11,495,630	9,358,699	
39 Typology 10 [Scenario 3]	209	£7,122,266	31,792,705	29,603,663	27,415,023	25,226,183	23,037,342	20,848,502	18,659,661	16,470,820	14,281,979	12,093,139	9,904,298	
40 Typology 11 [Scenario 1]	1,320	£48,920,043	136,941,801	129,055,357	119,158,127	109,260,896	99,363,666	89,466,436	79,569,206	69,671,976	59,774,746	49,877,516	39,980,286	
41 Typology 11 [Scenario 2]	1,346	£48,920,043	143,846,926	133,733,797	123,613,566	113,474,116	103,334,665	93,195,215	83,055,763	72,916,311	62,776,860	52,637,409	42,497,958	
42 Typology 11 [Scenario 3]	1,374	£48,920,043	148,798,576	138,440,810	128,082,864	117,720,808	107,334,612	96,948,814	86,562,818	76,176,822	65,790,826	55,404,830	45,019,834	
43 Typology 12 [Scenario 1]	233	£8,704,992	24,673,201	22,550,424	20,427,648	18,304,871	16,182,093	14,059,316	11,936,539	9,813,762	7,690,985	5,568,208	3,445,431	
44 Typology 13 [Scenario 1]	238	£8,704,992	25,732,496	23,552,918	21,373,340	19,193,763	17,014,185	14,834,607	12,654,030	10,473,453	8,292,876	6,112,299	3,931,722	
45 Typology 13 [Scenario 2]	244	£8,704,992	26,846,367	24,604,491	22,362,614	20,120,737	17,878,861	15,636,984	13,390,119	11,131,633	8,889,756	6,648,879	4,408,002	
46 Typology 14 [Scenario 1]	82	£2,637,876	10,826,516	9,903,939	8,981,362	8,058,786	7,136,209	6,213,632	5,291,055	4,368,478	3,445,901	2,523,324	1,600,747	
47 Typology 14 [Scenario 2]	84	£2,637,876	11,359,951	10,409,885	9,459,818	8,509,751	7,559,684	6,609,617	5,659,550	4,709,483	3,759,416	2,809,349	1,859,282	
48 Typology 14 [Scenario 3]	85	£2,637,876	11,895,981	10,836,541	9,887,101	8,937,660	7,988,221	7,038,781	6,088,814	5,138,847	4,188,880	3,238,913	2,288,946	
49 Typology 15 [Scenario 1]	108	£5,170,237	3,783,067	2,646,700	1,510,333	373,968	774,034	1,927,740	3,080,220	4,232,847	5,385,474	6,538,101	7,690,728	
50 Typology 15 [Scenario 2]	110	£5,170,237	4,386,061	3,226,641	2,062,892	897,141	272,707	1,456,244	2,641,474	3,844,416	5,047,359	6,250,300	7,453,242	
51 Typology 15 [Scenario 3]	113	£5,170,237	5,058,276	3,870,576	2,672,148	1,470,235	268,417	947,692	2,167,896	3,402,029	4,642,234	5,882,439	7,122,643	
52 Typology 16 [Scenario 1]	669	£35,136,512	76,097,441	70,296,033	64,496,626	58,699,218	52,899,810	47,100,403	41,271,589	35,437,506	29,603,420	23,769,336	17,935,250	
53 Typology 16 [Scenario 2]	681	£35,136,512	78,939,604	73,004,202	67,068,799	61,133,396	55,197,994	49,262,592	43,327,191	37,391,789	31,456,387	25,520,985	19,585,583	
54 Typology 16 [Scenario 3]	695	£35,136,512	81,912,510	75,830,631	69,748,751	63,666,872	57,584,992	51,503,112	45,421,232	39,339,352				

Table 6.3.3: Appraisal results – 60% Social Rent and 40% Shared ownership – BLV 3 (cleared/undeveloped land)

NEWHAM LOCAL PLAN VIABILITY TESTING			Residual land values												
BENCHMARK LAND VALUE 3 (CLEARED/UNDEVELOPED SITE)			AH tenure					Rented 60% SO 40% Frst Hms 0%							
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 Typology 1 [Scenario 1]	570	£3,500,000	58,668,980	53,676,435	48,673,602	43,651,204	38,628,807	33,606,409	28,584,012	23,561,614	18,539,216	13,516,818	8,494,420		
2 Typology 1 [Scenario 2]	582	£3,500,000	65,303,538	59,888,468	54,493,398	49,088,328	43,683,258	38,278,188	32,873,118	27,468,048	22,062,978	16,657,908	11,252,838		
3 Typology 1 [Scenario 3]	593	£3,500,000	66,347,209	60,925,861	55,504,513	50,083,222	44,661,931	39,240,640	33,819,350	28,398,060	22,976,770	17,555,480	12,134,190		
4 Typology 2 [Scenario 1]	84	£247,016	3,608,719	2,839,551	2,065,434	1,287,393	509,353	- 272,788	- 1,062,700	- 1,853,673	- 2,656,581	- 3,459,447	- 4,262,334		
5 Typology 2 [Scenario 2]	86	£247,016	4,080,664	3,287,330	2,493,996	1,697,402	889,857	87,313	- 726,144	- 1,540,934	- 2,365,081	- 3,193,250	- 4,021,418		
6 Typology 2 [Scenario 3]	87	£247,016	4,471,588	3,660,785	2,849,982	2,035,841	1,215,569	395,298	- 431,458	- 1,264,246	- 2,102,380	- 2,948,817	- 3,795,274		
7 Typology 3 [Scenario 1]	184	£516,536	2,300,303	3,714,293	5,149,579	- 6,566,794	- 8,024,010	- 9,461,226	- 10,898,442	- 12,335,657	- 13,772,874	- 15,210,090	- 16,647,306		
8 Typology 3 [Scenario 2]	187	£516,536	1,492,488	2,942,574	4,402,260	- 5,976,157	- 7,350,052	- 8,823,948	- 10,297,844	- 11,771,741	- 13,245,637	- 14,719,533	- 16,193,429		
9 Typology 3 [Scenario 3]	192	£516,536	615,419	2,112,946	3,610,475	- 5,129,326	- 6,651,435	- 8,173,543	- 9,695,652	- 11,217,761	- 12,739,869	- 14,261,978	- 15,784,086		
10 Typology 4 [Scenario 1]	134	£451,604	2,432,222	1,346,831	261,442	- 696,520	- 1,936,471	- 3,046,289	- 4,166,340	- 5,286,392	- 6,406,443	- 7,526,495	- 8,646,546		
11 Typology 4 [Scenario 2]	137	£451,604	3,087,466	1,968,529	850,013	- 272,601	- 1,408,183	- 2,543,766	- 3,689,797	- 4,835,828	- 5,981,860	- 7,127,892	- 8,273,924		
12 Typology 4 [Scenario 3]	139	£451,604	3,693,851	2,549,323	1,404,794	- 260,266	- 897,755	- 2,059,747	- 3,230,988	- 4,412,063	- 5,593,129	- 6,774,194	- 7,955,259		
13 Typology 5 [Scenario 1]	875	£2,983,280	42,863,020	37,833,045	32,403,070	27,173,097	21,943,122	16,677,840	11,393,996	6,110,154	796,570	- 4,625,664	- 10,068,708		
14 Typology 5 [Scenario 2]	892	£2,983,280	45,874,213	40,501,279	35,128,345	29,755,411	24,382,477	19,009,543	13,636,609	8,263,675	2,890,741	- 2,494,173	- 7,937,217		
15 Typology 5 [Scenario 3]	908	£2,983,280	48,766,237	43,288,022	37,783,407	32,278,792	26,774,176	21,269,561	15,764,946	10,260,331	4,755,716	- 7,750,101	- 13,195,545		
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	71,123,395	58,134,127	45,021,462	31,719,384	18,172,513	4,244,954	- 10,432,816	- 26,060,411	- 42,205,822	- 58,906,103	- 76,148,768		
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	78,295,248	65,034,624	51,662,874	38,115,057	24,351,769	- 10,959,317	- 4,412,747	- 20,122,781	- 36,520,844	- 53,490,881	- 71,109,166		
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	85,265,268	71,741,790	58,105,793	44,329,249	30,353,250	- 16,093,417	- 1,373,207	- 14,299,289	- 30,955,245	- 48,151,335	- 66,059,976		
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	25,745,915	12,403,159	- 1,345,862	- 15,821,469	- 30,844,774	- 46,210,002	- 61,997,913	- 78,280,405	- 94,660,072	- 111,039,739	- 127,419,406		
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	33,097,936	19,576,555	5,718,943	- 8,743,237	- 23,965,159	- 39,557,221	- 55,601,603	- 72,166,726	- 89,987,950	- 108,007,174	- 126,226,398		
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	40,281,729	26,570,005	12,562,186	- 1,908,365	- 17,183,314	- 33,067,739	- 49,320,047	- 66,107,649	- 83,569,354	- 101,611,058	- 119,862,763		
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	144,735,658	121,918,238	98,914,654	75,684,810	52,114,640	28,046,123	3,181,819	23,425,026	42,904,398	62,383,770	81,863,142		
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	157,204,019	133,876,076	110,382,852	86,692,732	62,696,670	38,269,032	13,148,854	13,344,283	42,320,486	76,079,188	113,311,471		
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	169,399,038	145,574,065	121,608,568	97,459,658	73,040,218	48,230,170	22,825,487	3,632,584	32,336,445	65,258,419	102,668,008		
25 Typology 7 - [Scenario 1]	528	£2,005,000	61,350,912	56,700,672	52,050,433	47,400,193	42,749,954	38,099,715	33,439,967	28,782,921	24,074,876	19,366,832	14,718,786		
26 Typology 7 - [Scenario 2]	538	£2,005,000	63,692,674	58,928,728	54,164,782	49,400,836	44,636,890	39,872,944	35,108,998	30,316,757	25,523,707	20,730,627	15,937,547		
27 Typology 7 - [Scenario 3]	550	£2,005,000	66,186,355	61,296,929	56,407,504	51,518,078	46,628,653	41,739,228	36,849,803	31,949,981	27,030,024	22,110,067	17,190,111		
28 Typology 8 - Opt 1 [Scenario 1]	126	£180,000	21,493,340	20,051,659	18,609,934	17,168,208	15,726,483	14,284,757	12,843,032	11,401,307	9,959,581	8,517,856	7,076,131		
29 Typology 8 - Opt 1 [Scenario 2]	127	£180,000	22,082,179	20,616,140	19,149,858	17,683,576	16,217,294	14,751,011	13,284,729	11,818,447	10,352,165	8,885,883	7,419,601		
30 Typology 8 - Opt 1 [Scenario 3]	130	£180,000	22,672,741	21,170,500	19,666,601	18,159,765	16,652,930	15,146,094	13,639,259	12,132,423	10,625,587	9,118,752	7,611,917		
31 Typology 8 - Opt 2 [Scenario 1]	208	£180,000	31,770,631	29,827,597	27,884,563	25,941,529	23,998,494	22,055,460	20,112,426	18,169,391	16,226,357	14,283,323	12,340,289		
32 Typology 8 - Opt 2 [Scenario 2]	211	£180,000	32,763,670	30,575,149	28,386,629	26,198,108	24,009,587	21,821,067	19,632,547	17,444,027	15,255,506	13,066,986	10,878,465		
33 Typology 8 - Opt 2 [Scenario 3]	217	£180,000	34,063,613	31,812,713	29,565,886	27,297,982	25,040,078	22,782,173	20,524,268	18,266,364	16,008,460	13,750,556	11,492,650		
34 Typology 9 [Scenario 1]	605	£2,365,000	82,353,814	77,091,597	71,829,381	66,567,163	61,295,346	56,023,529	50,751,712	45,480,295	40,208,480	34,936,664	29,664,848		
35 Typology 9 [Scenario 2]	617	£2,365,000	85,400,896	79,646,994	74,252,500	68,858,301	63,464,103	58,069,905	52,675,707	47,281,509	41,887,311	36,493,113	31,098,915		
36 Typology 9 [Scenario 3]	630	£2,365,000	87,769,729	82,231,652	76,702,575	71,173,498	65,644,421	60,115,344	54,586,267	49,057,190	43,528,113	37,999,036	32,469,959		
37 Typology 10 [Scenario 1]	200	£675,000	29,524,311	27,449,697	25,375,083	23,300,469	21,225,855	19,151,241	17,076,627	15,002,013	12,927,399	10,852,785	8,778,171		
38 Typology 10 [Scenario 2]	205	£675,000	30,726,015	28,591,082	26,454,151	24,317,218	22,180,287	20,043,354	17,906,423	15,769,490	13,632,559	11,495,626	9,358,693		
39 Typology 10 [Scenario 3]	209	£675,000	31,792,705	29,603,863	27,415,023	25,226,183	23,037,342	20,848,502	18,659,661	16,470,820	14,281,979	12,093,138	9,904,299		
40 Typology 11 [Scenario 1]	1,320	£4,636,310	138,941,801	129,055,357	119,158,127	109,260,898	99,363,668	89,466,439	79,569,210	69,671,981	59,774,752	49,877,523	39,980,294		
41 Typology 11 [Scenario 2]	1,346	£4,636,310	143,846,926	133,733,797	123,613,566	113,474,116	103,334,665	93,195,215	83,055,763	72,883,661	62,706,384	52,505,130	42,278,342		
42 Typology 11 [Scenario 3]	1,374	£4,636,310	148,798,756	138,440,810	128,082,864	117,720,808	107,334,812	96,948,814	86,562,816	76,176,842	65,744,046	55,318,250	44,841,293		
43 Typology 12 [Scenario 1]	233	£825,000	24,673,201	22,550,424	20,427,648	18,304,871	16,182,093	14,059,316	11,936,539	9,813,762	7,690,985	5,568,208	3,445,431		
44 Typology 13 [Scenario 1]	238	£825,000	25,732,496	23,552,918	21,373,340	19,193,763	17,014,185	14,834,607	12,655,029	10,475,451	8,295,873	6,116,295	3,936,717		
45 Typology 13 [Scenario 2]	244	£825,000	26,846,367	24,604,941	22,362,514	20,120,737	17,878,961	15,638,984	13,399,119	11,159,254	8,919,389	6,679,524	4,439,659		
46 Typology 14 [Scenario 1]	82	£250,000	10,826,516	9,903,939	8,981,362	8,058,786	7,136,209	6,213,632	5,291,055	4,368,478	3,445,901	2,523,324	1,600,747		
47 Typology 14 [Scenario 2]	84	£250,000	11,359,951	10,409,885	9,459,818	8,509,751	7,559,684	6,609,617	5,659,550	4,709,483	3,759,416	2,809,349	1,859,282		
48 Typology 14 [Scenario 3]	85	£250,000	11,895,981	10,865,541	9,867,101	8,897,660	7,928,221	6,958,781	5,989,341	5,019,446	4,039,636	3,060,225	2,081,615		
49 Typology 15 [Scenario 1]	108	£490,000	3,783,067	2,646,700	1,510,333	- 373,986	- 774,034	- 1,927,740	- 3,090,220	- 4,263,347	- 5,436,474	- 6,609,602	- 7,782,729		
50 Typology 15 [Scenario 2]	110	£490,000	4,386,061	3,228,641	2,062,892	897,141	- 272,707	- 1,456,244	- 2,641,474	- 3,844,416	- 5,047,359	- 6,250,300	- 7,453,242		
51 Typology 15 [Scenario 3]	113	£490,000	5,058,276	3,870,578	2,672,148	1,470,283	- 268,417	- 947,892	- 1,667,896	- 2,402,029	- 3,147,234	- 3,892,439	- 4,637,643		
52 Typology 16 [Scenario 1]	669	£3,330,000	76,097,441	70,298,033	64,498,626	58,699,218	52,899,810	47,100,403	41,271,589	35,437,505	29,603,420	23,769,336	17,935,250		
53 Typology 16 [Scenario 2]	681	£3,330,000	78,939,604	73,004,202	67,068,799	61,133,396	55,197,994	49,262,592	43,327,190	37,391,788	31,456,386	25,520,984	19,585,582		
54 Typology 16 [Scenario 3]	695	£3,330,000	81,912,510	75,830,631	69,748,751	63,666,87									

Table 6.3.4: Appraisal results – 65% Social Rent and 35% Shared ownership – BLV 1 (secondary offices)

NEWHAM LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		AH tenure										Rented 65%					SO 35%					Frst Hms 0%					Incorporating infrastructure costs										
		£6,321,552 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	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	Typology 1 [Scenario 1]	570	£44,250,867	58,668,980	53,413,705	48,139,664	42,850,296	37,560,930	32,271,563	26,982,197	21,692,830	16,355,386	11,016,521	5,677,205																							
2	Typology 1 [Scenario 2]	582	£44,250,867	65,303,538	59,622,293	53,941,047	48,259,802	42,578,556	36,897,311	31,175,040	25,449,750	19,724,419	13,983,048	8,198,472																							
3	Typology 1 [Scenario 3]	593	£44,250,867	66,347,209	60,655,877	54,964,543	49,273,211	43,581,877	37,890,545	32,177,429	26,441,447	20,705,465	14,969,484	9,174,060																							
4	Typology 2 [Scenario 1]	84	£3,123,049	3,608,719	2,801,058	1,987,200	1,170,043	352,885	471,356	1,300,982	2,138,148	2,979,388	3,822,628	4,685,868																							
5	Typology 2 [Scenario 2]	86	£3,123,049	4,080,684	3,248,804	2,416,653	1,574,962	733,270	110,076	964,809	1,819,602	2,688,155	3,556,708	4,425,261																							
6	Typology 2 [Scenario 3]	87	£3,123,049	4,471,588	3,622,545	2,773,507	1,919,279	1,060,154	201,028	668,139	1,540,373	2,423,017	3,309,557	4,196,096																							
7	Typology 3 [Scenario 1]	184	£6,530,619	2,300,203	- 3,785,362	- 5,294,049	- 6,803,499	- 8,312,951	- 9,822,401	- 11,331,853	- 12,841,303	- 14,350,754	- 15,860,205	- 17,369,655																							
8	Typology 3 [Scenario 2]	187	£6,530,619	1,492,488	- 3,013,307	- 4,548,004	- 6,091,773	- 7,637,541	- 9,183,309	- 10,729,077	- 12,274,845	- 13,820,613	- 15,366,382	- 16,912,150																							
9	Typology 3 [Scenario 3]	192	£6,530,619	615,419	- 2,183,880	- 3,752,342	- 5,345,555	- 6,939,740	- 8,533,925	- 10,128,109	- 11,722,294	- 13,316,479	- 14,910,663	- 16,504,848																							
10	Typology 4 [Scenario 1]	134	£5,709,677	2,432,222	1,292,263	152,303	1,002,728	2,160,079	3,327,760	4,504,105	5,680,451	6,856,797	8,033,142	9,209,488																							
11	Typology 4 [Scenario 2]	137	£5,709,677	3,087,046	1,913,970	740,894	438,776	1,629,751	2,822,988	4,033,501	5,244,014	6,454,527	7,665,040	8,875,552																							
12	Typology 4 [Scenario 3]	139	£5,709,677	3,693,851	2,495,110	1,296,368	97,627	1,117,916	2,334,949	3,566,559	4,803,551	6,040,544	7,277,536	8,514,528																							
13	Typology 5 [Scenario 1]	875	£37,717,916	42,863,020	37,375,271	31,887,523	26,399,774	20,912,026	15,368,211	9,822,442	4,276,673	1,352,890	7,057,481	12,834,173																							
14	Typology 5 [Scenario 2]	892	£37,717,916	45,874,213	40,244,274	34,614,336	28,984,398	23,354,460	17,700,016	12,010,105	6,320,193	594,789	5,249,238	11,148,440																							
15	Typology 5 [Scenario 3]	908	£37,717,916	48,786,237	43,032,268	37,271,898	31,511,526	25,751,157	19,990,766	14,175,743	8,353,577	2,524,005	5,426,670	9,436,187																							
16	Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	71,123,395	57,527,272	43,787,209	29,834,977	15,572,688	861,628	- 14,813,867	- 31,409,668	- 48,498,009	- 66,249,221	- 84,324,744																							
17	Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	78,295,248	64,435,895	50,439,017	36,258,055	21,805,181	6,957,475	- 8,681,437	- 25,396,499	- 42,741,671	- 60,722,205	- 79,282,460																							
18	Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	85,265,268	71,148,169	56,900,213	42,500,691	27,854,306	12,853,845	- 2,738,768	- 19,491,588	- 37,065,852	- 55,283,358	- 74,181,171																							
19	Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	25,745,915	11,758,074	- 2,694,245	- 17,951,363	- 33,758,661	- 49,910,414	- 66,580,939	- 83,712,321	- 100,867,976	- 118,023,631	- 135,179,286																							
20	Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	33,097,936	18,950,957	4,414,058	- 10,821,844	- 26,824,726	- 43,248,575	- 60,124,837	- 77,584,402	- 95,177,295	- 112,770,187	- 130,363,080																							
21	Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	40,281,729	25,954,691	11,288,718	- 3,918,365	- 20,031,090	- 36,687,449	- 53,803,215	- 71,505,769	- 89,526,656	- 107,551,524	- 125,574,391																							
22	Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	144,735,658	120,881,496	96,807,047	72,467,351	47,730,481	22,377,380	- 4,036,009	- 32,645,165	- 65,245,239	- 102,206,380	- 141,326,894																							
23	Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	157,204,019	132,842,273	108,298,538	83,512,899	58,378,944	32,711,013	6,176,513	- 22,208,720	- 53,854,134	- 90,788,867	- 130,553,709																							
24	Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	169,399,038	144,551,737	119,548,004	94,317,721	68,776,701	42,765,344	16,012,559	- 12,205,962	- 43,254,449	- 79,679,673	- 119,809,231																							
25	Typology 7 - [Scenario 1]	528	£25,349,425	61,350,912	56,455,956	51,561,000	46,666,043	41,771,087	36,865,688	31,938,977	27,012,268	22,085,557	17,158,847	12,199,005																							
26	Typology 7 - [Scenario 2]	538	£25,349,425	63,692,674	58,684,623	53,676,984	48,669,139	43,661,294	38,653,443	33,622,862	28,581,947	23,541,033	18,500,119	13,441,960																							
27	Typology 7 - [Scenario 3]	550	£25,349,425	66,186,355	61,053,217	55,920,800	50,788,544	45,653,807	40,520,669	35,384,076	30,216,475	25,048,875	19,881,274	14,714,712																							
28	Typology 8 - Opt 1 [Scenario 1]	126	£2,275,759	21,493,384	19,974,806	18,455,827	16,937,049	15,418,270	13,899,491	12,380,713	10,861,934	9,343,156	7,824,377	6,305,599																							
29	Typology 8 - Opt 1 [Scenario 2]	127	£2,275,759	22,082,179	20,539,914	18,997,406	17,454,899	15,912,391	14,369,884	12,827,375	11,284,868	9,742,360	8,199,853	6,657,345																							
30	Typology 8 - Opt 1 [Scenario 3]	130	£2,275,759	22,872,741	21,295,540	19,714,097	18,131,011	16,547,924	14,964,836	13,381,749	11,798,662	10,215,576	8,632,488	7,049,401																							
31	Typology 8 - Opt 2 [Scenario 1]	208	£2,275,759	31,770,631	29,513,062	27,255,493	24,997,324	22,740,354	20,482,786	18,225,217	15,967,648	13,710,079	11,452,509	9,194,941																							
32	Typology 8 - Opt 2 [Scenario 2]	211	£2,275,759	32,763,670	30,461,378	28,159,085	25,856,793	23,554,501	21,252,209	18,949,917	16,647,624	14,345,333	12,043,040	9,740,749																							
33	Typology 8 - Opt 2 [Scenario 3]	217	£2,275,759	34,063,613	31,699,533	29,327,369	26,955,202	24,583,043	22,210,881	19,838,718	17,466,554	15,094,391	12,722,229	10,350,066																							
34	Typology 9 [Scenario 1]	605	£29,900,943	82,534,814	76,818,270	71,282,724	65,734,920	60,179,379	54,623,838	49,068,297	43,512,756	37,957,214	32,401,673	26,846,132																							
35	Typology 9 [Scenario 2]	617	£29,900,943	85,040,886	79,374,068	73,707,241	68,040,413	62,363,210	56,675,063	50,986,917	45,298,770	39,610,624	33,922,477	28,234,330																							
36	Typology 9 [Scenario 3]	630	£29,900,943	87,780,729	81,959,541	76,158,354	70,357,166	64,555,979	58,743,390	52,919,554	47,095,719	41,271,883	35,448,047	29,624,211																							
37	Typology 10 [Scenario 1]	200	£8,534,096	29,524,311	27,338,819	25,153,327	22,967,835	20,782,343	18,596,851	16,411,359	14,225,867	12,040,375	9,854,883	7,668,317																							
38	Typology 10 [Scenario 2]	205	£8,534,096	30,728,015	28,479,993	26,231,971	23,983,949	21,735,927	19,487,906	17,239,883	14,991,862	12,743,840	10,495,818	8,240,228																							
39	Typology 10 [Scenario 3]	209	£8,534,096	31,																																	

Table 6.3.5: Appraisal results – 65% Social Rent and 35% Shared ownership – BLV 2 (secondary industrial)

NEWHAM LOCAL PLAN VIABILITY TESTING			Residual land values													
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			AH tenure		Rented 65%		SO 35%		Frst Hms 0%							
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 Typology 1 [Scenario 1]	570	£36,930,268	58,668,980	53,413,705	48,139,664	42,850,296	37,560,930	32,271,563	26,982,197	21,692,830	16,355,386	11,016,521	5,677,205			
2 Typology 1 [Scenario 2]	582	£36,930,268	65,303,538	59,822,233	53,941,047	48,259,832	42,578,556	36,897,311	31,175,040	25,449,730	19,724,419	13,993,043	8,198,472			
3 Typology 1 [Scenario 3]	593	£36,930,268	66,347,209	60,655,877	54,964,543	49,273,211	43,581,877	37,890,545	32,177,429	26,441,447	20,705,465	14,969,484	9,174,060			
4 Typology 2 [Scenario 1]	84	£2,606,391	3,608,719	2,801,056	1,987,200	1,170,043	352,885	471,356	1,300,982	2,136,148	2,979,388	3,822,628	4,665,868			
5 Typology 2 [Scenario 2]	86	£2,606,391	4,080,664	3,248,804	2,416,653	1,574,962	733,270	110,076	964,609	1,819,602	2,688,155	3,556,706	4,425,261			
6 Typology 2 [Scenario 3]	87	£2,606,391	4,471,588	3,622,548	2,773,507	1,919,279	1,060,154	201,028	668,139	1,540,373	2,423,017	3,309,557	4,196,906			
7 Typology 3 [Scenario 1]	184	£5,450,232	-2,300,303	-3,765,352	-5,294,049	-6,803,459	-8,312,951	-9,822,401	-11,331,853	-12,841,303	-14,350,754	-15,860,205	-17,369,655			
8 Typology 3 [Scenario 2]	187	£5,450,232	-1,492,488	-3,013,307	-4,546,004	-6,091,773	-7,637,541	-9,183,309	-10,729,077	-12,274,845	-13,820,613	-15,366,382	-16,912,149			
9 Typology 3 [Scenario 3]	192	£5,450,232	-615,419	-2,183,880	-3,752,342	-5,345,555	-6,939,740	-8,533,925	-10,128,109	-11,722,294	-13,316,479	-14,910,663	-16,504,848			
10 Typology 4 [Scenario 1]	134	£4,765,102	-2,432,222	-1,292,283	152,303	1,002,726	2,180,079	3,327,760	4,504,105	5,680,451	6,856,797	8,033,142	9,209,488			
11 Typology 4 [Scenario 2]	137	£4,765,102	3,087,046	1,913,970	740,894	438,776	1,629,751	2,822,988	4,033,501	5,244,014	6,454,527	7,665,040	8,875,552			
12 Typology 4 [Scenario 3]	139	£4,765,102	3,693,851	2,495,110	1,296,368	87,627	1,117,916	2,334,949	3,566,559	4,803,551	6,040,544	7,277,536	8,514,528			
13 Typology 5 [Scenario 1]	875	£31,478,089	42,863,020	37,575,271	31,287,523	26,399,774	20,912,026	15,368,211	9,822,442	4,276,673	1,352,890	7,057,481	12,834,173			
14 Typology 5 [Scenario 2]	892	£31,478,089	45,874,213	40,244,274	34,614,336	28,984,398	23,354,460	17,700,016	12,010,105	6,320,150	594,769	5,249,238	11,148,440			
15 Typology 5 [Scenario 3]	908	£31,478,089	48,766,237	43,032,268	37,271,898	31,511,528	25,751,157	19,990,788	14,175,743	8,353,771	2,524,005	3,426,870	9,436,187			
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	71,123,395	57,527,272	43,787,209	29,834,977	15,572,688	861,628	-14,813,867	-31,409,668	-48,496,009	-66,249,221	-84,324,744			
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	78,295,248	64,435,895	50,439,017	36,258,055	21,805,161	6,957,475	-8,661,437	-25,396,499	-42,741,671	-60,722,205	-79,262,460			
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	85,265,268	71,148,169	56,900,213	42,500,691	27,854,306	12,853,845	-2,738,768	-19,491,586	-37,065,852	-55,283,358	-74,181,171			
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	25,745,915	11,753,074	2,684,245	-17,951,353	-33,758,661	-49,910,414	-66,590,939	-83,712,321	-100,867,976	-118,023,631	-135,179,266			
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	33,097,936	18,950,957	4,414,056	-10,821,644	-26,824,726	-43,246,575	-60,124,837	-77,584,402	-95,177,295	-112,770,187	-130,363,080			
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	40,261,729	25,954,691	11,288,718	-3,918,365	-20,031,090	-36,687,449	-53,803,215	-71,505,788	-89,528,656	-107,551,524	-125,574,391			
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	144,735,658	120,881,496	96,807,047	72,467,351	47,730,481	22,377,380	-4,036,009	-32,645,165	-65,245,239	-102,206,380	-141,326,894			
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	157,204,019	132,842,273	108,298,538	83,512,699	58,378,944	32,711,013	6,176,513	-22,206,720	-63,854,134	-90,798,867	-130,553,709			
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	169,390,038	144,551,737	119,543,004	94,317,721	68,776,701	42,765,344	16,012,559	-12,205,962	-43,254,549	-79,679,673	-119,609,231			
25 Typology 7 - [Scenario 1]	528	£21,155,768	61,350,912	56,455,958	51,561,000	46,666,043	41,771,087	36,866,668	31,938,977	27,012,288	22,085,557	17,158,847	12,199,005			
26 Typology 7 - [Scenario 2]	538	£21,155,768	63,692,674	58,884,829	53,978,984	48,869,139	43,661,294	38,653,448	33,622,862	28,581,947	23,541,033	18,500,119	13,441,990			
27 Typology 7 - [Scenario 3]	550	£21,155,768	66,186,355	61,013,217	55,920,080	50,786,944	45,602,808	40,520,669	35,384,076	30,216,475	25,048,875	19,881,274	14,712,174			
28 Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	21,493,384	19,974,606	18,455,827	16,937,049	15,418,270	13,899,491	12,380,713	10,861,934	9,343,156	7,824,377	6,305,599			
29 Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	22,082,179	20,539,414	18,997,406	17,454,899	15,912,391	14,369,884	12,827,375	11,284,868	9,742,360	8,199,853	6,657,345			
30 Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	22,672,741	21,295,540	19,714,097	18,131,011	16,547,924	14,964,838	13,381,749	11,798,663	10,215,576	8,632,489	7,049,401			
31 Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	31,770,631	29,512,632	27,255,493	24,997,924	22,740,354	20,482,786	18,225,217	15,967,648	13,710,079	11,452,509	9,194,941			
32 Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	32,763,670	30,461,378	28,159,085	25,856,793	23,554,501	21,252,209	18,949,917	16,647,624	14,345,333	12,043,040	9,740,749			
33 Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	34,063,613	31,699,533	29,327,369	26,955,206	24,583,043	22,210,881	19,838,718	17,466,554	15,094,391	12,722,229	10,350,066			
34 Typology 9 [Scenario 1]	605	£24,954,309	82,353,814	76,818,270	71,282,724	65,734,920	60,197,379	54,623,838	49,088,297	43,512,756	37,957,214	32,401,673	26,846,133			
35 Typology 9 [Scenario 2]	617	£24,954,309	85,040,896	79,374,068	73,707,241	68,040,413	62,363,210	56,675,053	50,986,917	45,298,770	39,610,624	33,922,477	28,234,330			
36 Typology 9 [Scenario 3]	630	£24,954,309	87,760,729	81,959,541	76,158,354	70,357,166	64,555,979	58,734,930	52,919,554	47,095,719	41,271,883	35,448,047	29,624,211			
37 Typology 10 [Scenario 1]	200	£7,122,266	29,524,311	27,338,819	25,153,327	22,967,835	20,782,343	18,596,851	16,411,359	14,225,867	12,040,375	9,854,883	7,655,317			
38 Typology 10 [Scenario 2]	205	£7,122,266	30,728,015	28,479,993	26,231,971	23,983,949	21,735,927	19,487,906	17,239,883	14,991,862	12,743,840	10,495,818	8,240,228			
39 Typology 10 [Scenario 3]	209	£7,122,266	31,792,705	29,493,100	27,193,496	24,893,891	22,594,288	20,294,683	17,995,079	15,695,475	13,395,871	11,096,266	8,795,798			
40 Typology 11 [Scenario 1]	1,320	£48,920,043	138,941,801	128,556,948	118,161,309	107,765,671	97,370,032	86,955,514	76,521,099	66,083,902	55,594,372	45,077,450	34,496,109			
41 Typology 11 [Scenario 2]	1,346	£48,920,043	143,846,926	133,242,106	122,619,519	111,883,043	101,346,568	90,710,094	80,044,063	69,363,874	58,659,405	47,923,560	37,120,764			
42 Typology 11 [Scenario 3]	1,374	£48,920,043	148,799,756	137,950,215	127,101,672	116,233,058	105,351,144	94,469,229	83,585,483	72,657,994	61,730,506	50,747,452	39,720,150			
43 Typology 12 [Scenario 1]	233	£8,704,992	24,673,201	22,442,194	20,211,186	17,980,179	15,749,171	13,503,217	11,255,260	9,007,302	6,759,344	4,511,387	2,260,477			
44 Typology 13 [Scenario 2]	238	£8,704,992	25,732,496	23,444,876	21,157,257	18,869,637	16,582,017	14,288,460	11,983,212	9,677,963	7,372,716	5,067,468	2,762,219			
45 Typology 13 [Scenario 3]	244	£8,704,992	26,846,367	24,496,352	22,146,556	19,796,351	17,446,346	15,096,340	12,730,879	10,362,521	7,994,164	5,625,807	3,257,550			
46 Typology 14 [Scenario 1]	82	£2,637,876	10,826,516	9,856,825	8,887,135	7,917,445	6,947,755	5,977,985	4,995,938	4,018,893	3,041,847	2,064,800	1,087,755			
47 Typology 14 [Scenario 2]	84	£2,637,876	11,359,951	10,362,717	9,365,483	8,368,250	7,371,016	6,373,782	5,383,317	4,383,410	3,383,502	2,383,595	1,383,687			
48 Typology 14 [Scenario 3]	85	£2,637,876	11,895,981	10,789,716	9,773,450	8,757,184	7,740,919	6,724,653	5,704,570	4,680,378	3,658,188	2,631,996	1,607,804			
49 Typology 15 [Scenario 1]	108	£5,170,237	3,783,067	2,587,901	1,392,735	1,957,900	1,012,817	2,226,220	3,454,164	4,682,449	5,920,734	7,154,019	8,387,304			
50 Typology 15 [Scenario 2]	110	£5,170,237	4,388,061	3,170,012	1,945,633	721,254	510,802	1,753,863	3,004,369	4,267,794	5,531,219	6,794,643	8,058,067			
51 Typology 15 [Scenario 3]	113	£5,170,237	5,058,276	3,812,713	2,554,552	1,293,888	33,224	1,246,169	2,526,069	3,826,627	5,127,489	6,428,351	7,729,213			
52 Typology 16 [Scenario 1]	689	£35,136,512	76,097,441	69,892,842	63,688,244	57,483,645	51,279,047	45,074,448	38,869,849	32,665,250	26,460,651	20,256,052	14,051,453			
53 Typology 16 [Scenario 2]	681	£35,136,512	78,939,604	72,700,328	66,461,051	60,221,775	53,982,498	47,743,221	41,469,277	35,188,799	28,908,321	22,627,645	16,346,969			
54 Typology 16 [Scenario 3]	695	£35,136,512	81,912,510	75,527,481	69,142,453	62,757,424	56,372,396	49,987,367	4							

Table 6.3.6: Appraisal results – 65% Social Rent and 35% Shared ownership – BLV 3 (cleared/undeveloped land)

NEWHAM LOCAL PLAN VIABILITY TESTING			Residual land values																				
BENCHMARK LAND VALUE 3 (CLEARED/UNDEVELOPED SI			AH tenure		Rented 65%		SO 35%		Frst Hms 0%														
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 Typology 1 [Scenario 1]	570	£3,500,000	58,668,980	53,413,705	48,139,664	42,850,296	37,560,930	32,271,563	26,982,197	21,692,830	16,355,386	11,016,521	5,677,205										
2 Typology 1 [Scenario 2]	582	£3,500,000	65,303,538	59,622,233	53,941,047	48,259,802	42,578,556	36,897,311	31,175,040	25,443,730	19,724,419	13,983,048	8,198,472										
3 Typology 1 [Scenario 3]	593	£3,500,000	66,347,209	60,655,877	54,964,543	49,273,211	43,581,877	37,890,545	32,177,429	26,441,447	20,705,465	14,969,484	9,174,060										
4 Typology 2 [Scenario 1]	84	£247,016	3,608,719	2,801,056	1,987,200	1,170,043	352,885	471,356	1,300,982	2,136,148	2,979,368	3,822,628	4,665,868										
5 Typology 2 [Scenario 2]	86	£247,016	4,080,664	3,248,804	2,416,653	1,574,962	733,270	1,110,076	964,609	1,819,602	2,688,155	3,556,708	4,425,261										
6 Typology 2 [Scenario 3]	87	£247,016	4,471,588	3,622,548	2,773,507	1,919,279	1,060,154	201,028	868,139	1,540,373	2,423,017	3,309,557	4,196,096										
7 Typology 3 [Scenario 1]	184	£516,536	2,300,303	3,765,382	5,294,049	6,803,499	8,312,951	9,822,401	11,331,853	12,841,303	14,350,754	15,860,205	17,369,655										
8 Typology 3 [Scenario 2]	187	£516,536	1,492,488	3,013,307	4,546,004	6,081,778	7,637,541	9,183,305	10,729,077	12,274,845	13,820,613	15,366,382	16,912,149										
9 Typology 3 [Scenario 3]	192	£516,536	615,419	2,183,880	3,752,342	5,345,555	6,939,740	8,533,925	10,128,109	11,722,294	13,316,479	14,910,663	16,504,848										
10 Typology 4 [Scenario 1]	134	£451,604	2,432,222	1,292,263	152,303	1,002,726	2,180,079	3,327,760	4,504,105	5,680,451	6,856,797	8,033,142	9,209,488										
11 Typology 4 [Scenario 2]	137	£451,604	3,087,046	1,913,970	740,894	436,776	1,629,751	2,822,988	4,033,501	5,244,014	6,454,527	7,665,040	8,875,552										
12 Typology 4 [Scenario 3]	139	£451,604	3,693,851	2,495,110	1,296,368	97,627	1,117,916	2,334,949	3,568,559	4,803,551	6,040,544	7,277,538	8,514,528										
13 Typology 5 [Scenario 1]	875	£2,983,280	42,863,020	37,375,271	31,887,523	26,399,774	20,912,026	15,368,211	9,822,442	4,276,673	1,352,890	7,057,481	12,834,173										
14 Typology 5 [Scenario 2]	892	£2,983,280	45,674,213	40,244,274	34,614,336	28,984,388	23,354,460	17,700,616	12,010,105	6,320,193	594,789	5,249,238	11,146,440										
15 Typology 5 [Scenario 3]	908	£2,983,280	48,766,237	43,032,268	37,271,898	31,511,528	25,751,157	19,990,788	14,175,743	8,353,577	2,524,006	3,426,870	9,436,167										
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	71,123,395	57,527,272	43,789,209	29,834,977	15,572,688	861,828	14,813,867	31,409,688	48,496,008	66,249,221	84,324,744										
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	78,295,248	64,435,895	50,439,017	36,258,055	21,805,161	6,957,475	8,661,437	25,396,499	42,741,671	60,722,205	79,262,480										
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	85,265,288	71,148,169	56,900,213	42,500,691	27,854,306	12,853,845	2,738,768	19,491,588	37,065,852	55,283,358	74,181,171										
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	25,745,915	11,753,074	2,694,245	11,951,363	33,758,661	49,910,414	66,580,939	83,712,321	100,867,976	118,023,631	135,179,288										
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	33,097,936	18,950,957	4,414,056	10,821,644	26,824,726	43,246,578	60,124,837	77,584,402	95,177,295	112,770,187	130,363,060										
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	40,281,729	25,954,691	11,268,718	3,918,365	20,031,090	36,687,449	53,803,215	71,505,788	89,528,656	107,551,524	125,574,391										
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	144,735,658	120,881,496	96,807,047	72,467,351	47,730,481	22,377,350	4,036,009	32,845,165	65,245,239	102,206,360	141,326,894										
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	157,204,019	132,842,273	108,298,538	83,512,699	58,378,944	32,711,013	6,176,513	22,206,720	53,854,134	90,798,867	130,553,709										
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	169,399,038	144,551,737	119,548,004	94,317,721	68,776,701	42,765,344	16,012,559	12,205,962	43,254,549	79,679,673	119,809,213										
25 Typology 7 - [Scenario 1]	528	£2,005,000	61,350,912	56,455,959	51,561,000	46,666,043	41,771,087	36,865,688	31,938,977	27,012,268	22,085,557	17,158,847	12,199,005										
26 Typology 7 - [Scenario 2]	538	£2,005,000	63,692,674	58,684,823	53,676,984	48,669,139	43,661,294	38,653,448	33,622,602	28,591,947	23,541,033	18,500,119	13,441,560										
27 Typology 7 - [Scenario 3]	550	£2,005,000	66,186,355	61,053,217	55,920,080	50,786,944	45,653,807	40,520,669	35,384,076	30,216,475	25,048,875	19,881,274	14,712,174										
28 Typology 8 - Opt 1 [Scenario 1]	126	£180,000	21,493,384	19,974,606	18,455,827	16,937,049	15,418,270	13,899,491	12,380,713	10,861,934	9,343,156	7,824,377	6,305,599										
29 Typology 8 - Opt 1 [Scenario 2]	127	£180,000	22,082,179	20,539,914	18,997,406	17,454,899	15,912,391	14,369,884	12,827,375	11,284,868	9,742,360	8,199,853	6,657,345										
30 Typology 8 - Opt 1 [Scenario 3]	130	£180,000	22,872,741	21,295,540	19,714,097	18,131,011	16,547,924	14,964,836	13,381,749	11,798,662	10,215,576	8,632,488	7,049,401										
31 Typology 8 - Opt 2 [Scenario 1]	208	£180,000	31,770,631	29,513,082	27,255,493	24,997,924	22,740,354	20,482,786	18,225,217	15,967,648	13,710,079	11,452,509	9,194,941										
32 Typology 8 - Opt 2 [Scenario 2]	211	£180,000	32,763,670	30,461,378	28,159,085	25,856,793	23,554,501	21,252,209	18,949,917	16,647,624	14,345,333	12,043,040	9,740,749										
33 Typology 8 - Opt 2 [Scenario 3]	217	£180,000	34,063,613	31,699,533	29,327,369	26,955,206	24,583,043	22,210,881	19,838,718	17,466,554	15,094,391	12,722,229	10,350,068										
34 Typology 9 [Scenario 1]	605	£2,365,000	62,353,814	58,188,270	54,022,724	49,857,178	45,691,632	41,526,086	37,360,540	33,195,000	29,029,460	24,863,920	20,698,380										
35 Typology 9 [Scenario 2]	617	£2,365,000	85,040,896	79,374,068	73,707,241	68,040,413	62,363,210	56,686,013	50,998,817	45,298,770	39,610,624	33,922,477	28,234,330										
36 Typology 9 [Scenario 3]	630	£2,365,000	87,760,729	81,855,541	76,158,354	70,357,166	64,555,979	58,743,390	52,919,554	47,095,719	41,271,883	35,448,047	29,624,211										
37 Typology 10 [Scenario 1]	200	£675,000	29,524,311	27,338,819	25,153,327	22,967,835	20,782,343	18,596,851	16,411,359	14,225,867	12,040,375	9,854,883	7,655,317										
38 Typology 10 [Scenario 2]	205	£675,000	30,726,015	28,479,993	26,231,971	23,983,949	21,735,927	19,487,906	17,239,883	14,991,862	12,743,840	10,495,818	8,240,228										
39 Typology 10 [Scenario 3]	209	£675,000	31,792,705	29,493,100	27,193,496	24,893,891	22,594,288	20,294,683	17,995,079	15,695,475	13,395,871	11,096,266	8,795,798										
40 Typology 11 [Scenario 1]	1,320	£4,636,310	138,941,801	128,556,948	118,161,209	107,765,671	97,370,332	86,958,514	76,521,209	66,083,902	55,594,972	45,077,450	34,496,109										
41 Typology 11 [Scenario 2]	1,346	£4,636,310	143,846,926	133,242,106	122,619,519	111,983,043	101,346,568	90,710,094	80,044,063	69,363,974	58,659,405	47,923,560	37,120,784										
42 Typology 11 [Scenario 3]	1,374	£4,636,310	148,798,756	137,950,215	127,101,672	116,233,058	105,351,144	94,469,229	83,585,483	72,657,994	61,730,506	50,747,452	39,720,150										
43 Typology 12 [Scenario 1]	233	£825,000	24,673,201	22,442,194	20,211,186	17,980,179	15,749,171	13,503,217	11,255,260	9,007,302	6,759,344	4,511,387	2,260,477										
44 Typology 13 [Scenario 2]	238	£825,000	25,732,496	23,444,076	21,157,257	18,869,637	16,582,017	14,288,400	11,993,212	9,677,963	7,372,716	5,067,468	2,762,219										
45 Typology 13 [Scenario 3]	244	£825,000	26,846,367	24,496,362	22,146,356	19,796,351	17,446,346	15,096,340	12,746,334	10,396,328	8,046,322	5,696,316	3,346,310										
46 Typology 14 [Scenario 1]	82	£250,000	10,826,516	9,856,825	8,887,135	7,917,445	6,947,755	5,978,065	4,998,375	4,018,685	3,041,847	2,064,800	1,087,755										
47 Typology 14 [Scenario 2]	84	£250,000	11,359,951	10,362,717	9,365,483	8,368,250	7,371,016	6,373,225	5,368,317	4,363,410	3,358,502	2,353,595	1,348,687										
48 Typology 14 [Scenario 3]	85	£250,000	11,895,981	10,789,716	9,773,450	8,757,184	7,740,919	6,724,653	5,708,387	4,692,121	3,675,855	2,660,589	1,645,323										
49 Typology 15 [Scenario 1]	108	£490,000	3,783,067	2,587,901	1,392,735	197,570	1,012,617	2,226,220	3,454,164	4,682,449	5,920,734	7,159,019	8,397,304										
50 Typology 15 [Scenario 2]	110	£490,000	4,386,061	3,170,012	1,945,633	721,254	510,802	1,753,663	3,004,369	4,267,794	5,531,219	6,794,643	8,058,067										
51 Typology 15 [Scenario 3]	113	£490,000	5,058,276	3,812,713	2,584,652	1,293,888	33,224	1,246,169	2,526,069	3,826,627	5,127,489	6,428,351	7,729,213										
52 Typology 16 [Scenario 1]	669	£3,330,000	76,097,441	69,992,842	63,888,244	57,783,645	51,679,047	45,555,099	39,410,900	33,268,700	27,122,500	20											

- 6.8 As can be noted from the results in tables 6.3.1 to 6.3.6, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the current policy target of 35% to 50% would, in principle, mean that some schemes that *could* have delivered 35% to 50% would no longer be required to do so if the Council adopted a lower percentage target.
- 6.9 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 the current policy approach, which sets a relatively high target but implicitly accepts 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.
- 6.10 As noted above, we have tested two affordable housing tenure mixes (60% social rent and 40% shared ownership, and 65% social rent and 35% shared ownership). While the impact of this change in tenure mix varies between individual schemes, the average change in residual land value across all 130 development scenarios is 1.63%. This is sufficiently small in scale to conclude that the impact will not be material.
- 6.11 As noted above, some of the appraisals incorporate infrastructure costs advised by the Council. In some cases, the infrastructure costs are significant, leaving little of the uplift in value generated by development to provide affordable housing. Tables 6.11.1 to 6.11.3 show the appraisals excluding these infrastructure costs.

First Homes

- 6.12 On 24 May 2021, the Government published planning practice guidance on First Homes. This PPG defines First Homes as a form of discounted market sale housing which must be (a) discounted by a minimum of 30% below market value; (b) sold to eligible households (first time buyers in receipt of a gross household income not exceeding £90,000 per annum); and (c) in London, not exceed a sale value of £420,000 on first sale (lower limits apply outside London). The initial discount on first sale is to be passed on to future purchasers through a restrictive covenant on the title.
- 6.13 The PPG indicates that 25% of all affordable housing delivered by a development should be in the form of First Homes. For the purposes of appraising the impact of First Homes, we have assumed that they will replace some of the shared ownership units, so that the overall tenure mix equates to either 70% rented; 5% shared ownership; and 25% First Homes.
- 6.14 First Homes will generate slightly higher receipts for the Developer in comparison to shared ownership, as summarised in Table 6.14.1. However, at higher sales values, First Homes will start to exceed the £420,000 unit cap and the level of discount would need to increase above 30%.

Table 6.11.1: Appraisal results – 60% Social Rent and 40% Shared ownership, excluding infrastructure costs – BLV 1 (secondary offices)

NEWHAM LOCAL PLAN VIABILITY TESTING		AH tenure												Rented 60%												SO 40%												Frst Hms 0%												Excluding infrastructure costs											
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£6,321,552 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	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 Typology 1 [Scenario 1]	570	£44,250,867	65,788,055	60,795,510	55,802,966	50,810,421	45,817,876	40,825,331	35,831,712	30,839,314	25,846,917	20,854,519	15,862,122	65,788,055	60,795,510	55,802,966	50,810,421	45,817,876	40,825,331	35,831,712	30,839,314	25,846,917	20,854,519	15,862,122	65,788,055	60,795,510	55,802,966	50,810,421	45,817,876	40,825,331	35,831,712	30,839,314	25,846,917	20,854,519	15,862,122																										
2 Typology 1 [Scenario 2]	582	£44,250,867	72,374,950	66,994,587	61,605,526	56,200,457	50,795,388	45,390,316	39,985,247	34,580,176	29,175,106	23,745,421	18,300,739	72,374,950	66,994,587	61,605,526	56,200,457	50,795,388	45,390,316	39,985,247	34,580,176	29,175,106	23,745,421	18,300,739	72,374,950	66,994,587	61,605,526	56,200,457	50,795,388	45,390,316	39,985,247	34,580,176	29,175,106	23,745,421	18,300,739																										
3 Typology 1 [Scenario 3]	593	£44,250,867	79,022,452	73,393,698	67,997,875	62,002,051	57,195,251	51,774,021	46,352,892	40,931,363	35,510,034	30,088,705	24,659,355	79,022,452	73,393,698	67,997,875	62,002,051	57,195,251	51,774,021	46,352,892	40,931,363	35,510,034	30,088,705	24,659,355	79,022,452	73,393,698	67,997,875	62,002,051	57,195,251	51,774,021	46,352,892	40,931,363	35,510,034	30,088,705	24,659,355																										
4 Typology 2 [Scenario 1]	84	£3,123,049	9,022,452	8,258,309	7,494,169	6,730,026	5,965,761	5,196,593	4,427,426	3,658,258	2,889,092	2,119,924	1,350,757	9,022,452	8,258,309	7,494,169	6,730,026	5,965,761	5,196,593	4,427,426	3,658,258	2,889,092	2,119,924	1,350,757	9,022,452	8,258,309	7,494,169	6,730,026	5,965,761	5,196,593	4,427,426	3,658,258	2,889,092	2,119,924	1,350,757																										
5 Typology 2 [Scenario 2]	86	£3,123,049	9,489,019	8,700,988	7,912,956	7,124,924	6,336,892	5,547,703	4,754,369	3,961,034	3,167,700	2,374,366	1,581,032	9,489,019	8,700,988	7,912,956	7,124,924	6,336,892	5,547,703	4,754,369	3,961,034	3,167,700	2,374,366	1,581,032	9,489,019	8,700,988	7,912,956	7,124,924	6,336,892	5,547,703	4,754,369	3,961,034	3,167,700	2,374,366	1,581,032																										
6 Typology 2 [Scenario 3]	87	£3,123,049	9,977,532	9,069,535	8,253,736	7,450,937	6,653,728	5,848,459	5,040,482	4,229,690	3,418,923	2,608,075	1,797,275	9,977,532	9,069,535	8,253,736	7,450,937	6,653,728	5,848,459	5,040,482	4,229,690	3,418,923	2,608,075	1,797,275	9,977,532	9,069,535	8,253,736	7,450,937	6,653,728	5,848,459	5,040,482	4,229,690	3,418,923	2,608,075	1,797,275																										
7 Typology 3 [Scenario 1]	184	£6,530,619	10,007,449	9,630,593	9,253,736	8,876,881	8,500,025	8,123,169	7,746,313	7,369,457	6,992,601	6,615,745	6,238,889	10,007,449	9,630,593	9,253,736	8,876,881	8,500,025	8,123,169	7,746,313	7,369,457	6,992,601	6,615,745	6,238,889	10,007,449	9,630,593	9,253,736	8,876,881	8,500,025	8,123,169	7,746,313	7,369,457	6,992,601	6,615,745	6,238,889																										
8 Typology 3 [Scenario 2]	187	£6,530,619	10,791,830	9,379,929	7,968,028	6,556,126	5,144,224	3,732,324	2,320,424	982,108	82,108	2,004,604	4,147,634	10,791,830	9,379,929	7,968,028	6,556,126	5,144,224	3,732,324	2,320,424	982,108	82,108	2,004,604	4,147,634	10,791,830	9,379,929	7,968,028	6,556,126	5,144,224	3,732,324	2,320,424	982,108	82,108	2,004,604	4,147,634																										
9 Typology 3 [Scenario 3]	192	£6,530,619	11,643,921	10,135,987	8,723,000	7,270,000	5,817,013	4,364,026	2,911,039	1,458,052	98,992	1,141,844	2,243,795	11,643,921	10,135,987	8,723,000	7,270,000	5,817,013	4,364,026	2,911,039	1,458,052	98,992	1,141,844	2,243,795	11,643,921	10,135,987	8,723,000	7,270,000	5,817,013	4,364,026	2,911,039	1,458,052	98,992	1,141,844	2,243,795																										
10 Typology 4 [Scenario 1]	134	£5,709,677	6,433,842	5,360,831	4,287,820	3,214,808	2,131,488	1,046,097	39,892	1,141,844	2,243,795	3,361,415	4,481,467	6,433,842	5,360,831	4,287,820	3,214,808	2,131,488	1,046,097	39,892	1,141,844	2,243,795	3,361,415	4,481,467	6,433,842	5,360,831	4,287,820	3,214,808	2,131,488	1,046,097	39,892	1,141,844	2,243,795	3,361,415	4,481,467																										
11 Typology 4 [Scenario 2]	137	£5,709,677	7,079,630	5,973,949	4,868,269	3,762,589	2,653,807	1,535,290	416,774	712,450	1,848,033	2,993,405	4,147,634	7,079,630	5,973,949	4,868,269	3,762,589	2,653,807	1,535,290	416,774	712,450	1,848,033	2,993,405	4,147,634	7,079,630	5,973,949	4,868,269	3,762,589	2,653,807	1,535,290	416,774	712,450	1,848,033	2,993,405	4,147,634																										
12 Typology 4 [Scenario 3]	139	£5,709,677	7,777,152	6,546,435	5,415,118	4,283,802	3,152,485	2,012,035	867,507	281,249	1,443,241	2,609,115	3,790,130	7,777,152	6,546,435	5,415,118	4,283,802	3,152,485	2,012,035	867,507	281,249	1,443,241	2,609,115	3,790,130	7,777,152	6,546,435	5,415,118	4,283,802	3,152,485	2,012,035	867,507	281,249	1,443,241	2,609,115	3,790,130																										
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	121,143,711	108,715,416	96,288,725	83,812,577	71,340,956	58,849,692	46,317,487	33,731,328	21,055,690	8,200,654	5,146,800	121,143,711	108,715,416	96,288,725	83,812,577	71,340,956	58,849,692	46,317,487	33,731,328	21,055,690	8,200,654	5,146,800	121,143,711	108,715,416	96,288,725	83,812,577	71,340,956	58,849,692	46,317,487	33,731,328	21,055,690	8,200,654	5,146,800																										
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	127,914,127	115,161,457	102,408,787	89,638,679	76,856,484	64,051,854	51,220,632	38,340,780	25,388,400	12,285,314	1,150,362	127,914,127	115,161,457	102,408,787	89,638,679	76,856,484	64,051,854	51,220,632	38,340,780	25,388,400	12,285,314	1,150,362	127,914,127	115,161,457	102,408,787	89,638,679	76,856,484	64,051,854	51,220,632	38,340,780	25,388,400	12,285,314	1,150,362																										
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	134,506,673	121,458,691	108,408,000	95,338,941	82,268,878	69,198,819	56,128,756	43,058,693	30,000,624	13,119,253	2,725,075	134,506,673	121,458,691	108,408,000	95,338,941	82,268,878	69,198,819	56,128,756	43,058,693	30,000,624	13,119,253	2,725,075	134,506,673	121,458,691	108,408,000	95,338,941	82,268,878	69,198,819	56,128,756	43,058,693	30,000,624	13,119,253	2,725,075																										
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	83,790,976	71,717,219	59,573,056	47,336,763	34,982,381	22,437,069	9,609,542	3,747,212	16,138,075	33,297,565	49,023,974	83,790,976	71,717,219	59,573,056	47,336,763	34,982,381	22,437,069	9,609,542	3,747,212	16,138,075	33,297,565	49,023,974	83,790,976	71,717,219	59,573,056	47,336,763	34,982,381	22,437,069	9,609,542	3,747,212	16,138,075	33,297,565	49,023,974																										
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	90,418,530	78,064,188	65,651,739	53,159,315	40,656,763	27,791,315	14,771,201	1,358,364	12,984,235	26,384,341	44,336,327	90,418,530	78,064,188	65,651,739	53,159,315	40,656,763	27,791,315	14,771,201	1,358,364	12,984,235	26,384,341	44,336,327	90,418,530	78,064,188	65,651,739	53,159,315	40,656,763	27,791,315	14,771,201	1,358,364	12,984,235	26,384,341	44,336,327																										
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	96,947,647	84,325,272	71,641,188	58,689,694	46,030,781	33,037,690	19,818,229	6,255,764	8,038,630	25,534,910	39,727,456	96,947,647	84,325,272	71,641,188	58,689,694	46,030,781	33,037,690	19,818,229	6,255,764	8,038,630	25,534,910	39,727,456	96,947,647	84,325,272	71,641,188	58,689,694	46,030,781	33,037,690	19,818,229	6,255,764	8,038,630	25,534,910	39,727,456																										
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	191,017,588	168,810,807	146,584,202	124,297,599	101,955,165	79,527,995	58,961,971	34,189,919	11,037,628	13,063,652	39,311,639	191,017,588	168,810,807	146,584,202	124,297,599	101,955,165	79,527,995	58,961,971	34,189,919	11,037,628	13,063,652	39,311,639	191,017,588	168,810,807	146,584,202	124,297,599	101,955,165	79,527,995	58,961,971	34,189,919	11,037,628	13,063,652	39,311,639																										
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	203,039,452	180,290,957	157,500,325	134,680,367	111,804,029	88,844,578	65,774,727	42,523,711	18,958,399	5,303,051	31,380,716	203,039,452	180,290,957	157,500,325	134,680,367	111,804,029	88,844,578	65,774,727	42,523,711	18,958,399	5,303,051	31,380,716	203,039,452	180,290,957	157,500,325	134,680,367	111,804,029	88,844,578	65,774,727	42,523,711	18,958,399	5,303,051	31,380,716																										
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	214,849,123	191,552,610	168,244,763	144,685,054	121,484,410	98,015,941	74,452,201	50,725,148	25,727,910	2,232,007	23,766,630	214,849,123	191,552,610	168,244,763	144,685,054	121,484,410	98,015,941	74,452,201	50,725,148	25,727,910	2,232,007	23,766,630</																																					

Table 6.11.2: Appraisal results – 60% Social Rent and 40% Shared ownership, excluding infrastructure costs – BLV 2 (secondary industrial)

NEWHAM LOCAL PLAN VIABILITY TESTING			AH tenure											
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			Rented 60% SO 40% Frst Hms 0%											
£5,275,753			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 Typology 1 [Scenario 1]	570	£36,930,268	65,788,055	60,795,510	55,802,966	50,810,421	45,817,876	40,825,331	35,832,786	30,840,241	25,847,696	20,855,151	15,862,606	
2 Typology 1 [Scenario 2]	582	£36,930,268	72,374,950	66,994,587	61,605,224	56,200,457	50,795,396	45,390,316	39,985,247	34,580,176	29,175,106	23,770,036	18,364,966	
3 Typology 1 [Scenario 3]	593	£36,930,268	79,393,698	73,997,875	68,602,052	63,206,229	57,810,406	52,414,583	47,018,760	41,622,937	36,227,114	30,831,291	25,435,468	
4 Typology 2 [Scenario 1]	84	£2,606,391	9,022,452	8,258,309	7,494,166	6,730,023	5,965,880	5,201,737	4,437,594	3,673,451	2,909,308	2,145,165	1,381,022	
5 Typology 2 [Scenario 2]	86	£2,606,391	9,489,019	8,700,968	7,912,917	7,124,866	6,336,815	5,548,764	4,760,713	3,972,662	3,184,611	2,396,560	1,608,509	
6 Typology 2 [Scenario 3]	87	£2,606,391	9,874,804	9,069,535	8,264,266	7,459,000	6,653,731	5,848,462	5,043,193	4,237,924	3,432,655	2,627,386	1,822,117	
7 Typology 3 [Scenario 1]	184	£5,450,232	10,007,449	8,630,593	7,253,736	5,876,880	4,500,023	3,123,166	1,746,310	335,308	-1,073,567	-2,487,557	-3,917,330	
8 Typology 3 [Scenario 2]	187	£5,450,232	10,791,830	9,379,929	7,968,028	6,556,126	5,144,224	3,732,322	2,320,421	882,108	-554,518	-2,004,604	-3,463,454	
9 Typology 3 [Scenario 3]	192	£5,450,232	11,643,951	10,185,997	8,728,000	7,270,003	5,812,013	4,354,020	2,896,027	416,895	-56,882	-1,554,510	-3,054,111	
10 Typology 4 [Scenario 1]	134	£4,765,102	6,433,842	5,360,831	4,287,820	3,214,808	2,141,796	1,068,784	-9,882	-1,141,844	-2,243,795	-3,361,415	-4,481,487	
11 Typology 4 [Scenario 2]	137	£4,765,102	7,079,630	5,973,949	4,868,269	3,762,589	2,656,907	1,551,226	416,774	-712,450	-1,848,033	-2,993,405	-4,147,634	
12 Typology 4 [Scenario 3]	139	£4,765,102	7,677,752	6,546,435	5,415,118	4,283,802	3,152,485	2,021,168	867,507	-261,249	-1,445,241	-2,605,115	-3,790,160	
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	121,143,711	108,715,416	96,268,725	83,812,577	71,340,956	58,849,692	46,317,487	33,731,328	21,055,890	8,200,854	-5,146,800	
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	127,914,127	115,161,457	102,408,787	89,638,679	76,856,484	64,051,854	51,220,632	38,340,780	25,388,400	12,285,314	-1,150,362	
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	134,506,673	121,458,691	108,398,318	95,338,947	82,259,576	69,166,554	56,044,604	42,865,672	29,663,119	16,319,253	2,726,075	
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	83,790,976	71,717,219	59,573,056	47,336,763	34,982,381	22,437,069	9,609,542	-3,747,212	-18,138,075	-33,297,565	-49,023,974	
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	90,418,530	78,064,168	65,651,739	53,159,315	40,556,763	27,791,315	14,771,201	1,358,364	-12,964,235	-28,384,341	-44,336,327	
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	96,947,647	84,325,272	71,641,188	58,869,694	46,030,781	33,037,690	19,816,229	6,255,764	-6,036,630	-23,534,910	-39,727,456	
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	191,017,588	168,810,807	146,584,202	124,297,599	101,985,165	79,527,995	56,961,971	34,189,919	11,037,628	-13,063,652	-39,311,639	
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	203,039,452	180,290,097	157,500,325	134,680,367	111,804,029	88,844,578	65,774,727	42,523,711	18,958,399	-5,303,051	-31,360,716	
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	214,849,123	191,552,618	168,244,769	144,885,054	121,484,410	98,015,941	74,452,201	50,725,148	26,727,910	-2,232,007	-23,768,939	
40 Typology 11 [Scenario 1]	1,320	£48,920,043	142,362,087	132,489,456	122,616,827	112,733,370	102,836,141	92,938,911	83,041,682	73,138,855	63,205,763	53,272,671	43,297,297	
41 Typology 11 [Scenario 2]	1,346	£48,920,043	147,267,210	137,154,082	127,040,953	116,927,823	106,807,137	96,687,686	86,568,235	76,388,783	66,231,841	56,054,564	45,857,597	
42 Typology 11 [Scenario 3]	1,374	£48,920,043	152,219,042	141,861,096	131,503,150	121,145,203	110,787,257	100,421,287	90,035,291	79,649,293	69,263,297	58,843,705	48,417,909	
43 Typology 12 [Scenario 1]	233	£8,704,992	26,321,551	24,198,773	22,075,997	19,953,220	17,830,443	15,707,666	13,584,889	11,450,641	9,312,661	7,174,680	5,036,700	
44 Typology 13 [Scenario 2]	238	£8,704,992	27,380,845	25,201,267	23,021,690	20,842,112	18,662,534	16,482,956	14,303,379	12,119,959	9,924,496	7,729,033	5,533,569	
45 Typology 13 [Scenario 3]	244	£8,704,992	28,494,716	26,252,840	24,010,963	21,769,087	19,527,210	17,285,333	15,043,457	12,801,580	10,546,651	8,283,160	6,029,654	
49 Typology 15 [Scenario 1]	108	£5,170,237	11,550,042	10,434,912	9,318,713	8,195,610	7,072,507	5,949,404	4,826,301	3,703,199	2,580,096	1,456,125	319,758	
50 Typology 15 [Scenario 2]	110	£5,170,237	12,145,518	11,001,768	9,858,017	8,711,470	7,559,397	6,407,324	5,255,251	4,103,178	2,951,104	1,799,031	637,254	
51 Typology 15 [Scenario 3]	113	£5,170,237	12,810,324	11,631,347	10,452,370	9,273,392	8,089,114	6,901,417	5,713,719	4,526,022	3,338,324	2,150,627	957,583	
52 Typology 16 [Scenario 1]	669	£35,136,512	76,476,508	70,677,100	64,877,692	59,078,285	53,278,877	47,479,470	41,656,440	35,822,356	29,988,271	24,154,186	18,320,101	
53 Typology 16 [Scenario 2]	681	£35,136,512	79,318,672	73,383,269	67,447,866	61,512,463	55,577,061	49,641,658	43,706,256	37,755,087	31,763,387	25,791,686	19,819,966	
54 Typology 16 [Scenario 3]	695	£35,136,512	82,291,577	76,209,696	70,127,816	64,045,936	57,964,056	51,882,176	45,800,300	39,704,931	33,585,073	27,465,216	21,345,356	
64 Typology 20 [Scenario 1]	305	£17,409,983	33,600,188	30,920,898	28,241,542	25,562,218	22,882,897	20,203,574	17,524,252	14,836,220	12,137,707	9,439,193	6,740,681	
65 Typology 20 [Scenario 2]	312	£17,409,983	34,967,076	32,212,833	29,458,590	26,704,347	23,950,104	21,195,862	18,441,618	15,687,376	12,913,811	10,139,494	7,365,176	
66 Typology 20 [Scenario 3]	318	£17,409,983	36,227,450	33,408,229	30,589,009	27,769,788	24,950,568	22,131,347	19,312,126	16,492,904	13,663,301	10,823,196	7,983,091	
67 Typology 21 [Scenario 1]	832	£40,004,739	120,821,394	113,913,542	107,005,689	100,097,835	93,189,983	86,282,130	79,374,278	72,466,424	65,558,572	58,650,719	51,742,866	
68 Typology 21 [Scenario 2]	850	£40,004,739	124,449,933	117,359,967	110,269,991	103,179,915	96,089,939	89,000,000	81,909,984	74,819,912	67,729,785	60,639,760	53,549,735	
69 Typology 21 [Scenario 3]	866	£40,004,739	127,759,677	120,510,368	113,261,099	106,011,809	98,762,512	91,513,210	84,263,940	77,014,651	69,765,361	62,516,072	55,266,783	
73 Typology 23 [Scenario 1]	349	£23,477,099	46,617,386	43,268,442	39,919,499	36,570,555	33,221,611	29,872,667	26,523,724	23,174,780	19,825,837	16,476,893	13,127,949	
74 Typology 23 [Scenario 2]	358	£23,477,099	48,596,893	45,144,431	41,691,969	38,239,507	34,787,118	31,334,681	27,882,242	24,429,805	20,977,367	17,524,930	14,072,493	
75 Typology 23 [Scenario 3]	364	£23,477,099	50,189,432	46,662,480	43,135,528	39,608,576	36,081,624	32,554,671	29,027,720	25,500,768	21,973,815	18,446,863	14,919,912	
76 Typology 24 [Scenario 1]	752	£151,957,964	80,521,320	74,391,640	68,261,964	62,132,287	56,002,609	49,872,931	43,717,813	37,551,285	31,384,756	25,218,228	19,051,699	
77 Typology 24 [Scenario 2]	765	£151,957,964	83,486,181	77,217,628	70,949,075	64,680,522	58,411,969	52,143,417	45,874,865	39,568,198	33,261,115	26,954,034	20,646,952	
78 Typology 24 [Scenario 3]	781	£151,957,964	86,647,103	80,222,696	73,798,269	67,373,862	60,949,476	54,525,068	48,100,661	41,681,699	35,196,967	28,732,273	22,267,560	
82 Typology 26 [Scenario 1]	4,339	£110,790,803	303,727,852	282,277,067	260,826,283	239,375,500	217,924,436	196,440,304	174,956,171	153,470,757	131,942,368	110,420,588	88,818,867	
83 Typology 26 [Scenario 2]	4,426	£110,790,803	314,273,459	292,302,888	270,332,317	248,361,745	226,391,174	204,418,083	182,445,013	160,405,942	138,381,944	116,329,222	94,235,116	
84 Typology 26 [Scenario 3]	4,513	£110,790,803	324,442,790	302,001,565	279,541,819	257,074,195	234,606,570	212,138,946	189,662,145	167,156,916	144,651,685	122,107,026	99,536,872	
85 Typology 27 [Scenario 1]	160	£4,062,329	24,026,462	22,293,951	20,561,438	18,828,927	17,096,414	15,363,903	13,631,390	11,898,879	10,166,366	8,433,854	6,694,926	
86 Typology 27 [Scenario 2]	164	£4,062,329	25,030,314	23,245,903	21,461,492	19,677,081	17,892,670	16,108,259	14,323,848	12,539,437	10,755,026	8,970,615	7,186,204	
87 Typology 27 [Scenario 3]	166	£4,062,329	25,783,921	23,966,298	22,148,675	20,331,052	18,513,430	16,695,807	14,878,185	13,060,562	11,242,940	9,425,317	7,607,694	
88 Typology 28 [Scenario 1]	1,443	£110,790,803	199,187,151	188,155,287	173,123,422	160,089,886	146,996,093	133,922,321	120,848,548	107,774,775	94,701,004	81,627,231	68,553,459	
89 Typology 28 [Scenario 2]	1,471	£110,790,803	205,595,910	192,222,063	178,877,216	165,532,369	152,178,397	138,736,429	125,396,463	112,006,510	98,616,551	85,226,593	71,836,634	

Table 6.11.3: Appraisal results – 60% Social Rent and 40% Shared ownership, excluding infrastructure costs – BLV 1 (cleared/undeveloped land)

NEWHAM LOCAL PLAN VIABILITY TESTING			AH tenure											
BENCHMARK LAND VALUE 3 (CLEARED /UNDEVELOPED SITE: £500,000)			Rented 60%			SO 40%			Frst Hms 0%			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 Typology 1 [Scenario 1]	570	£3,500,000	65,788,055	60,795,510	55,802,966	50,810,421	45,817,876	40,825,331	35,811,712	30,789,314	25,766,917	20,744,519	15,722,122	
2 Typology 1 [Scenario 2]	582	£3,500,000	72,374,950	66,994,587	61,605,526	56,200,457	50,795,396	45,390,316	39,985,247	34,580,176	29,175,106	23,745,421	18,300,739	
3 Typology 1 [Scenario 3]	593	£3,500,000	73,393,693	67,997,875	62,602,057	57,195,351	51,774,021	46,352,692	40,931,363	35,510,034	30,088,705	24,659,355	19,197,721	
4 Typology 2 [Scenario 1]	84	£247,016	9,022,452	8,258,309	7,494,168	6,730,026	5,965,781	5,196,593	4,427,426	3,658,258	2,889,092	2,119,924	1,350,757	
5 Typology 2 [Scenario 2]	86	£247,016	9,489,019	8,700,988	7,912,956	7,124,924	6,336,892	5,547,703	4,754,369	3,961,034	3,167,700	2,374,366	1,581,032	
6 Typology 2 [Scenario 3]	87	£247,016	9,874,804	9,069,535	8,264,266	7,458,997	6,653,728	5,848,459	5,040,482	4,229,600	3,418,078	2,608,075	1,797,273	
7 Typology 3 [Scenario 1]	184	£516,536	10,007,449	8,630,593	7,253,736	5,876,881	4,500,025	3,120,786	1,728,046	335,308	- 1,073,567	- 2,487,557	- 3,917,330	
8 Typology 3 [Scenario 2]	187	£516,536	10,791,830	9,379,929	7,968,028	6,556,126	5,144,224	3,732,324	2,310,401	882,108	- 554,518	- 2,004,604	- 3,463,454	
9 Typology 3 [Scenario 3]	192	£516,536	11,643,931	10,185,997	8,728,003	7,270,008	5,812,013	4,354,020	2,893,917	1,418,895	56,962	- 1,554,510	- 3,054,111	
10 Typology 4 [Scenario 1]	134	£451,604	6,433,842	5,360,831	4,287,820	3,214,808	2,131,488	1,046,097	- 39,882	- 1,141,844	- 2,243,795	- 3,361,415	- 4,481,487	
11 Typology 4 [Scenario 2]	137	£451,604	7,079,630	5,973,949	4,866,269	3,762,589	2,653,807	1,535,290	416,774	- 712,450	- 1,848,033	- 2,993,405	- 4,147,634	
12 Typology 4 [Scenario 3]	139	£451,604	7,677,752	6,546,435	5,415,118	4,283,802	3,152,495	2,012,035	867,507	- 261,249	- 1,445,241	- 2,609,115	- 3,750,160	
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	121,143,711	108,715,416	96,268,725	83,812,577	71,340,956	58,849,692	46,317,487	33,731,328	21,055,690	8,200,854	- 5,146,800	
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	127,914,127	115,161,457	102,408,787	89,638,679	76,856,484	64,051,854	51,220,632	38,340,780	25,388,400	12,285,314	- 1,150,362	
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	134,506,673	121,458,691	108,398,313	95,338,947	82,259,576	69,168,554	56,044,804	42,985,672	29,663,119	16,319,253	- 2,726,075	
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	83,790,976	71,717,219	59,573,056	47,336,763	34,982,381	22,437,069	9,609,542	- 3,747,212	- 18,138,075	- 33,297,565	- 49,023,974	
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	90,418,530	78,064,188	65,651,739	53,159,315	40,556,763	27,791,315	14,771,201	1,358,364	12,964,235	28,384,341	- 44,336,327	
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	96,947,647	84,325,272	71,641,186	58,889,694	46,030,781	33,037,690	19,818,229	6,255,764	- 6,036,630	- 23,524,910	- 39,727,456	
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	191,017,588	168,810,807	146,584,202	124,297,599	101,955,165	79,527,995	56,961,971	34,189,919	11,037,628	- 13,063,652	- 39,311,639	
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	203,039,452	180,290,097	157,500,325	134,680,367	111,804,029	88,844,578	65,774,727	42,523,711	18,958,399	5,303,051	- 31,360,716	
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	214,849,123	191,552,618	168,244,769	144,885,054	121,484,410	98,015,941	74,452,201	50,723,148	26,727,910	2,232,007	- 23,768,939	
40 Typology 11 [Scenario 1]	1,320	£4,636,310	142,362,087	132,489,456	122,616,827	112,733,370	102,836,141	92,938,411	83,041,682	73,138,855	63,205,763	53,272,671	43,297,297	
41 Typology 11 [Scenario 2]	1,346	£4,636,310	147,267,210	137,154,082	127,040,953	116,927,823	106,807,137	96,687,686	86,528,235	76,388,783	66,231,841	56,054,564	45,857,597	
42 Typology 11 [Scenario 3]	1,374	£4,636,310	152,219,042	141,861,096	131,503,150	121,145,203	110,787,257	100,421,287	90,035,291	79,649,293	69,263,297	58,843,705	48,417,909	
43 Typology 12 [Scenario 1]	233	£825,000	26,321,551	24,198,773	22,075,997	19,953,220	17,830,443	15,707,666	13,584,889	11,450,641	9,312,661	7,174,680	5,036,700	
44 Typology 13 [Scenario 2]	238	£825,000	27,380,845	25,201,267	23,021,690	20,842,112	18,662,534	16,482,956	14,303,379	12,119,959	9,924,496	7,729,033	5,533,569	
45 Typology 13 [Scenario 3]	244	£825,000	28,494,716	26,252,840	24,010,963	21,769,087	19,527,210	17,285,333	15,043,457	12,801,590	10,546,651	8,288,168	6,029,684	
49 Typology 15 [Scenario 1]	108	£490,000	11,550,042	10,434,912	9,318,713	8,195,610	7,072,507	5,949,404	4,826,301	3,703,199	2,580,096	1,456,125	319,758	
50 Typology 15 [Scenario 2]	110	£490,000	12,145,518	11,001,768	9,858,017	8,711,470	7,559,397	6,407,324	5,255,251	4,103,178	2,951,104	1,799,031	637,254	
51 Typology 15 [Scenario 3]	113	£490,000	12,810,324	11,631,347	10,452,370	9,273,392	8,089,114	6,901,417	5,713,719	4,526,022	3,338,324	2,150,627	957,583	
52 Typology 16 [Scenario 1]	669	£3,330,000	76,476,508	70,677,620	64,877,692	59,078,285	53,278,877	47,479,470	41,656,440	35,822,356	29,988,271	24,154,186	18,320,110	
53 Typology 16 [Scenario 2]	681	£3,330,000	73,318,672	67,523,669	61,728,666	55,933,663	50,138,660	44,343,657	38,548,654	32,753,651	26,958,648	21,163,645	15,368,642	
54 Typology 16 [Scenario 3]	695	£3,330,000	82,291,577	76,209,696	70,127,815	64,045,934	57,964,053	51,882,172	45,800,300	39,704,931	33,585,073	27,465,216	21,345,358	
64 Typology 20 [Scenario 1]	305	£1,650,000	33,600,188	30,920,865	28,241,542	25,562,219	22,882,897	20,203,574	17,524,252	14,836,220	12,137,707	9,439,193	6,740,681	
65 Typology 20 [Scenario 2]	312	£1,650,000	34,967,076	32,212,833	29,458,590	26,704,347	23,950,104	21,195,862	18,441,619	15,687,376	12,913,811	10,139,494	7,365,176	
66 Typology 20 [Scenario 3]	318	£1,650,000	36,227,450	33,408,229	30,589,009	27,769,786	24,950,563	22,131,341	19,312,128	16,492,908	13,663,301	10,823,196	7,983,091	
67 Typology 21 [Scenario 1]	832	£3,791,378	120,821,394	113,913,542	107,005,689	100,097,835	93,189,983	86,282,130	79,374,278	72,466,424	65,558,572	58,650,719	51,742,866	
68 Typology 21 [Scenario 2]	850	£3,791,378	124,449,993	117,359,967	110,269,941	103,179,915	96,089,890	88,999,864	81,909,838	74,819,812	67,729,786	60,639,760	53,549,735	
69 Typology 21 [Scenario 3]	866	£3,791,378	127,759,677	120,510,368	113,261,099	106,011,809	98,762,520	91,513,230	84,263,940	77,014,651	69,765,361	62,516,072	55,268,783	
73 Typology 23 [Scenario 1]	349	£2,225,000	46,617,386	43,268,442	39,919,499	36,570,555	33,221,612	29,872,667	26,523,724	23,174,780	19,825,837	16,476,893	13,128,207	
74 Typology 23 [Scenario 2]	358	£2,225,000	48,596,898	45,144,431	41,691,964	38,239,500	34,787,036	31,334,572	27,882,108	24,429,644	20,977,180	17,524,716	14,072,252	
78 Typology 24 [Scenario 3]	781	£14,401,544	86,647,103	80,222,696	73,798,289	67,373,882	60,949,476	54,525,068	48,100,661	41,666,254	35,241,847	28,817,440	22,393,033	
82 Typology 26 [Scenario 1]	4,339	£10,500,000	303,727,852	282,277,067	260,826,283	239,375,500	217,924,716	196,440,304	174,956,171	153,472,057	131,942,368	110,402,588	88,818,860	
83 Typology 26 [Scenario 2]	4,426	£10,500,000	314,273,459	292,302,888	270,332,317	248,361,745	226,391,174	204,418,083	182,447,013	160,405,942	138,381,941	116,329,222	94,235,116	
84 Typology 26 [Scenario 3]	4,513	£10,500,000	324,442,790	302,001,565	279,541,819	257,074,195	234,606,570	212,138,946	189,662,145	167,158,916	144,651,685	122,107,026	99,536,672	
85 Typology 27 [Scenario 1]	160	£385,000	24,026,462	22,293,951	20,561,438	18,828,927	17,096,414	15,363,903	13,631,390	11,898,879	10,166,366	8,433,854	6,694,926	
86 Typology 27 [Scenario 2]	164	£385,000	25,030,314	23,245,903	21,461,492	19,677,081	17,892,670	16,108,259	14,323,848	12,539,437	10,755,026	8,970,616	7,186,205	
87 Typology 27 [Scenario 3]	166	£385,000	25,783,921	23,966,298	22,148,675	20,331,052	18,513,430	16,695,807	14,878,185	13,060,562	11,242,940	9,425,317	7,607,694	
88 Typology 28 [Scenario 1]	1,443	£10,500,000	199,187,151	186,155,287	173,123,422	160,089,866	146,996,866	133,922,321	120,848,548	107,774,775	94,701,004	81,627,231	68,553,459	
89 Typology 28 [Scenario 2]	1,471	£10,500,000	205,596,910	192,222,063	178,877,216	165,532,369	152,178,357	138,736,429	125,396,469	112,006,510	98,616,555	85,226,593	71,836,634	
90 Typology 28 [Scenario 3]	1,499	£10,500,000	211,731,011	198,086,813	184,442,615	170,798,417	157,154,218	143,502,822	129,810,369	116,117,916	102,425,464	88,733,012	75,040,559	
94 Typology 30 [Single scenario]	-	£507,375	14,318,807	14,318,807	14,318,807	14,318,807	14,318,807	14,318,807	14,318,807	14,318,807	14,318,807	14,318,807	14,318,807	
95 Typology 31 [Scenario 1]	152	£169,501	48,733,214	46,806,530	44,879,846	42,952,562	41,025,678	39,098,794	37,171,910	35,245,025	33,318,142	31,391,258	29,464,374	
96 Typology 31 [Scenario 2]	15													

Table 6.14.1: Appraisal results with First Homes – 65% Social Rent, 10% Shared Ownership and 25% First Homes (30% discount to market value)

BLV 1 (Secondary offices)

NEWHAM LOCAL PLAN VIABILITY TESTING		AH tenure		Rented 65%		SO 10% Frst Hms 25%		Incorporating infrastructure costs						
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		€6,321,552 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 Typology 1 [Scenario 1]	570	€44,250,867	58,668,980	53,278,792	47,844,452	42,407,479	36,970,507	31,533,534	26,096,562	20,659,590	15,222,618	9,785,646	4,348,674	
2 Typology 1 [Scenario 2]	582	€44,250,867	65,303,538	59,521,079	53,738,620	47,956,162	42,173,607	36,335,263	30,496,956	24,658,649	18,820,342	12,982,035	7,143,728	
3 Typology 1 [Scenario 3]	593	€44,250,867	66,347,209	60,600,235	54,853,260	49,106,284	43,359,309	37,579,872	31,777,183	25,974,494	20,169,933	14,365,372	8,560,811	
4 Typology 2 [Scenario 1]	84	€3,123,049	3,608,719	2,752,719	1,897,265	1,020,140	553,015	725,006	1,605,362	2,490,770	3,393,814	4,288,857	5,183,901	
5 Typology 2 [Scenario 2]	86	€3,123,049	4,080,664	3,206,362	2,329,916	1,444,856	559,797	330,225	1,228,789	2,134,613	3,048,167	3,961,721	4,875,275	
6 Typology 2 [Scenario 3]	87	€3,123,049	4,471,588	3,586,600	2,701,612	1,807,051	910,516	13,981	896,020	1,808,479	2,733,876	3,659,271	4,584,668	
7 Typology 3 [Scenario 1]	184	€6,530,619	2,300,303	3,822,894	5,370,641	6,918,388	8,466,135	10,013,881	11,561,629	13,109,376	14,657,123	16,204,869	17,752,617	
8 Typology 3 [Scenario 2]	187	€6,530,619	1,492,488	3,042,255	4,605,854	6,181,547	7,757,239	9,332,931	10,908,625	12,484,317	14,060,010	15,635,703	17,211,395	
9 Typology 3 [Scenario 3]	192	€6,530,619	615,419	2,204,631	3,794,985	5,410,977	7,026,969	8,642,961	10,258,953	11,874,945	13,490,937	15,106,929	16,722,921	
10 Typology 4 [Scenario 1]	134	€5,709,677	2,432,222	1,263,714	95,206	1,089,679	2,276,016	3,476,964	4,663,175	5,859,366	7,045,556	8,231,746	9,417,937	
11 Typology 4 [Scenario 2]	137	€5,709,677	3,087,046	1,891,640	896,236	508,785	1,720,430	2,940,160	4,174,107	5,408,054	6,642,001	7,875,949	9,109,896	
12 Typology 4 [Scenario 3]	139	€5,709,677	3,693,851	2,479,688	1,264,343	49,589	1,162,944	2,416,233	3,668,085	4,921,998	6,175,912	7,429,826	8,683,739	
13 Typology 5 [Scenario 1]	875	€37,717,916	42,863,020	37,260,418	31,657,816	26,055,215	20,417,442	14,747,539	9,077,635	3,368,771	2,417,490	8,279,243	14,211,276	
14 Typology 5 [Scenario 2]	892	€37,717,916	45,874,213	40,159,317	34,444,421	28,729,525	23,014,571	17,230,621	11,447,070	5,657,497	211,160	6,166,142	12,208,828	
15 Typology 5 [Scenario 3]	908	€37,717,916	48,766,237	42,977,132	37,161,627	31,346,121	25,530,615	19,679,892	13,794,121	7,908,350	1,966,648	4,063,463	10,180,337	
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	€139,706,309	71,123,395	57,404,565	43,497,141	29,333,883	14,805,326	290,884	16,527,546	33,519,679	51,006,435	69,112,997	87,506,717	
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	€139,706,309	78,295,248	64,395,723	50,316,631	36,016,361	21,395,130	6,292,111	9,729,341	26,847,080	44,483,950	62,728,457	81,491,629	
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	€139,706,309	85,265,268	71,178,905	56,941,932	42,505,607	27,783,655	12,640,813	3,203,426	20,307,463	38,084,433	56,452,335	75,461,296	
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	€139,706,309	25,745,915	11,546,913	3,174,530	18,783,711	34,903,022	51,399,377	68,386,220	85,826,350	103,284,009	120,741,668	138,199,327	
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	€139,706,309	33,097,936	18,628,581	4,124,242	11,347,696	27,600,056	44,279,859	61,395,968	79,065,067	96,869,506	114,673,925	132,478,344	
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	€139,706,309	40,281,729	25,920,209	11,168,142	4,177,051	20,473,793	37,271,189	54,541,861	72,358,685	90,501,109	108,645,533	126,789,957	
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	€139,706,309	144,735,588	120,788,806	96,595,368	72,061,787	47,045,725	21,285,859	5,752,994	35,322,223	69,391,499	107,106,007	146,777,018	
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	€139,706,309	157,204,019	132,887,204	108,363,780	83,537,351	58,277,832	32,396,375	5,492,789	23,526,740	56,239,505	93,894,954	133,974,578	
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	€139,706,309	169,399,038	144,731,876	119,885,058	94,755,163	69,252,124	43,199,014	16,281,718	12,288,696	43,978,328	81,015,761	121,211,114	
25 Typology 7 - [Scenario 1]	528	€25,349,425	61,350,912	56,321,050	51,291,198	46,261,325	41,205,100	36,131,565	31,058,300	25,984,496	20,892,051	15,762,663	10,633,276	
26 Typology 7 - [Scenario 2]	538	€25,349,425	63,692,674	58,587,627	53,482,580	48,377,533	43,269,903	38,120,293	32,970,683	27,821,071	22,671,461	17,466,731	12,262,259	
27 Typology 7 - [Scenario 3]	550	€25,349,425	66,186,355	60,995,402	55,804,449	50,613,495	45,422,542	40,207,194	34,970,696	29,734,199	24,497,701	19,229,684	13,935,211	
28 Typology 8 - Opt 1 [Scenario 1]	126	€2,275,759	21,493,384	19,627,462	18,161,539	16,495,616	14,829,693	13,163,770	11,497,847	9,831,925	8,158,358	6,476,054	4,793,751	
29 Typology 8 - Opt 1 [Scenario 2]	127	€2,275,759	22,082,179	20,402,228	18,722,305	17,041,842	15,361,648	13,681,454	12,001,262	10,321,068	8,639,922	6,943,142	5,246,361	
30 Typology 8 - Opt 1 [Scenario 3]	130	€2,275,759	22,872,741	21,169,351	19,458,429	17,747,508	16,036,588	14,325,667	12,614,746	10,903,825	9,192,904	7,470,412	5,742,538	
31 Typology 8 - Opt 2 [Scenario 1]	208	€2,275,759	31,770,631	29,363,689	26,956,708	24,549,748	22,142,784	19,735,822	17,328,861	14,921,899	12,506,946	10,076,396	7,645,847	
32 Typology 8 - Opt 2 [Scenario 2]	211	€2,275,759	32,763,670	30,327,663	27,891,655	25,455,649	23,019,641	20,583,635	18,147,627	15,711,621	13,275,613	10,817,531	8,357,554	
33 Typology 8 - Opt 2 [Scenario 3]	217	€2,275,759	34,063,613	31,582,309	29,092,323	26,603,332	24,114,151	21,624,765	19,135,379	16,645,993	14,156,607	11,653,973	9,139,999	
34 Typology 9 [Scenario 1]	605	€29,900,943	82,353,814	76,699,144	71,020,625	65,330,166	59,639,707	53,949,249	48,258,789	42,568,331	36,846,053	31,106,216	25,366,378	
35 Typology 9 [Scenario 2]	617	€29,900,943	85,040,896	79,297,768	73,554,639	67,776,324	61,996,500	56,216,676	50,436,853	44,657,029	38,868,204	33,037,956	27,207,708	
36 Typology 9 [Scenario 3]	630	€29,900,943	87,760,729	81,927,580	76,095,032	70,251,116	64,380,767	58,510,316	52,639,866	46,769,415	40,898,965	34,990,760	29,068,833	
37 Typology 10 [Scenario 1]	200	€8,534,096	29,524,311	27,189,646	24,854,980	22,520,315	20,185,650	17,850,985	15,516,319	13,177,665	10,820,055	8,462,505	6,104,955	
38 Typology 10 [Scenario 2]	205	€8,534,096	30,728,015	28,345,994	26,063,974	23,781,953	21,493,931	19,207,913	16,913,893	14,625,872	12,338,854	10,048,841	7,758,823	
39 Typology 10 [Scenario 3]	209	€8,534,096	31,792,705	29,374,902	26,957,098	24,539,295	22,121,493	19,703,690	17,285,887	14,868,083	12,442,001	10,000,312	7,588,623	
40 Typology 11 [Scenario 1]	1,320	€58,617,347	138,941,801	128,476,714	118,000,842	107,524,971	97,006,631	86,472,027	75,900,706	65,271,064	54,578,331	43,777,015	32,830,893	
41 Typology 11 [Scenario 2]	1,346	€58,617,347	143,846,926	133,226,357	122,560,244	111,894,131	101,219,070	90,492,686	79,753,849	68,955,129	58,093,600	47,146,216	36,060,674	
42 Typology 11 [Scenario 3]	1,374	€58,617,347	148,798,576	137,987,283	127,156,350	116,295,125	105,433,901	94,535,125	83,612,067	72,636,422	61,610,411	50,497,976	39,262,315	
43 Typology 12 [Scenario 1]	233	€10,430,562	24,673,221	22,369,223	20,065,244	17,761,267	15,438,477	13,122,346	10,786,215	8,460,083	6,133,952	3,799,299	1,442,510	
44 Typology 13 [Scenario 2]	238	€10,430,562	25,732,496	23,390,134	21,047,772	18,705,409	16,354,755	13,989,768	11,624,781	9,259,795	6,894,808	4,529,621	2,135,027	
45 Typology 13 [Scenario 3]	244	€10,430,562	26,846,367	24,461,020	22,075,674	19,690,328	17,304,982	14,898,598	12,490,113	10,081,629	7,673,144	5,264,659	2,835,673	
46 Typology 14 [Scenario 1]	82	€3,160,776	10,826,516	9,760,025	8,693,534	7,627,043	6,559,913	5,474,087	4,397,262	3,320,436	2,243,611	1,156,850	65,839	
47 Typology 14 [Scenario 2]	84	€3,160,776	11,359,951	10,272,192	9,184,432	8,096,673	7,004,382	5,906,036	4,807,890	3,709,345	2,610,999	1,507,470	394,633	
48 Typology 14 [Scenario 3]	85	€3,160,776	11,805,981	10,705,230	9,604,478	8,503,726	7,402,975	6,292,172	5,180,664	4,069,154	2,957,644	1,845,772	719,577	
49 Typology 15 [Scenario 1]	108	€6,195,121	3,783,067	2,494,815	1,206,563	62,937	1,390,845	2,702,672	4,032,316	5,361,959	6,691,603	8,021,245	9,350,888	
50 Typology 15 [Scenario 2]	110	€6,195,121	4,386,061	3,085,119	1,775,849	466,577	855,552	2,184,800	3,531,636	4,883,172	6,234,508	7,585,643	8,937,179	
51 Typology 15 [Scenario 3]	113	€6,195,121	5,058,276	3,739,108	2,402,676	1,068,075	274,655	1,631,651	2,997,664	4,377,408	5,758,953	7,136,497	8,516,042	
52 Typology 16 [Scenario 1]	669	€42,101,539	78,097,441	69,657,515	63,618,369	57,378,662	51,101,506	44,807,860	38,514,213	32,220,565	25,900,078	19,537,170	13,174,263	
53 Typology 16 [Scenario 2]	681	€42,101,539	79,939,604	72,613,127	66,286,588	59,960,172	53,625,538	47,243,888	40,862,237	34,480,586	28,098,936	21,646,296	15,196,204	
54 Typology 16 [Scenario 3]	695	€42,101,539	81,912,510	75,486,173	69,059,836	62,633,498	56,207,161	49,745,713	43,283,040	36,780,367	30,297,693	23,772,656	17,218,218	
55 Typology 17 [Scenario 1]	794	€49,308,109	91,854,548	84,779,018	77,658,296	70,534,041	63,399,311	56,215,699	49,032,088	41,848,467	34,636,925	27,378,743	20,120,561	
56 Typology 17 [Scenario 2]	809	€49,308,109	95,145,463	87,960,456	80,781,749	73,527,520	66,292,751	59,019,269	51,723,761	44,428,254	37,132,746	29,764,318	22,392,803	
57 Typology 17 [Scenario 3]	826	€49,308,109	98,550,852	91,231,898	83,912,745	76,580,193	69,190,423	61,812,512	54,380,214	46,947,916	39,515,618	32,038,081	24,528,067	
58 Typology 18 [Scenario 1]	194	€10,114,484	26,274,472	24,377,263	22,480,056	20,582,848								

Table 6.14.1 (continued): Appraisal results with First Homes – 65% Social Rent, 10% Shared Ownership and 25% First Homes (30% discount to market value)

BLV 2 (Secondary industrial)

NEWHAM LOCAL PLAN VIABILITY TESTING		AH tenure		Rented 65%		SO 10%		Frst Hms 25%		Residual land values									
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£5,275,753																	
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 Typology 1 [Scenario 1]	570	£36,930,268	58,668,980	53,273,792	47,844,452	42,407,479	36,970,507	31,533,534	26,096,562	20,659,590	15,222,618	9,785,646	4,348,674						
2 Typology 1 [Scenario 2]	582	£36,930,268	65,303,538	59,921,079	53,738,620	47,956,163	42,173,607	36,335,283	30,496,958	24,658,634	18,787,656	12,880,585	6,971,028						
3 Typology 1 [Scenario 3]	593	£36,930,268	66,347,209	60,600,235	54,853,260	49,106,284	43,359,309	37,579,872	31,777,163	25,974,494	20,161,933	14,290,779	8,419,625						
4 Typology 2 [Scenario 1]	84	£2,606,391	3,608,719	2,752,719	1,887,265	1,020,140	153,015	725,008	1,605,362	2,498,770	3,393,814	4,288,857	5,183,901						
5 Typology 2 [Scenario 2]	86	£2,606,391	4,080,664	3,206,982	2,329,918	1,444,856	559,797	330,225	1,228,789	2,134,613	3,048,167	3,961,721	4,875,275						
6 Typology 2 [Scenario 3]	87	£2,606,391	4,471,588	3,586,600	2,701,612	1,807,051	910,516	13,981	886,020	1,800,479	2,733,876	3,659,271	4,584,688						
7 Typology 3 [Scenario 1]	184	£5,450,232	2,300,303	3,822,894	5,370,641	6,918,388	8,466,135	10,013,881	11,561,629	13,109,376	14,657,123	16,204,869	17,752,617						
8 Typology 3 [Scenario 2]	187	£5,450,232	1,492,468	3,042,255	4,605,854	6,181,547	7,757,239	9,332,931	10,908,625	12,484,317	14,060,010	15,635,703	17,211,395						
9 Typology 3 [Scenario 3]	192	£5,450,232	615,419	2,204,831	3,794,985	5,410,977	7,026,969	8,642,961	10,258,953	11,874,945	13,490,937	15,106,929	16,722,921						
10 Typology 4 [Scenario 1]	134	£4,765,102	2,432,222	1,263,714	95,206	1,059,679	2,276,016	3,476,964	4,683,175	5,889,386	7,095,556	8,301,746	9,507,937						
11 Typology 4 [Scenario 2]	137	£4,765,102	3,087,046	1,891,640	696,236	506,785	1,720,430	2,940,160	4,174,107	5,408,054	6,642,001	7,875,949	9,109,896						
12 Typology 4 [Scenario 3]	139	£4,765,102	3,693,851	2,479,098	1,264,343	49,589	1,162,944	2,416,233	3,668,085	4,921,998	6,175,912	7,429,826	8,683,739						
13 Typology 5 [Scenario 1]	875	£31,478,089	42,863,020	37,260,418	31,657,816	26,055,215	20,417,442	14,747,539	9,077,835	3,368,771	2,417,493	8,279,243	14,211,276						
14 Typology 5 [Scenario 2]	892	£31,478,089	45,874,213	40,159,317	34,444,421	28,729,525	23,014,571	17,230,821	11,447,070	5,657,497	211,160	6,166,142	12,208,828						
15 Typology 5 [Scenario 3]	908	£31,478,089	48,766,237	42,977,132	37,161,627	31,346,121	25,530,615	19,679,892	13,794,121	7,908,350	1,966,648	4,063,463	10,180,337						
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	71,123,395	57,404,565	43,497,141	29,333,893	14,605,326	290,884	16,527,546	33,519,679	51,006,435	69,112,997	87,506,717						
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	78,295,248	64,395,723	50,316,631	36,016,361	21,395,130	6,292,111	9,729,341	26,847,090	44,483,850	62,728,457	81,491,629						
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	85,265,268	71,176,905	56,941,932	42,505,807	27,783,655	12,640,613	3,203,426	20,307,463	38,004,433	56,452,335	75,461,296						
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	25,745,915	11,546,913	3,174,530	18,783,711	34,903,022	51,399,377	68,386,220	85,826,350	103,284,009	120,741,668	138,199,327						
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	33,097,936	18,828,581	4,124,242	11,347,896	27,800,036	44,279,859	61,395,988	79,065,087	96,869,506	114,673,925	132,478,344						
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	40,281,729	25,920,209	11,168,142	4,177,061	20,473,793	37,271,189	54,541,861	72,356,685	90,501,109	108,645,533	126,789,957						
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	144,735,655	120,783,806	96,595,368	72,061,787	47,045,725	21,285,859	5,752,994	35,322,223	69,391,499	107,106,007	146,777,018						
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	157,204,019	132,887,204	108,363,780	83,537,351	58,277,832	32,396,375	5,492,789	23,526,740	56,239,505	93,694,954	133,974,578						
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	169,399,038	144,731,876	119,865,058	94,755,163	69,252,124	43,199,014	16,261,718	12,288,696	49,978,328	81,015,761	121,211,114						
25 Typology 7 - [Scenario 1]	528	£21,155,768	61,350,912	56,321,050	51,291,188	46,261,325	41,205,100	36,131,585	31,058,030	25,984,496	20,892,051	15,762,863	10,633,276						
26 Typology 7 - [Scenario 2]	538	£21,155,768	63,692,674	58,587,627	53,482,580	48,377,533	43,269,903	38,120,293	32,970,683	27,821,071	22,671,461	17,468,731	12,262,259						
27 Typology 7 - [Scenario 3]	550	£21,155,768	66,186,355	60,995,402	55,804,449	50,613,495	45,422,542	40,207,194	34,970,696	29,734,199	24,497,701	19,229,694	13,935,211						
28 Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	21,493,384	19,827,462	18,161,539	16,495,616	14,829,693	13,163,770	11,497,847	9,831,925	8,158,558	6,476,054	4,793,751						
29 Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	22,082,179	20,402,228	18,722,035	17,041,842	15,361,648	13,681,454	12,001,262	10,321,068	8,639,922	6,945,142	5,246,361						
30 Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	22,672,741	21,169,351	19,458,429	17,747,508	16,036,588	14,325,867	12,614,746	10,903,825	9,192,904	7,470,412	5,742,538						
31 Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	31,770,631	29,363,668	26,956,708	24,549,748	22,142,784	19,735,822	17,328,861	14,921,899	12,506,946	10,076,396	7,645,847						
32 Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	32,763,670	30,327,663	27,921,655	25,455,649	23,019,641	20,583,635	18,147,627	15,711,621	13,275,613	10,817,531	8,357,554						
33 Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	34,063,613	31,582,309	29,092,923	26,603,537	24,114,151	21,624,765	19,135,379	16,645,993	14,156,607	11,653,973	9,139,999						
34 Typology 9 [Scenario 1]	605	£24,954,309	82,353,814	76,699,144	71,020,625	65,330,166	59,639,707	53,949,249	48,258,789	42,568,331	36,846,053	31,106,216	25,366,378						
35 Typology 9 [Scenario 2]	617	£24,954,309	85,040,896	79,297,768	73,554,639	67,776,324	61,996,500	56,216,676	50,436,853	44,657,029	38,868,204	33,037,956	27,207,708						
36 Typology 9 [Scenario 3]	630	£24,954,309	87,760,729	81,927,880	76,095,032	70,251,218	64,380,767	58,510,316	52,639,866	46,769,415	40,898,965	34,990,760	29,085,833						
37 Typology 10 [Scenario 1]	200	£7,122,266	29,524,311	27,189,648	24,854,980	22,520,315	20,185,650	17,850,985	15,518,319	13,177,605	10,820,055	8,462,505	6,104,955						
38 Typology 10 [Scenario 2]	205	£7,122,266	30,728,015	28,345,994	25,963,974	23,581,953	21,199,933	18,817,913	16,435,893	14,053,872	11,654,124	9,248,661	6,843,199						
39 Typology 10 [Scenario 3]	209	£7,122,266	31,792,705	29,374,902	26,957,998	24,539,295	22,121,493	19,703,690	17,285,887	14,868,083	12,442,001	10,000,312	7,558,623						
40 Typology 11 [Scenario 1]	1,320	£48,920,043	138,941,801	128,476,714	118,000,842	107,524,971	97,006,631	86,472,027	75,890,706	65,271,084	54,578,331	43,777,015	32,830,893						
41 Typology 11 [Scenario 2]	1,346	£48,920,043	143,846,926	133,226,357	122,560,244	111,894,131	101,219,070	90,492,688	79,753,849	68,955,129	58,093,600	47,146,216	36,060,674						
42 Typology 11 [Scenario 3]	1,374	£48,920,043	148,798,756	137,987,283	127,156,350	116,295,125	105,433,901	94,535,125	83,612,067	72,636,422	61,610,411	50,497,976	39,242,315						
43 Typology 12 [Scenario 1]	233	£8,704,992	24,673,201	22,369,223	20,065,244	17,761,267	15,438,477	13,112,346	10,786,215	8,460,083	6,133,952	3,799,299	1,442,510						
44 Typology 12 [Scenario 2]	238	£8,704,992	25,732,496	23,390,134	21,047,772	18,705,409	16,354,755	13,989,768	11,624,781	9,259,785	6,894,808	4,529,821	2,135,027						
45 Typology 12 [Scenario 3]	244	£8,704,992	26,846,367	24,461,020	22,075,674	19,690,328	17,304,982	14,898,598	12,490,113	10,081,629	7,673,144	5,264,659	2,835,673						
46 Typology 14 [Scenario 1]	82	£2,637,876	10,826,516	9,780,025	8,693,534	7,627,943	6,550,913	5,474,087	4,397,262	3,320,436	2,243,611	1,156,850	65,639						
47 Typology 14 [Scenario 2]	84	£2,637,876	11,359,951	10,272,192	9,184,432	8,096,673	7,004,362	5,906,306	4,807,690	3,709,345	2,610,999	1,507,470	394,633						
48 Typology 14 [Scenario 3]	85	£2,637,876	11,805,981	10,705,230	9,604,478	8,503,726	7,402,975	6,292,172	5,180,684	4,069,154	2,957,644	1,845,772	719,577						
49 Typology 15 [Scenario 1]	108	£5,170,237	3,783,067	2,494,815	1,206,563	62,937	1,390,845	2,702,672	4,032,316	5,361,959	6,691,603	8,021,245	9,350,889						
50 Typology 15 [Scenario 2]	110	£5,170,237	4,388,061	3,085,119	1,775,849	466,577	855,552	2,184,800	3,531,638	4,883,172	6,234,508	7,585,643	8,937,179						
51 Typology 15 [Scenario 3]	113	£5,170,237	5,058,276	3,739,108	2,402,678	1,066,075	2,744,651	4,031,651	5,321,651	6,612,651	7,903,651	9,194,651	10,485,651						
52 Typology 16 [Scenario 1]	669	£35,136,512	76,097,441	69,857,915	63,616,389	57,376,862	51,101,508	44,807,860	38,514,213	32,220,565	25,900,078	19,537,170	13,174,283						
53 Typology 16 [Scenario 2]	681	£35,136,512	78,939,604	72,613,127	66,266,648	59,960,170	53,625,538	47,243,888	40,862,237	34,480,586	28,098,936	21,648,296	15,196,204						
54 Typology 16 [Scenario 3]	695	£35,136,512	81,912,510	75,486,173	69,059,836	62,633,498	56,207,161	49,745,713	43,263,040	36,780,367	30,297,693	23,772,656	17,218,216						
55 Typology 17 [Scenario 1]	794	£41,150,870	91,854,548	84,779,018	77,658,295	70,534,404	63,399,311	56,215,699	49,032,088	41,848,476	34,636,925	27,378,743	20,120,581						
56 Typology 17 [Scenario 2]	809	£41,150,870	95,145,463	87,960,456	80,761,749	73,527,250	66,292,751	59,019,269	51,723,761	44,428,254	37,132,746	29,764,318	22,392,803						
57 Typology 17 [Scenario 3]	826	£41,150,870	98,550,652	91,231,698	83,912,745	76,560,193	69,190,423	61,812,512	54,380,214	46,947,916	39,515,618	32,038,081	24,528,067						
58 Typology 18 [Scenario 1]	194	£8,441,204	26,274,472	24,377,263	22,48														

Table 6.14.1 (continued): Appraisal results with First Homes – 65% Social Rent, 10% Shared Ownership and 25% First Homes (30% discount to market value)

BLV 3 (Cleared/undeveloped land)

NEWHAM LOCAL PLAN VIABILITY TESTING			AH tenure										SO 10% Frst Hms 25%												
BENCHMARK LAND VALUE 3 (CLEARED/UNDEVELOPED SITE)			Rented 65%										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	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Typology 1 [Scenario 1]	570	£3,500,000	58,668,980	53,278,792	47,844,452	42,407,479	36,970,507	31,533,534	26,096,562	20,659,590	15,222,618	9,785,646	4,348,674	58,668,980	53,278,792	47,844,452	42,407,479	36,970,507	31,533,534	26,096,562	20,659,590	15,222,618	9,785,646	4,348,674	4,017,994
2 Typology 1 [Scenario 2]	582	£3,500,000	65,303,538	59,921,079	53,738,620	47,955,162	42,173,607	36,335,283	30,496,958	24,658,634	18,737,856	12,800,585	6,971,028	65,303,538	59,921,079	53,738,620	47,955,162	42,173,607	36,335,283	30,496,958	24,658,634	18,737,856	12,800,585	6,971,028	6,971,028
3 Typology 1 [Scenario 3]	593	£3,500,000	66,347,209	60,600,233	54,853,260	49,106,284	43,359,309	37,579,872	31,777,183	25,974,494	20,161,933	14,290,779	8,419,625	66,347,209	60,600,233	54,853,260	49,106,284	43,359,309	37,579,872	31,777,183	25,974,494	20,161,933	14,290,779	8,419,625	8,419,625
4 Typology 2 [Scenario 1]	84	£247,016	3,608,719	2,752,719	1,887,265	1,020,140	153,015	725,008	1,605,362	2,488,770	3,393,814	4,288,857	5,183,901	3,608,719	2,752,719	1,887,265	1,020,140	153,015	725,008	1,605,362	2,488,770	3,393,814	4,288,857	5,183,901	5,183,901
5 Typology 2 [Scenario 2]	86	£247,016	4,080,664	3,206,982	2,329,916	1,444,856	559,797	330,225	1,228,789	2,134,613	3,048,167	3,961,721	4,875,275	4,080,664	3,206,982	2,329,916	1,444,856	559,797	330,225	1,228,789	2,134,613	3,048,167	3,961,721	4,875,275	4,875,275
6 Typology 2 [Scenario 3]	87	£247,016	4,471,588	3,586,600	2,701,612	1,807,051	910,516	13,981	896,020	1,808,479	2,733,876	3,659,271	4,584,668	4,471,588	3,586,600	2,701,612	1,807,051	910,516	13,981	896,020	1,808,479	2,733,876	3,659,271	4,584,668	4,584,668
7 Typology 3 [Scenario 1]	184	£516,536	2,300,303	3,622,894	5,370,641	6,818,388	8,468,135	10,013,881	11,561,629	13,109,376	14,657,123	16,204,869	17,752,617	2,300,303	3,622,894	5,370,641	6,818,388	8,468,135	10,013,881	11,561,629	13,109,376	14,657,123	16,204,869	17,752,617	17,752,617
8 Typology 3 [Scenario 2]	187	£516,536	1,492,488	3,042,255	4,605,854	6,161,547	7,757,239	9,332,931	10,908,625	12,484,317	14,060,010	15,635,703	17,211,395	1,492,488	3,042,255	4,605,854	6,161,547	7,757,239	9,332,931	10,908,625	12,484,317	14,060,010	15,635,703	17,211,395	17,211,395
9 Typology 3 [Scenario 3]	192	£516,536	615,419	2,204,831	3,794,985	5,410,977	7,026,969	8,642,961	10,258,953	11,874,945	13,490,937	15,106,929	16,722,921	615,419	2,204,831	3,794,985	5,410,977	7,026,969	8,642,961	10,258,953	11,874,945	13,490,937	15,106,929	16,722,921	16,722,921
10 Typology 4 [Scenario 1]	134	£451,604	2,432,222	1,263,714	95,206	1,089,679	2,276,016	3,476,984	4,683,175	5,889,366	7,095,556	8,301,746	9,507,937	2,432,222	1,263,714	95,206	1,089,679	2,276,016	3,476,984	4,683,175	5,889,366	7,095,556	8,301,746	9,507,937	9,507,937
11 Typology 4 [Scenario 2]	137	£451,604	3,087,046	1,891,640	696,236	506,785	1,720,430	2,940,160	4,174,107	5,408,054	6,642,001	7,875,948	9,109,896	3,087,046	1,891,640	696,236	506,785	1,720,430	2,940,160	4,174,107	5,408,054	6,642,001	7,875,948	9,109,896	9,109,896
12 Typology 4 [Scenario 3]	139	£451,604	3,693,851	2,479,098	1,264,343	49,589	1,182,944	2,416,233	3,668,085	4,921,988	6,175,912	7,429,826	8,683,739	3,693,851	2,479,098	1,264,343	49,589	1,182,944	2,416,233	3,668,085	4,921,988	6,175,912	7,429,826	8,683,739	8,683,739
13 Typology 5 [Scenario 1]	875	£2,983,280	42,863,020	37,280,418	31,657,816	26,055,215	20,417,442	14,747,539	9,077,635	3,368,771	2,417,493	8,279,243	14,211,278	42,863,020	37,280,418	31,657,816	26,055,215	20,417,442	14,747,539	9,077,635	3,368,771	2,417,493	8,279,243	14,211,278	14,211,278
14 Typology 5 [Scenario 2]	892	£2,983,280	45,764,213	40,159,317	34,444,421	28,729,525	23,014,571	17,230,621	11,447,070	5,657,497	211,160	6,166,142	12,208,828	45,764,213	40,159,317	34,444,421	28,729,525	23,014,571	17,230,621	11,447,070	5,657,497	211,160	6,166,142	12,208,828	12,208,828
15 Typology 5 [Scenario 3]	908	£2,983,280	48,766,237	42,977,132	37,161,627	31,346,121	25,530,615	19,679,892	13,794,121	7,908,350	1,966,648	4,063,463	10,180,337	48,766,237	42,977,132	37,161,627	31,346,121	25,530,615	19,679,892	13,794,121	7,908,350	1,966,648	4,063,463	10,180,337	10,180,337
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	71,123,395	57,404,565	43,497,141	29,333,893	14,805,326	290,684	16,527,546	33,519,679	51,006,435	69,112,997	87,506,717	71,123,395	57,404,565	43,497,141	29,333,893	14,805,326	290,684	16,527,546	33,519,679	51,006,435	69,112,997	87,506,717	87,506,717
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	78,295,248	64,395,723	50,316,631	36,016,361	21,395,130	6,292,111	9,729,341	26,847,080	44,483,950	62,728,457	81,491,629	78,295,248	64,395,723	50,316,631	36,016,361	21,395,130	6,292,111	9,729,341	26,847,080	44,483,950	62,728,457	81,491,629	81,491,629
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	85,265,268	71,178,905	56,941,932	42,505,607	27,783,655	12,640,813	3,203,426	20,307,463	36,054,433	56,452,335	75,461,296	85,265,268	71,178,905	56,941,932	42,505,607	27,783,655	12,640,813	3,203,426	20,307,463	36,054,433	56,452,335	75,461,296	75,461,296
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	25,745,915	11,546,913	3,174,530	18,783,711	34,903,022	51,399,377	68,386,220	85,826,350	103,284,009	120,741,668	138,199,327	25,745,915	11,546,913	3,174,530	18,783,711	34,903,022	51,399,377	68,386,220	85,826,350	103,284,009	120,741,668	138,199,327	138,199,327
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	33,097,936	18,828,581	4,124,242	11,347,696	27,600,036	44,279,859	61,395,988	79,065,087	96,869,506	114,875,925	132,476,344	33,097,936	18,828,581	4,124,242	11,347,696	27,600,036	44,279,859	61,395,988	79,065,087	96,869,506	114,875,925	132,476,344	132,476,344
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	40,281,729	25,920,209	11,168,142	4,177,061	20,473,793	37,271,189	54,541,861	72,356,685	90,501,109	108,645,533	126,789,957	40,281,729	25,920,209	11,168,142	4,177,061	20,473,793	37,271,189	54,541,861	72,356,685	90,501,109	108,645,533	126,789,957	126,789,957
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	144,735,658	120,788,806	96,595,368	72,061,787	47,045,725	21,285,859	5,752,994	35,322,223	69,391,499	107,106,007	146,777,018	144,735,658	120,788,806	96,595,368	72,061,787	47,045,725	21,285,859	5,752,994	35,322,223	69,391,499	107,106,007	146,777,018	146,777,018
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	157,204,019	132,867,204	108,363,780	83,537,351	58,277,832	32,396,375	5,492,789	23,526,740	56,239,505	93,894,954	133,974,578	157,204,019	132,867,204	108,363,780	83,537,351	58,277,832	32,396,375	5,492,789	23,526,740	56,239,505	93,894,954	133,974,578	133,974,578
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	169,399,038	144,731,676	119,885,058	94,755,163	69,252,124	43,199,014	16,281,718	12,288,696	43,978,328	81,015,761	121,211,114	169,399,038	144,731,676	119,885,058	94,755,163	69,252,124	43,199,014	16,281,718	12,288,696	43,978,328	81,015,761	121,211,114	121,211,114
25 Typology 7 - [Scenario 1]	528	£2,005,000	61,350,912	56,321,050	51,291,188	46,261,325	41,205,100	36,131,565	31,058,030	25,984,496	20,892,051	15,762,663	10,633,278	61,350,912	56,321,050	51,291,188	46,261,325	41,205,100	36,131,565	31,058,030	25,984,496	20,892,051	15,762,663	10,633,278	10,633,278
26 Typology 7 - [Scenario 2]	538	£2,005,000	63,692,674	58,672,627	53,642,580	48,612,533	43,582,486	38,552,439	33,522,392	28,492,345	23,462,298	18,432,251	13,402,204	63,692,674	58,672,627	53,642,580	48,612,533	43,582,486	38,552,439	33,522,392	28,492,345	23,462,298	18,432,251	13,402,204	13,402,204
27 Typology 7 - [Scenario 3]	550	£2,005,000	66,186,355	60,995,402	55,804,449	50,613,495	45,422,542	40,207,194	34,970,696	29,734,199	24,497,701	19,229,694	13,935,211	66,186,355	60,995,402	55,804,449	50,613,495	45,422,542	40,207,194	34,970,696	29,734,199	24,497,701	19,229,694	13,935,211	13,935,211
28 Typology 8 - Opt 1 [Scenario 1]	126	£180,000	21,493,384	19,827,462	18,161,539	16,495,616	14,829,693	13,163,770	11,497,847	9,831,925	8,158,358	6,476,054	4,793,751	21,493,384	19,827,462	18,161,539	16,495,616	14,829,693	13,163,770	11,497,847	9,831,925	8,158,358	6,476,054	4,793,751	4,793,751
29 Typology 8 - Opt 1 [Scenario 2]	127	£180,000	22,082,179	20,402,228	18,722,035	17,041,842	15,361,648	13,681,454	12,001,262	10,321,068	8,639,922	6,943,142	5,246,361	22,082,179	20,402,228	18,722,035	17,041,842	15,361,648	13,681,454	12,001,262	10,3				

Table 6.14.2: Appraisal results with First Homes – 60% Social Rent, 15% Shared Ownership and 25% First Homes (30% discount to market value)

BLV 1 (Secondary offices)

NEWHAM LOCAL PLAN VIABILITY TESTING		BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		€6,321,552 PER HA		AH tenure	Rented 60%	SO 15%	First Hms 25%	Incorporating infrastructure costs					
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 Typology 1 [Scenario 1]	570	€44,250,867	59,668,900	53,541,522	48,378,390	43,208,367	38,038,363	32,868,360	27,698,376	22,487,482	17,261,935	12,036,390	6,774,415		
2 Typology 1 [Scenario 2]	582	€44,250,867	65,303,538	59,797,255	54,290,971	48,784,688	43,278,405	37,738,429	32,180,735	26,623,040	21,065,345	15,446,948	9,825,028		
3 Typology 1 [Scenario 3]	593	€44,250,867	68,347,209	60,870,239	55,393,267	49,916,296	44,439,325	38,951,683	33,423,333	27,895,001	22,366,671	16,799,791	11,207,417		
4 Typology 2 [Scenario 1]	84	€3,123,049	3,608,719	2,791,215	1,965,499	1,137,490	309,483	- 526,437	- 1,367,079	- 2,216,296	- 3,070,967	- 3,925,676	- 4,780,366		
5 Typology 2 [Scenario 2]	86	€3,123,049	4,080,664	3,245,507	2,408,210	1,582,297	716,384	- 131,505	- 990,325	- 1,851,923	- 2,725,092	- 3,598,283	- 4,471,433		
6 Typology 2 [Scenario 3]	87	€3,123,049	4,471,588	3,624,838	2,776,067	1,923,613	1,065,932	208,251	- 659,339	- 1,530,106	- 2,413,217	- 3,298,533	- 4,183,847		
7 Typology 3 [Scenario 1]	184	€6,530,619	2,300,303	- 3,751,485	- 5,226,171	- 6,701,683	- 8,177,195	- 9,652,707	- 11,128,219	- 12,603,730	- 14,079,243	- 15,554,755	- 17,030,266		
8 Typology 3 [Scenario 2]	187	€6,530,619	1,492,488	- 2,971,522	- 4,452,109	- 5,935,931	- 7,419,751	- 8,903,571	- 10,387,392	- 11,871,212	- 13,355,033	- 14,838,854	- 16,322,675		
9 Typology 3 [Scenario 3]	192	€6,530,619	615,419	- 2,133,699	- 3,615,377	- 5,097,055	- 6,578,733	- 8,060,411	- 9,542,089	- 11,023,767	- 12,505,445	- 13,987,123	- 15,468,801		
10 Typology 4 [Scenario 1]	134	€5,709,677	2,432,222	1,318,283	204,345	923,473	- 2,054,409	- 3,195,514	- 4,345,410	- 5,486,515	- 6,627,620	- 7,768,725	- 8,909,830		
11 Typology 4 [Scenario 2]	137	€5,709,677	3,067,046	1,946,200	805,354	340,610	- 1,496,863	- 2,637,916	- 3,778,969	- 4,919,022	- 6,059,075	- 7,200,128	- 8,341,181		
12 Typology 4 [Scenario 3]	139	€5,709,677	3,693,851	2,533,310	1,372,770	212,229	- 962,782	- 2,141,031	- 3,322,524	- 4,503,017	- 5,683,510	- 6,864,003	- 8,044,496		
13 Typology 5 [Scenario 1]	875	€37,717,916	42,863,020	37,518,192	32,173,364	26,828,537	21,483,710	16,057,168	10,649,190	5,231,758	255,879	- 5,823,343	- 11,465,811		
14 Typology 5 [Scenario 2]	892	€37,717,916	45,874,213	40,416,322	34,958,430	29,500,538	24,042,647	18,536,540	13,013,933	7,491,326	1,914,783	- 3,741,588	- 9,471,562		
15 Typology 5 [Scenario 3]	908	€37,717,916	48,766,237	43,232,887	37,673,135	32,113,384	26,553,633	20,979,261	15,353,364	9,727,468	4,079,997	- 1,650,698	- 7,456,378		
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	€139,706,309	71,123,395	58,011,420	44,738,583	31,241,514	17,424,431	3,147,590	12,040,076	- 28,145,958	- 44,674,615	- 61,759,219	- 79,330,761		
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	€139,706,309	78,295,248	64,994,452	51,540,468	37,995,545	23,963,797	9,635,143	5,396,813	- 21,552,636	- 38,263,123	- 55,500,264	- 73,338,334		
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	€139,706,309	85,265,268	71,775,277	58,147,514	44,355,296	30,310,129	15,912,248	977,639	- 15,054,508	- 31,938,632	- 49,318,148	- 67,340,101		
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	€139,706,309	25,745,915	11,991,999	- 1,816,883	- 16,632,604	- 31,989,135	- 47,674,474	- 63,803,193	- 80,394,435	- 97,076,106	- 113,757,776	- 130,439,448		
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	€139,706,309	33,097,936	19,460,042	5,429,128	- 9,269,289	- 24,740,469	- 40,590,510	- 56,862,956	- 73,649,410	- 90,680,161	- 107,710,912	- 124,741,663		
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	€139,706,309	40,281,729	26,535,524	12,450,291	- 2,142,792	- 17,623,485	- 33,851,479	- 50,058,691	- 66,968,155	- 84,331,807	- 101,705,068	- 119,078,329		
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	€139,706,309	144,735,658	121,833,851	98,702,975	75,288,631	51,459,787	27,018,547	1,609,591	- 25,861,306	- 56,705,651	- 91,963,752	- 129,486,998		
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	€139,706,309	157,204,019	133,921,005	110,448,093	86,717,385	62,633,113	38,011,667	12,564,080	- 14,481,394	- 44,366,418	- 79,120,268	- 116,732,340		
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	€139,706,309	169,399,038	145,754,204	121,945,728	97,897,098	73,534,322	48,704,052	23,171,608	- 3,578,890	- 32,820,436	- 66,557,353	- 104,128,480		
25 Typology 7 - [Scenario 1]	528	€25,349,425	61,350,912	56,565,766	51,760,621	46,995,475	42,199,760	37,374,890	32,550,020	27,725,150	22,900,260	18,036,725	13,160,011		
26 Typology 7 - [Scenario 2]	538	€25,349,425	63,692,674	58,831,526	53,970,378	49,109,230	44,248,082	39,359,464	34,457,688	29,555,911	24,654,134	19,735,196	14,780,594		
27 Typology 7 - [Scenario 3]	550	€25,349,425	66,186,355	61,239,113	56,291,872	51,344,630	46,397,389	41,445,413	36,456,558	31,467,705	26,478,852	21,489,988	16,451,570		
28 Typology 8 - Opt 1 [Scenario 1]	126	€2,275,759	21,493,384	19,045,515	18,315,645	16,726,775	15,137,907	13,549,037	11,960,167	10,371,297	8,782,428	7,180,723	5,576,716		
29 Typology 8 - Opt 1 [Scenario 2]	127	€2,275,759	22,082,179	20,478,454	18,874,487	17,270,518	15,666,551	14,062,583	12,458,615	10,854,647	9,250,680	7,642,720	6,020,917		
30 Typology 8 - Opt 1 [Scenario 3]	130	€2,275,759	22,872,741	21,245,603	19,610,932	17,976,263	16,341,594	14,706,925	13,072,255	11,437,586	9,802,917	8,167,250	6,517,357		
31 Typology 8 - Opt 2 [Scenario 1]	208	€2,275,759	31,770,631	29,478,205	27,185,777	24,893,350	22,600,924	20,308,496	18,016,069	15,723,642	13,431,215	11,123,841	8,809,674		
32 Typology 8 - Opt 2 [Scenario 2]	211	€2,275,759	32,763,670	30,441,434	28,119,199	25,796,964	23,474,729	21,152,493	18,830,258	16,508,022	14,185,786	11,857,598	9,513,629		
33 Typology 8 - Opt 2 [Scenario 3]	217	€2,275,759	34,063,613	31,696,568	29,321,440	26,946,313	24,571,186	22,196,058	19,820,931	17,445,803	15,070,676	12,695,548	10,301,020		
34 Typology 9 [Scenario 1]	605	€29,900,943	62,353,814	76,972,473	71,576,108	66,183,391	60,750,673	55,337,957	49,925,239	44,512,523	39,099,805	33,686,221	28,188,605		
35 Typology 9 [Scenario 2]	617	€29,900,943	85,040,896	79,570,398	74,099,899	68,607,420	63,104,629	57,601,937	52,099,045	46,596,253	41,093,462	35,571,473	30,022,726		
36 Typology 9 [Scenario 3]	630	€29,900,943	87,760,729	82,199,991	76,639,254	71,078,516	65,466,786	59,892,840	54,298,894	48,704,948	43,111,003	37,517,057	31,878,492		
37 Typology 10 [Scenario 1]	200	€8,534,096	29,524,311	27,300,524	25,076,737	22,852,949	20,629,162	18,405,375	16,181,587	13,957,800	11,721,391	9,476,509	7,231,628		
38 Typology 10 [Scenario 2]	205	€8,534,096	30,728,015	28,457,084	26,186,153	23,915,223	21,644,293	19,373,362	17,102,431	14,831,501	12,557,182	10,284,602	7,972,021		
39 Typology 10 [Scenario 3]	209	€8,534,096	31,792,705	29,485,695	27,178,626	24,871,568	22,564,547	20,257,507	17,950,468	15,643,429	13,336,390	11,013,270	8,684,132		
40 Typology 11 [Scenario 1]	1,320	€58,617,347	138,941,801	128,975,124	118,997,661	109,020,199	99,023,485	88,993,096	78,953,596	68,858,872	58,720,969	48,515,513	38,208,336		
41 Typology 11 [Scenario 2]	1,346	€58,617,347	143,846,926	133,720,888	123,554,292	113,385,204	103,216,115	93,006,749	82,783,179	72,518,571	62,219,667	51,852,344	41,383,355		
42 Typology 11 [Scenario 3]	1,374	€58,617,347	148,798,756	138,677,888	128,488,184	117,782,877	107,417,589	97,043,588	86,622,222	76,191,928	65,702,699	55,158,410	44,533,218		
43 Typology 12 [Scenario 1]	233	€10,430,562	24,673,201	22,477,453	20,281,706	18,085,958	15,878,386	13,682,232	11,448,077	9,228,922	7,013,768	4,797,613	2,580,010		
44 Typology 13 [Scenario 2]	238	€10,430,562	25,732,496	23,498,175	21,263,855	19,029,534	16,793,895	14,538,694	12,283,492	10,026,290	7,773,088	5,517,886	3,250,574		
45 Typology 13 [Scenario 3]	244	€10,430,562	26,846,367	24,569,149	22,291,932	20,014,714	17,737,497	15,447,964	13,149,353	10,850,742	8,552,131	6,253,519	3,952,120		
46 Typology 14 [Scenario 1]	82	€3,160,776	10,826,516	9,807,139	8,787,762	7,768,384	6,742,409	5,713,457	4,684,506	3,655,554	2,626,602	1,594,661	552,296		
47 Typology 14 [Scenario 2]	84	€3,160,776	11,359,951	10,319,358	9,278,766	8,238,174	7,196,094	6,145,677	5,095,259	4,044,842	2,994,425	1,944,007	881,641		
48 Typology 14 [Scenario 3]	85	€3,160,776	11,805,981	10,752,055	9,698,129	8,644,203	7,590,277	6,536,078	5,481,149	4,427,221	3,372,294	2,274,365	1,203,057		
49 Typology 15 [Scenario 1]	108	€6,195,121	3,783,067	2,553,614	1,324,159	94,706	- 1,152,062	- 2,400,275	- 3,688,371	- 4,937,357	- 6,206,343	- 7,475,328	- 8,744,314		
50 Typology 15 [Scenario 2]	110	€6,195,121	4,386,061	3,143,749	1,893,107	642,465	- 617,456	- 1,887,182	- 3,168,942	- 4,459,794	- 5,750,648	- 7,041,500	- 8,332,354		
51 Typology 15 [Scenario 3]	113	€6,195,121	5,058,276	3,796,973	2,520,273	1,242,470	- 35,874	- 1,333,175	- 2,633,922	- 3,952,810	- 5,271,698	- 6,590,585	- 7,909,473		
52 Typology 16 [Scenario 1]	689	€42,101,539	78,097,441	70,163,105	64,228,771	58,294,435	52,341,968	46,358,435	40,374,903	34,391,370	28,407,838	22,373,198	16,325,405		
53 Typology 16 [Scenario 2]	681	€42,101,539	78,939,604	72,917,001	66,894,396	60,871,791	54,849,188	48,787,772	42,714,898	36,642,024	30,569,150	24,472,086	18,333,749		
54 Typology 16 [Scenario 3]	695	€42,101,539	81,912,510	75,789,322	69,666,134	63,542,945	57,419,758	51,285,915	45,111,282	38,936,648	32,762,014	26,587,381	20,348,276		
55 Typology 17 [Scenario 1]	794	€49,308,109	91,854,548	85,121,454	78,353,500	71,577,212	64,800,924	57,981,753	51,151,352	44,320,951	37,490,550	30,608,684	23,709,606		
56 Typology 17 [Scenario 2]	809	€49,308,109	95,145,463	88,301,703	81,454,542	74,566,438	67,678,336	60,779,195	53,835,671	46,892,148	39,948,625	32,993,248	25,989,392		
57 Typology 17 [Scenario 3]	826	€49,308,109	98,500,652	91,572,268	84,593,884	77,597,318	70,573,256	63,549,194	56,487,930	49,406,917	42,325,906	35			

Table 6.14.2 (continued): Appraisal results with First Homes – 60% Social Rent, 15% Shared Ownership and 25% First Homes (30% discount to market value)

BLV 2 (Secondary industrial)

NEWHAM LOCAL PLAN VIABILITY TESTING		AH tenure												
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		Rented 60%					SO 15% Frst Hms 25%							
		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 Typology 1 [Scenario 1]	570	£36,930,268	58,668,900	53,541,522	48,378,390	43,206,367	38,034,343	32,862,319	27,690,295	22,518,271	17,346,247	12,174,223	7,002,199	
2 Typology 1 [Scenario 2]	582	£36,930,268	65,303,538	59,797,255	54,290,971	48,784,688	43,278,405	37,772,122	32,265,839	27,093,815	21,921,791	16,749,767	11,577,743	
3 Typology 1 [Scenario 3]	593	£36,930,268	66,347,209	60,870,239	55,393,267	49,916,295	44,439,323	38,962,351	33,485,379	28,008,407	22,531,435	17,054,463	11,577,743	
4 Typology 2 [Scenario 1]	84	£2,606,391	3,608,719	2,791,215	1,965,499	1,137,490	309,483	-526,437	-1,367,079	-2,216,296	-3,070,987	-3,925,676	-4,780,366	
5 Typology 2 [Scenario 2]	86	£2,606,391	4,080,684	3,245,507	2,408,210	1,562,297	716,384	-131,505	-890,325	-1,851,923	-2,725,092	-3,598,263	-4,471,433	
6 Typology 2 [Scenario 3]	87	£2,606,391	4,471,588	3,624,838	2,778,087	1,923,613	1,065,932	208,251	-859,339	-1,530,106	-2,413,217	-3,296,533	-4,183,847	
7 Typology 3 [Scenario 1]	184	£5,450,232	2,300,303	-3,751,485	-5,228,171	-6,701,683	-8,177,195	-9,652,707	-11,128,219	-12,603,730	-14,079,243	-15,554,755	-17,030,268	
8 Typology 3 [Scenario 2]	187	£5,450,232	-1,492,488	-2,971,522	-4,450,556	-5,925,068	-7,400,580	-8,875,092	-10,349,604	-11,824,116	-13,298,628	-14,773,140	-16,247,652	
9 Typology 3 [Scenario 3]	192	£5,450,232	-615,419	-2,133,896	-3,652,373	-5,170,850	-6,689,327	-8,207,804	-9,726,281	-11,244,758	-12,763,235	-14,281,712	-15,800,189	
10 Typology 4 [Scenario 1]	134	£4,765,102	2,432,222	1,318,235	204,345	923,473	2,054,490	3,195,514	4,345,410	5,495,306	6,645,202	7,795,098	8,944,994	
11 Typology 4 [Scenario 2]	137	£4,765,102	3,087,046	1,946,200	805,354	340,610	1,488,653	2,658,740	3,828,826	5,014,060	6,199,294	7,384,528	8,569,762	
12 Typology 4 [Scenario 3]	139	£4,765,102	3,893,851	2,533,310	1,372,770	212,229	962,782	2,141,031	3,320,280	4,509,529	5,698,778	6,888,027	8,077,276	
13 Typology 5 [Scenario 1]	875	£31,478,089	42,883,020	37,518,192	32,173,364	26,828,537	21,483,710	16,138,883	10,794,056	5,449,229	1,004,402	-4,340,425	-9,685,452	
14 Typology 5 [Scenario 2]	892	£31,478,089	45,874,213	40,416,322	34,958,430	29,500,538	24,042,646	18,584,754	13,126,862	7,668,970	2,219,078	-3,230,814	-8,675,841	
15 Typology 5 [Scenario 3]	908	£31,478,089	48,766,237	43,232,887	37,673,135	32,113,384	26,553,633	20,993,881	15,434,129	9,874,377	4,314,625	-1,235,127	-6,680,375	
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	71,123,395	58,011,420	44,738,583	31,465,746	18,192,909	4,920,072	-12,040,076	-28,146,958	-44,674,615	-61,759,219	-79,330,823	
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	78,295,248	64,994,452	51,540,488	37,695,545	23,963,797	9,635,143	-5,396,813	-21,552,636	-38,263,123	-55,500,284	-73,338,334	
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	85,265,268	71,775,277	58,147,514	44,555,288	30,310,129	15,912,246	977,639	-15,054,508	-31,858,832	-49,318,148	-67,340,101	
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	25,745,915	12,191,999	-1,816,863	-6,632,604	-13,464,345	-20,296,086	-27,127,827	-33,959,568	-40,791,309	-47,623,050	-54,454,791	
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	33,097,936	19,480,042	5,429,128	-9,269,289	-24,740,469	-40,590,510	-56,862,956	-73,649,410	-90,680,161	-107,710,912	-124,741,663	
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	40,281,729	26,535,524	12,450,291	-2,142,792	-17,623,485	-33,651,479	-50,058,691	-66,986,155	-84,331,807	-101,705,068	-119,078,329	
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	144,735,658	121,833,851	98,702,975	75,268,631	51,459,787	27,018,547	1,809,591	-25,861,306	-56,705,651	-91,983,752	-129,466,998	
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	157,204,019	133,921,006	110,448,093	86,717,385	62,633,113	38,011,667	12,564,080	-14,481,394	-44,366,418	-79,120,268	-116,374,340	
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	169,399,038	145,754,204	121,945,723	97,897,098	73,534,322	48,704,952	23,171,608	-3,578,890	-32,820,426	-66,557,353	-104,128,480	
25 Typology 7 - [Scenario 1]	528	£21,155,768	61,350,912	56,565,768	51,780,621	46,995,475	42,199,760	37,374,890	32,550,020	27,725,150	22,900,280	18,075,410	13,250,540	
26 Typology 7 - [Scenario 2]	538	£21,155,768	63,692,674	58,831,226	53,970,778	49,109,230	44,248,082	39,386,934	34,525,786	29,664,638	24,803,490	19,942,342	15,081,194	
27 Typology 7 - [Scenario 3]	550	£21,155,768	66,186,355	61,239,113	56,291,872	51,344,630	46,397,389	41,445,147	36,492,105	31,539,063	26,586,021	21,632,979	16,680,937	
28 Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	21,493,384	19,904,515	18,316,645	16,728,775	15,137,907	13,549,037	11,960,167	10,371,297	8,782,428	7,180,723	5,578,716	
29 Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	22,082,179	20,478,454	18,874,487	17,270,518	15,666,551	14,062,583	12,458,615	10,854,647	9,250,680	7,640,242	6,020,917	
30 Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	22,872,741	21,245,603	19,610,932	17,976,263	16,341,594	14,706,925	13,072,255	11,437,586	9,802,917	8,167,750	6,517,357	
31 Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	31,770,631	29,478,205	27,185,777	24,893,350	22,600,924	20,308,498	18,016,069	15,723,642	13,431,215	11,123,841	8,809,674	
32 Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	32,763,670	30,441,434	28,119,199	25,796,964	23,474,729	21,152,493	18,830,258	16,508,022	14,185,786	11,863,550	9,541,314	
33 Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	34,063,613	31,696,586	29,321,440	26,946,313	24,571,186	22,196,059	19,820,931	17,445,803	15,070,676	12,695,548	10,320,420	
34 Typology 9 [Scenario 1]	605	£24,954,309	82,353,814	76,972,473	71,576,108	66,163,391	60,750,674	55,337,957	49,925,239	44,512,522	39,099,805	33,687,088	28,274,371	
35 Typology 9 [Scenario 2]	617	£24,954,309	85,040,896	79,570,398	74,099,899	68,607,420	63,104,629	57,601,837	52,099,045	46,596,253	41,093,462	35,590,670	30,087,878	
36 Typology 9 [Scenario 3]	630	£24,954,309	87,780,729	82,199,991	76,639,254	71,078,516	65,486,768	59,895,020	54,293,272	48,691,524	43,089,776	37,488,028	31,886,280	
37 Typology 10 [Scenario 1]	200	£7,122,266	29,524,311	27,300,524	25,076,737	22,852,949	20,629,162	18,405,375	16,181,587	13,957,800	11,724,013	9,490,226	7,256,439	
38 Typology 10 [Scenario 2]	205	£7,122,266	30,728,015	28,457,084	26,186,153	23,915,223	21,644,293	19,373,362	17,102,431	14,831,501	12,560,570	10,289,640	8,018,710	
39 Typology 10 [Scenario 3]	209	£7,122,266	31,792,705	29,485,665	27,178,626	24,873,586	22,568,547	20,263,507	17,958,468	15,643,429	13,338,390	11,033,350	8,728,310	
40 Typology 11 [Scenario 1]	1,320	£48,920,043	138,941,801	128,975,124	118,997,661	109,020,199	99,023,485	88,993,098	78,953,598	68,895,872	58,729,969	48,515,513	38,208,336	
41 Typology 11 [Scenario 2]	1,346	£48,920,043	143,846,926	133,720,880	123,554,292	113,385,204	103,216,115	93,047,026	82,877,937	72,708,848	62,539,759	52,370,670	42,201,581	
42 Typology 11 [Scenario 3]	1,374	£48,920,043	148,798,758	138,477,880	128,148,184	117,982,877	107,813,569	97,644,261	87,474,952	77,305,643	67,136,334	56,967,025	46,797,716	
43 Typology 12 [Scenario 1]	233	£8,704,992	24,673,201	22,477,453	20,281,706	18,085,959	15,878,388	13,670,817	11,463,246	9,255,675	7,048,104	4,840,533	2,632,962	
44 Typology 12 [Scenario 2]	238	£8,704,992	25,732,496	23,498,175	21,263,855	19,029,534	16,793,995	14,558,456	12,322,917	10,087,378	7,841,839	5,596,300	3,350,761	
45 Typology 12 [Scenario 3]	244	£8,704,992	26,846,387	24,589,149	22,291,932	20,047,714	17,737,497	15,447,964	13,149,353	10,854,742	8,552,131	6,259,520	3,962,909	
46 Typology 14 [Scenario 1]	82	£2,637,876	10,626,516	9,807,139	8,987,762	8,168,385	7,348,008	6,527,631	5,707,254	4,886,877	4,066,500	3,246,123	2,425,746	
47 Typology 14 [Scenario 2]	84	£2,637,876	11,359,951	10,319,358	9,278,765	8,238,172	7,197,579	6,157,986	5,118,393	4,078,800	3,039,207	2,000,614	1,481,021	
48 Typology 14 [Scenario 3]	85	£2,637,876	11,905,901	10,752,055	9,608,129	8,464,203	7,320,277	6,176,351	5,032,425	3,888,500	2,744,574	1,600,648	1,081,722	
49 Typology 15 [Scenario 1]	108	£5,170,237	3,783,087	2,553,814	1,324,159	94,706	-1,152,062	-2,400,275	-3,888,371	-5,376,467	-6,864,563	-8,352,659	-9,840,755	
50 Typology 15 [Scenario 2]	110	£5,170,237	4,388,081	3,143,749	1,893,107	642,465	-1,887,456	-3,188,942	-4,489,794	-5,791,646	-7,093,498	-8,395,350	-9,697,202	
51 Typology 15 [Scenario 3]	113	£5,170,237	5,058,276	3,796,973	2,520,273	1,242,470	-36,874	-1,333,175	-2,633,922	-3,935,810	-5,237,702	-6,539,594	-7,841,486	
52 Typology 16 [Scenario 1]	669	£35,136,512	78,097,441	70,163,105	64,228,771	58,294,435	52,341,968	46,389,501	40,437,034	34,484,567	28,532,100	22,579,633	16,627,166	
53 Typology 16 [Scenario 2]	681	£35,136,512	78,939,604	72,917,001	66,894,396	60,871,791	54,849,186	48,826,581	42,803,976	36,781,371	30,758,766	24,736,161	18,713,556	
54 Typology 16 [Scenario 3]	695	£35,136,512	81,912,510	75,889,322	69,866,									

Table 6.14.1: Comparison of values generated by First Homes and Shared Ownership

Unrestricted market value per square metre	Shared Ownership value per square metre	First Homes value per square metre (30% discount)	First Homes value per square metre (50% discount)
£5,290	£3,174	£3,703	£2,645
£5,766	£3,460	£4,036	£2,883
£6,242	£3,745	£4,369	£3,121
£6,718	£4,030	£4,703	£3,359
£7,194	£4,316	£5,036	£3,597
£7,670	£4,602	£5,369	£3,835
£8,146	£4,888	£5,514*	£4,073
£8,622	£5,173	£5,514*	£4,311
£9,100	£5,460	£5,514*	£4,550

*these units are impacted by the £420,000 property price cap and require a higher discount than stated in the relevant column heading.

- 6.15 At a discount of 30% to market value, replacing shared ownership units with First Homes would have a marginally positive impact on scheme viability. If the First Homes discount is increased to 50%, the capital values generated would be lower than shared ownership. Introducing First Homes with this level of discount would therefore have a negative impact on scheme viability.
- 6.16 Tables 6.14.1 and Table 6.14.2 (and Appendix 5) summarise the results of our appraisals using two mixes. Table 6.14.1 provide the results with a mix of 65% Social Rent, 10% Shared Ownership and 25% First Homes. Table 6.14.2 provides the results assuming a mix of 60% Social Rent, 15% Shared Ownership and 25% First Homes. Table 6.14.3 provides a summary of the changes in residual land values resulting from the change in tenures mixes.
- 6.17 The higher capital values are offset by the application of a higher profit margin, reflecting the risk of disposing of the First Homes resting with the Developer, rather than being sold through a single transaction to a RP. For testing purposes, we have assumed that a profit margin of 12% is applied, which is lower than the 17.5% of GDV applied to market housing, but higher than the profit applied to affordable housing sold to RPs of 6%. In addition, developers will incur marketing costs and sales agent fees for the First Homes which are not incurred on traditional forms of affordable housing.
- 6.18 In addition, the sales will complete following practical completion, whereas RPs will typically pay for traditional forms of affordable housing over the construction period. In comparison to 'traditional' forms of affordable housing, First Homes are therefore less effective at reducing developers' finance costs.
- 6.19 As a result of these changes to inputs, the residual land values generated by schemes incorporating First Homes will be marginally lower than those with a traditional affordable housing tenure split of either 60%/40% or 65%/35% Social Rent and Shared Ownership, as follows:
- Average change in residual land value (65% Social Rent / 35% Shared Ownership to 65% Social Rent, 10% Shared Ownership and 25% First Homes): **-2.23%**
 - Average change in residual land value (60% Social Rent / 40% Shared Ownership to 60% Social Rent, 15% Shared Ownership and 25% First Homes): **-2.28%**
- 6.20 There is, however, a clear downside associated with First Homes in terms of affordability. In most cases, purchasers would need to be in receipt of household incomes at the full £92,000 capped amount to keep the level of discount required within the maximum permitted range of 50%. First Homes are therefore unlikely to be accessible to households on lower incomes and there would be a significant reduction in availability of housing to purchase within the shared ownership sector.

Family housing

- 6.21 The Council's currently adopted Local Plan seeks 40% family housing (35% three bed and 5% four bed units) and the Council is considering increasing this to either 50% or 60%. For each site tested, MacCreanor Lavington have provided three scenarios reflecting the adopted policy and the two alternative policy requirements. As noted in Section 4, moving from the current policy requirement of 40% family housing to 50% family housing results in a reduction in the blended sales values, as larger units attract a lower value per square foot than smaller units.
- 6.22 The results summarised in tables 6.3.1 to 6.3.6 and tables 6.14.1 and 6.14.2 indicate that scenarios 1 and 2 will push schemes from a viable to unviable outcome in a large number of cases. This would require a reduction in affordable housing in these cases to offset the impact of the reduction in scheme value arising from the change to the mix. For example, assuming 60% Social Rent, 15% Shared Ownership and 25% First Homes (Table 6.14.2) and a 'Secondary Offices' benchmark land value of £8.54 million, Typology 10 generates a residual land value of £8.68 million, assuming the currently adopted unit mix (Scenario 3) which is a viable outcome. However, with Scenario 2 (50% family housing), the residual land value falls to £7.94 million, which is lower than the benchmark land value. With Scenario 1, the residual land value falls further to £7.23 million, which is significantly lower than the benchmark land value.
- 6.23 As the higher family housing requirement will generate lower residual land values across all sites, this will result in lower affordable housing output when schemes are on the margins of being viable. In order to protect affordable housing output, we would recommend that the current policy of 40% family housing be retained.

Build to rent housing

- 6.24 London Plan policy H13 (C) requires build to rent schemes to provide 35% affordable housing. 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.
- 6.25 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.
- 6.26 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 12 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 10-20% 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% to 7% lower for build for rent in comparison to build for sale. The combined impact is can sometimes result in a 5-15% reduction in GDV in comparison to housing built for sale.
- 6.27 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 the London Plan requirement to provide 35% affordable housing. It should be noted that schemes are required by London Plan policy H13 (C) to provide the maximum reasonable proportion of affordable housing if the 35% requirement is unviable. The results are attached as Appendix 6.
- 6.28 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 many 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 route in the Mayor's SPG and will not be able to utilise the 35% Fast Track route.

Employment and training contributions

- 6.29 The Council is considering two options for securing contributions from developments towards employment and training contributions. The first seeks contributions equivalent to 35% of local workforce at the construction phase and 50% local workforce at the end user phase (reflecting adopted Local Plan policy). The second option reflects an alternative of 25% construction jobs and 25% end user jobs.
- 6.30 The results of our appraisals incorporating both these scenarios are attached as Appendix 7.
- 6.31 Assuming 35% affordable, the percentage reduction in residual land values resulting from the requirement for contributions equivalent to 25% construction jobs and 25% end user jobs equates to 9.8%. With the higher contribution of 35% construction jobs and 50% end user jobs, the average reduction in residual land values equates to 13.3%.
- 6.32 Although the impact of reducing the contributions below the currently adopted policy is relatively modest, the percentage increase can be significantly higher where starting residual land values are low. The variable impact of this policy indicates that the Council should retain its flexible approach, with the targets used as a starting point for negotiations and applied on a 'subject to viability' basis. Developments resulting in net loss of employment space – financial contributions
- 6.33 The Council is considering introducing a policy which will seek financial contributions by reference to net loss of employment and applying an amount equivalent to the cost of training per resident. Similar to the employment and training contributions, this would have a relatively modest impact on viability.
- 6.34 Clearly the policy is designed in part to dis-incentivise speculative purchasers of employment land for subsequent redevelopment for residential use. Contributions towards training would reduce residual land values to a degree, thus reducing the uplift above the value of existing employment uses. By definition, this policy approach is likely to reduce residual land values below benchmark land values when viability is marginal and this is likely to encourage retention of existing employment uses. If residual land values do not fall, the policy would be ineffective as it would not discourage speculative purchases for change of use.
- 6.35 We have also tested the employment and training contribution on B8 and B8-led mixed-use schemes. The results of our appraisals are summarised in table 6.35.1 and 6.35.2 (which do not incorporate the employment and training levy) and tables 6.35.3 and 6.35.4 (which incorporate the employment and training levy at 25% construction phase and 25% end user phase). As can be noted, single storey industrial units are typically unviable where they are replacing existing industrial units, unless co-located with residential (typologies 4 and 5). Stacked industrial units (Typology 1) are viable when replacing existing industrial units, however. All types of industrial typology are viable when developed on cleared land.
- 6.36 The impact of the Employment and Training policy is relatively modest, resulting in residual land values falling by circa 10% when the levy is applied (assuming 25% construction phase and 25% end user phase payments).

Table 6.35.1: B8 and B8-led mixed-use schemes – Without Employment and Training contributions (Secondary Industrial BLV of £5.28m per gross hectare)

No	Typology	Site area (ha)	Plot ratio	Storeys	Industrial GIA	Residential GIA	No of resi units	RLV (£m)	BLV (£m)	Surplus/ Deficit
1	Small industrial	0.38	65%	1	2,470	-	-	1,648,710	2,004,786	-356,076
2	Small stacked industrial	1.35	65%	4	35,100	-	-	23,826,038	7,122,267	16,703,771
3	Large industrial	0.71	65%	1	4,615	-	-	3,080,485	3,745,785	-665,300
4	Small-scale light industrial	0.5	65%	1	3,250	-	-	2,169,355	2,637,877	-468,521

No	Typology	Site area (ha)	Plot ratio	Storeys	Industrial GIA	Residential GIA	No of resi units	RLV (£m)	BLV (£m)	Surplus/ Deficit
5	Small-scale light industrial with residential	0.83	65%	10	5,395	18,864	205	11,188,498	4,378,875	6,809,623
6	Small industrial units with residential	3.68	65%	10	23,920	81,744	911	51,578,675	19,414,771	32,163,904
7	Large industrial	8.3	65%	1	53,950	-	-	32,648,558	43,788,750	-11,140,192

Table 6.35.2: B8 and B8-led mixed-use schemes – Without Employment and Training contributions (cleared land BLV of £0.5 m per gross hectare)

No	Typology	Site area (ha)	Plot ratio	Storeys	Industrial GIA	Residential GIA	No of resi units	RLV (£m)	BLV (£m)	Surplus/ Deficit
1	Small industrial	0.38	65%	1	2,470	-	-	1,648,710	190,000	1,458,710
2	Small stacked industrial	1.35	65%	4	35,100	-	-	23,826,038	675,000	23,151,038
3	Large industrial	0.71	65%	1	4,615	-	-	3,080,485	355,000	2,725,485
4	Small-scale light industrial	0.5	65%	1	3,250	-	-	2,169,355	250,000	1,919,355
5	Small-scale light industrial with residential	0.83	65%	10	5,395	18,864	205	11,188,498	415,000	10,773,498
6	Small industrial units with residential	3.68	65%	10	23,920	81,744	911	51,578,675	1,840,000	49,738,675
7	Large industrial	8.3	65%	1	53,950	-	-	32,648,558	4,150,000	28,498,558

Table 6.35.3: B8 and B8-led mixed-use schemes – With Employment and Training contributions (Secondary Industrial BLV of £5.28 million per gross hectare)

No	Typology	Site area (ha)	Plot ratio	Storeys	Industrial GIA	Residential GIA	No of resi units	RLV (£m)	BLV (£m)	Surplus/ Deficit
1	Small industrial	0.38	65%	1	2,470	-	-	1,471,805	2,004,786	-532,981
2	Small stacked industrial	1.35	65%	4	35,100	-	-	21,312,126	7,122,267	14,189,860
3	Large industrial	0.71	65%	1	4,615	-	-	2,749,952	3,745,785	-995,833
4	Small-scale light industrial	0.5	65%	1	3,250	-	-	1,936,586	2,637,877	-701,291
5	Small-scale light industrial with residential	0.83	65%	10	5,395	18,864	205	10,026,355	4,378,875	5,647,480
6	Small industrial units with residential	3.68	65%	10	23,920	81,744	911	46,542,262	19,414,771	27,127,491
7	Large industrial	8.3	65%	1	53,950	-	-	28,413,161	43,788,750	-15,375,588

Table 6.35.4: B8 and B8-led mixed-use schemes – With Employment and Training contributions (cleared land BLV of £0.5 million per gross hectare)

No	Typology	Site area (ha)	Plot ratio	Storeys	Industrial GIA	Residential GIA	No of resi units	RLV (£m)	BLV (£m)	Surplus/ Deficit
1	Small industrial	0.38	65%	1	2,470	-	-	1,471,805	190,000	1,281,805
2	Small stacked industrial	1.35	65%	4	35,100	-	-	21,312,126	675,000	20,637,126
3	Large industrial	0.71	65%	1	4,615	-	-	2,749,952	355,000	2,394,952
4	Small-scale light industrial	0.5	65%	1	3,250	-	-	1,936,586	250,000	1,686,586
5	Small-scale light industrial with residential	0.83	65%	10	5,395	18,864	205	10,026,355	415,000	9,611,355
6	Small industrial units with residential	3.68	65%	10	23,920	81,744	911	46,542,262	1,840,000	44,702,262
7	Large industrial	8.3	65%	1	53,950	-	-	28,413,161	4,150,000	24,263,161

Climate change policy

- 6.37 As noted in Section 4, the Council has commissioned Etude to advise on the costs of meeting Net Zero Carbon standards in residential and non-residential developments. This advice indicates a range of cost uplift for residential of 3.4% to 4.2% on base construction costs and 4.1% for commercial developments. Etude have advised that the cost of achieving zero embodied carbon would be neutral for developers.
- 6.38 Our appraisals are attached as Appendix 8.
- 6.39 When the lower cost is incorporated into the appraisals, the average reduction in residual land values equates to 17.2%. With the higher cost, the average reduction in residual land values equates to 20.5%. Although these are relatively significant reductions, developments will be able to absorb the requirement without impacting on other policy requirements (i.e. in situations where there is a significant surplus residual land value above benchmark land value). However, in some cases there may be a need to balance the net zero carbon objective against other plan requirements.
- 6.40 Over time, it is expected that the cost of achieving net zero carbon on developments is likely to fall as technologies adapt through more widespread deployment and further investment in research and development.

Public realm management plan

- 6.41 The Council is considering a policy of seeking financial contributions from developments to assist with the maintenance of any newly provided public realm for the first ten years at a cost of 15% of the capital works.
- 6.42 As noted in Section 4 of this report, our appraisals incorporate an allowance of 10% of construction costs to account for external works. Public realm works would be incorporated within the external works costs incurred by developers, but would be a relatively small sub-set of the total, typically 10% to 20%, with the bulk of costs being associated with provision of utilities, services, internal site roads and soft and hard landscaping. The typical base build cost of a two bedroom flat in a tall building (6 or more storeys) with a gross internal area of 91 square metres would equate to £202,000¹⁸ and the total external works allowance would equate to 10% of this figure (£20,200). Assuming that public realm works amount to 20% of the external works allowance would result in a capital works amount equating to £4,040 per unit. The maintenance contribution of 15% of capital works would therefore amount to £606 per unit

¹⁸ Based on BCIS cost of £2,218 per square metre, as noted in Section 4.

- 6.43 This contribution is relatively modest and is accommodated within our overall allowance for Section 106 contributions of £3,000 per unit. The contribution is therefore unlikely to have a material impact on the viability of developments, nor will it materially affect the achievement of other emerging plan requirements.

Epping Forest SAMM

- 6.44 Developments falling within the 0 to 6.2 kilometre zone of influence of the Epping Forest Special Area of Conservation are required to make SAMM payments of £50.36 per unit.
- 6.45 This is included as an addition to the Section 106 allowance of £3,000 per unit incorporated within our appraisals. The £50.36 per unit contribution amounts to a very small percentage of development costs and will have no material impact on viability of developments in the borough.

Town centres – meanwhile uses

- 6.46 The Council is considering a policy that will require landlords of vacant units in town centres to let them on short-term turnover-based rents as part of a ‘meanwhile use strategy’. This requirement would apply to units which have been vacant for more than three months.
- 6.47 Marketing of town centre units would commence during construction and developers will typically have secured lettings of space prior to practical completion. It should therefore be reasonable to apply a ‘meanwhile uses’ policy to units that have been vacant for at least 3 months after completion.
- 6.48 Applying a meanwhile uses strategy should have no material impact on scheme viability, as the requirement will operate on a short-term basis, during which time developers will continue to market units to tenants capable of paying full market rents.
- 6.49 The policy may also apply to existing retail units which have already been sold on by the original developers to investors. Similar to developers, there would be no reason why a policy which requires landlords of existing units to let their units on a short term basis at turnover-based rents would have any material impact on asset values. The policy would not prevent landlords from re-letting units to alternative tenants upon expiry of short term lettings at turnover-based rents.

Town centre affordable Class E floorspace

- 6.50 The Council is considering introducing a policy that will seek affordable Class E floorspace in town centres. We have tested this requirement across all the typologies that include offices and retail floorspace. The policy indicates that the affordable floorspace should be provided as small units let at turnover-based rents. The emerging policy envisages that this requirement will be applied to schemes above a size-based threshold of either 1,000 square metres or 2,500 square metres.
- 6.51 Our appraisals incorporating the affordable floorspace requirement are attached as Appendix 9.
- 6.52 Turnover-based rents will clearly vary between operators and for testing purposes we have assumed that these will be equivalent to 50% of market rent. This requirement results in a reduction in residual land values averaging 8.7%, which should not adversely impact on developers’ ability to bring schemes forward and meet other policy requirements.
- 6.53 Where scheme viability is marginal, affordable floorspace requirements may have a much more significant impact on residual land values and the policy may need to be applied flexibly in these circumstances. Any policy adopted should therefore provide clarity on the flexible nature of the policy and that lower discounts (or quanta of floorspace to which a discount is applied) may be accepted on the basis of a proven viability case. The policy may also need to make provision for a late stage review of viability of the workspace to test whether a payment in lieu is possible after construction and sale of the Affordable Class E element.

Education – childcare provision

- 6.54 The Council is considering a policy which seeks to introduce childcare provision to major

developments.

- 6.55 Major schemes will typically have space that are more suitable for non-residential uses than residential, including spaces on ground floors on streets with a high foot-fall, that would have privacy issues for residential occupiers, or where 'active frontages' are required. In these spaces, it is unlikely that developers would wish to be limited to the provision of retail floorspaces and the provision of nurseries typically provides a use that is complementary to residential units above.
- 6.56 Rents paid by nursery operators are typically no lower than rents paid by retail tenants and very often higher, due to the significant shortfall in the provision of childcare facilities.
- 6.57 The policy will therefore have a neutral impact on viability, as it will not introduce a use into developments that is commercially unviable, nor does require subsidy from other uses within mixed use schemes. Furthermore, given the high level of family housing sought (40% under adopted policy) major developments in Newham will generate additional need for childcare provision and on-site provision will be a positive factor in marketing the family units to potential purchasers. This will assist developers in securing a good rate (speed) of sale of private units.

Cumulative impact of emerging policies

- 6.58 In addition to testing the emerging policies individually, we have also tested their cumulative impact on the residual land values generated by the development typologies. The results are summarised in a similar format to the other tables, with a range of affordable housing percentages between 0% and 50%. The residual land values are again compared to three benchmark land values (secondary offices; secondary industrial; and cleared/undeveloped land). The results are summarised in tables 6.56.1 to 6.56.3 and Appendix 10.
- 6.59 The results with the costs of all emerging policies loaded into the appraisals present a mixed outcome, with high levels of viability against benchmark land value 3 (cleared and undeveloped land) in many development scenarios. However, even against this benchmark land value, some schemes which are located in lower value parts of the borough will not be able to accommodate the full suite of emerging policies on the basis of current market conditions. Affordable housing requirements have the most significant impact on residual land values. In these situations, some flexibility in terms of affordable housing tenures or overall percentages may be required for schemes to come forward. Alternatively, these sites may come forward at a later stage over the plan period after a period of growth in sales values in excess of cost inflation.
- 6.60 We would also highlight that the capacity studies are based on high level assessments which will inevitably be refined during individual scheme design development. This could include more efficient designs which improve the relationship between net internal and gross floor areas, which will in turn improve scheme viability.

Table 6.54.1: Cumulative impact of policies (residual land values compared to 'Secondary Offices' benchmark land value

NEWHAM LOCAL PLAN VIABILITY TESTING		AH tenure										Rented 65%					SO 10% Frst Hms 25%					Incorporating infrastructure costs				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		€6,321,552 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 Typology 1 [Scenario 1]	570	€44,250,867	51,004,953	45,567,961	40,131,008	34,694,036	29,247,894	23,751,074	18,254,255	12,757,435	7,207,222	1,637,295	-4,021,466													
2 Typology 1 [Scenario 2]	582	€44,250,867	57,460,727	51,676,269	45,667,777	40,049,453	34,211,128	28,372,604	22,517,626	16,610,755	10,703,654	4,752,605	-1,255,154													
3 Typology 1 [Scenario 3]	593	€44,250,867	58,627,222	52,880,247	47,133,272	41,347,469	35,544,780	29,742,091	23,939,401	18,075,715	12,204,561	6,313,337	360,773													
4 Typology 2 [Scenario 1]	84	€3,123,049	1,745,657	878,533	11,408	868,774	1,749,130	-2,642,222	-3,537,265	-4,432,309	-5,327,352	-6,222,395	-7,117,439													
5 Typology 2 [Scenario 2]	86	€3,123,049	2,222,684	1,337,624	452,766	436,890	1,337,454	-2,242,376	-3,155,930	-4,069,484	-4,983,039	-5,896,593	-6,810,146													
6 Typology 2 [Scenario 3]	87	€3,123,049	2,630,445	1,733,911	837,375	60,063	970,276	-1,861,261	-2,806,678	-3,732,074	-4,657,471	-5,582,667	-6,508,263													
7 Typology 3 [Scenario 1]	184	€6,530,619	-6,538,706	-6,086,453	-5,634,200	-5,181,947	-4,729,694	-4,277,440	-3,825,187	-3,372,934	-2,920,681	-2,468,428	-2,016,176													
8 Typology 3 [Scenario 2]	187	€6,530,619	-5,703,605	-7,279,298	-8,854,991	-10,430,684	-12,006,376	-13,582,070	-15,157,762	-16,733,454	-18,309,147	-19,884,840	-21,460,533													
9 Typology 3 [Scenario 3]	192	€6,530,619	-4,820,826	-6,436,818	-8,052,810	-9,668,801	-11,284,793	-12,900,785	-14,516,777	-16,132,769	-17,748,761	-19,364,753	-20,980,745													
10 Typology 4 [Scenario 1]	134	€5,709,677	-316,685	-1,503,002	-2,689,339	-3,893,111	-5,099,301	-6,305,492	-7,511,682	-8,717,873	-9,924,063	-11,130,253	-12,336,444													
11 Typology 4 [Scenario 2]	137	€5,709,677	343,108	865,301	2,078,945	3,300,576	4,524,523	5,748,470	6,972,417	8,196,364	9,420,311	10,644,258	11,868,205													
12 Typology 4 [Scenario 3]	139	€5,709,677	965,247	2,531,314	4,096,603	5,661,892	7,227,181	8,792,470	10,357,759	11,923,048	13,488,337	15,053,626	16,618,915													
13 Typology 5 [Scenario 1]	875	€37,717,916	29,312,397	23,669,772	17,989,869	12,309,965	6,651,272	901,341	-4,922,572	-10,811,955	-16,743,988	-22,739,088	-28,734,248													
14 Typology 5 [Scenario 2]	892	€37,717,916	32,353,914	26,639,018	20,855,478	15,071,727	9,287,976	3,452,427	-2,449,676	-8,419,679	-14,470,915	-20,549,604	-26,710,574													
15 Typology 5 [Scenario 3]	908	€37,717,916	35,322,444	29,508,938	23,681,480	17,775,709	11,869,936	5,969,381	20,340	-6,039,469	-12,175,531	-18,333,597	-24,598,089													
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	€139,706,309	30,122,949	15,369,182	127,352	-16,084,006	-33,001,342	-50,298,638	-68,104,509	-86,419,514	-104,813,234	-123,206,953	-141,600,673													
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	€139,706,309	37,856,938	23,025,728	7,750,401	-8,260,988	-25,266,392	-42,726,950	-60,667,492	-79,202,340	-97,965,512	-116,728,684	-135,491,856													
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	€139,706,309	45,356,655	30,430,383	15,121,857	-744,714	-17,670,311	-35,300,453	-53,366,910	-72,002,682	-91,110,763	-110,218,842	-129,326,921													
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	€139,706,309	-7,601,316	-23,380,736	-39,533,292	-56,041,700	-73,006,797	-90,406,288	-107,863,947	-125,321,606	-142,779,267	-160,236,926	-177,694,585													
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	€139,706,309	535,741	-15,172,098	-31,487,259	-48,174,040	-65,239,979	-82,655,187	-100,659,600	-118,454,025	-136,268,444	-154,072,863	-171,877,281													
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	€139,706,309	8,331,633	-7,215,702	-23,620,882	-40,426,221	-57,662,103	-75,367,573	-93,506,997	-111,651,422	-129,795,846	-147,940,270	-166,084,694													
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	€139,706,309	85,744,887	60,440,402	34,469,933	7,535,685	-21,235,284	-52,725,096	-88,460,404	-126,595,952	-166,345,308	-206,139,611	-245,933,915													
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	€139,706,309	98,989,330	73,457,604	47,348,017	20,414,438	-7,920,840	-38,711,007	-73,427,010	-111,544,768	-151,743,777	-192,334,084	-232,924,392													
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	€139,706,309	111,926,649	86,156,173	59,889,765	32,883,524	4,784,552	-25,432,600	-68,903,428	-107,863,947	-147,279,267	-187,236,926	-227,194,585													
25 Typology 7 - [Scenario 1]	528	€25,349,425	54,750,470	49,720,607	44,651,017	39,577,482	34,503,947	29,430,412	24,347,426	19,218,039	14,088,651	8,953,246	3,755,639													
26 Typology 7 - [Scenario 2]	538	€25,349,425	57,113,388	52,008,341	46,889,451	41,733,540	36,590,230	31,440,618	26,291,000	21,100,061	15,893,608	10,687,137	5,429,634													
27 Typology 7 - [Scenario 3]	550	€25,349,425	59,611,184	54,420,231	49,229,278	44,004,692	38,788,195	33,571,827	28,295,200	23,041,309	17,746,826	12,452,342	7,130,654													
28 Typology 8 - Opt 1 [Scenario 1]	126	€2,275,759	19,652,436	17,386,513	15,720,590	14,054,668	12,388,745	10,722,822	9,044,772	7,362,468	5,680,165	3,997,862	2,311,246													
29 Typology 8 - Opt 1 [Scenario 2]	127	€2,275,759	19,663,368	17,383,175	16,302,981	14,622,877	12,942,595	11,262,401	9,577,519	7,880,738	6,183,958	4,487,177	2,790,397													
30 Typology 8 - Opt 1 [Scenario 3]	130	€2,275,759	20,460,287	18,749,366	17,038,445	15,327,524	13,616,603	11,905,682	10,194,761	8,489,252	6,741,377	5,013,503	3,285,629													
31 Typology 8 - Opt 2 [Scenario 1]	208	€2,275,759	28,086,469	25,679,507	23,272,545	20,865,583	18,458,622	16,051,660	13,627,699	11,197,119	8,766,569	6,336,619	3,904,633													
32 Typology 8 - Opt 2 [Scenario 2]	211	€2,275,759	29,099,528	26,683,521	24,227,513	21,791,507	19,355,499	16,919,491	14,477,411	12,017,434	9,557,458	7,097,481	4,637,504													
33 Typology 8 - Opt 2 [Scenario 3]	217	€2,275,759	30,394,142	27,904,756	25,415,370	22,925,984	20,436,598	17,947,212	15,457,826	12,948,255	10,434,281	7,920,307	5,406,334													
34 Typology 9 [Scenario 1]	605	€29,900,943	72,310,919	66,620,460	60,930,001	55,239,542	49,549,084	43,820,976	38,081,139	32,341,301	26,601,465	20,820,243	15,017,231													
35 Typology 9 [Scenario 2]	617	€29,900,943	75,043,281	69,263,458	63,483,634	57,703,811	51,923,987	46,132,746	40,302,498	34,472,250	28,642,002	22,795,218	16,900,806													
36 Typology 9 [Scenario 3]	630	€29,900,943	77,803,200	71,932,757	66,062,306	60,191,857	54,321,406	48,450,955	42,543,693	36,621,766	30,699,339	24,777,911	18,796,694													
37 Typology 10 [Scenario 1]	200	€8,534,096	26,070,486	23,735,822	21,401,156	19,066,491	16,731,825	14,398,161	12,028,632	9,671,082	7,313,532	4,955,982	2,579,685													
38 Typology 10 [Scenario 2]	205	€8,534,096	27,268,162	24,896,142	22,504,121	20,122,101	17,740,081	15,357,969	12,952,406	10,546,944	8,141,480	5,736,016	3,321,792													
39 Typology 10 [Scenario 3]	209	€8,534,096	28,341,192	25,923,389	23,505,585	21,087,782	18,669,980	16,252,177	13,821,202	11,379,514	8,937,825	6,496,136	4,054,447													
40 Typology 11 [Scenario 1]	1,320	€58,617,347	123,108,164	112,573,580	102,038,958	91,457,099	80,851,893	70,175,508	59,440,649	48,612,045	37,653,702	26,528,883	15,340,023													
41 Typology 11 [Scenario 2]	1,346	€58,617,347	128,094,429	117,397,845	106,671,463	95,937,781	85,193,043	74,309,717	63,422,017	52,440,129	41,327,505	30,046,637	18,698,894													
42 Typology 11 [Scenario 3]	1,374	€58,617,347	133,109,107	122,247,882	111,332,630	100,409,572	89,444,729	78,447,571	67,373,502	56,228,483	44,975,946	33,556,588	21,998,274													
43 Typology 12 [Scenario 1]	233	€10,430,562	20,874,992	18,560,710	16,234,579	13,908,447	11,582,315	9,256,183	6,930,052	4,597,877	2,241,088	-117,466	-2,510,2													

Table 6.54.2: Cumulative impact of policies (residual land values compared to 'Secondary Industrial' benchmark land value)

NEWHAM LOCAL PLAN VIABILITY TESTING			AH tenure											
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			Rented 65% SO 10% Frst Hms 25%											
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 Typology 1 [Scenario 1]	570	£36,930,268	51,004,953	45,567,981	40,131,008	34,694,036	29,247,894	23,751,074	18,254,255	12,757,435	7,207,222	1,637,295	4,021,466	
2 Typology 1 [Scenario 2]	582	£36,930,268	57,460,727	51,678,233	45,887,777	40,043,453	34,211,128	28,372,604	22,517,626	16,610,755	10,703,684	4,752,605	1,255,154	
3 Typology 1 [Scenario 3]	593	£36,930,268	58,627,222	52,880,247	47,133,272	41,347,469	35,544,780	29,742,091	23,939,401	18,075,715	12,204,561	6,313,337	360,773	
4 Typology 2 [Scenario 1]	84	£2,606,391	1,745,657	878,533	11,408	868,774	1,749,130	2,642,222	3,537,265	4,432,309	5,327,352	6,222,395	7,117,439	
5 Typology 2 [Scenario 2]	86	£2,606,391	2,222,884	1,337,824	452,766	438,890	1,337,454	2,242,376	3,155,930	4,069,484	4,983,039	5,896,593	6,810,146	
6 Typology 2 [Scenario 3]	87	£2,606,391	2,630,445	1,733,911	837,375	60,063	970,276	1,861,281	2,806,678	3,732,074	4,657,471	5,582,867	6,508,263	
7 Typology 3 [Scenario 1]	184	£5,450,232	6,538,706	6,066,453	6,334,200	11,181,947	12,729,694	14,277,441	15,825,188	17,372,935	18,920,681	20,468,428	22,016,176	
8 Typology 3 [Scenario 2]	187	£5,450,232	6,703,605	7,279,256	8,854,891	10,430,664	12,006,376	13,582,070	15,157,762	16,733,454	18,309,147	19,884,840	21,460,533	
9 Typology 3 [Scenario 3]	192	£5,450,232	4,820,826	6,436,818	8,052,810	9,668,801	11,284,793	12,900,785	14,516,777	16,132,769	17,748,761	19,364,753	20,980,745	
10 Typology 4 [Scenario 1]	134	£4,765,102	316,685	1,503,002	2,689,339	3,883,111	5,099,301	6,305,492	7,511,682	8,717,873	9,924,063	11,130,253	12,336,444	
11 Typology 4 [Scenario 2]	137	£4,765,102	343,108	865,301	2,078,945	3,300,576	4,534,232	5,768,470	7,002,418	8,236,365	9,470,313	10,704,260	11,938,207	
12 Typology 4 [Scenario 3]	139	£4,765,102	965,247	253,314	1,486,603	2,719,893	3,972,766	5,226,679	6,480,593	7,734,506	8,988,420	10,242,332	11,496,246	
13 Typology 5 [Scenario 1]	875	£31,478,089	29,312,397	23,669,772	17,999,869	12,333,985	6,651,272	901,341	4,922,572	10,811,955	16,743,988	22,739,088	28,776,807	
14 Typology 5 [Scenario 2]	892	£31,478,089	32,353,914	26,639,018	20,855,478	15,071,727	9,287,976	3,452,427	2,449,878	8,419,879	14,470,915	20,549,604	26,710,574	
15 Typology 5 [Scenario 3]	908	£31,478,089	35,322,444	29,506,938	23,681,480	17,775,709	11,889,938	5,989,381	20,340	6,039,689	12,175,531	18,333,597	24,595,089	
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	30,122,949	15,369,182	127,352	16,084,006	33,001,342	50,298,838	68,104,590	86,419,514	104,813,234	123,206,953	141,600,673	
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	37,856,938	23,025,728	7,750,401	6,260,988	25,266,392	42,726,950	60,667,492	79,202,340	97,965,512	116,728,684	135,491,856	
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	45,356,655	30,430,383	15,121,857	744,744	17,670,311	35,300,453	53,366,910	72,002,882	91,110,763	110,218,842	129,326,921	
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	7,601,316	23,380,736	39,533,292	56,041,700	73,006,979	90,406,268	107,863,947	125,321,606	142,779,267	160,236,926	177,694,585	
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	535,741	15,172,898	31,487,259	48,174,400	65,239,979	82,855,187	100,659,606	118,464,025	136,268,444	154,072,863	171,877,281	
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	8,331,633	7,215,702	23,620,862	40,428,221	57,682,103	75,382,573	93,506,997	111,651,422	129,795,846	147,940,270	166,084,694	
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	85,744,887	60,440,042	34,469,933	7,535,865	21,235,264	52,725,096	88,460,404	126,595,952	166,345,308	206,139,611	245,933,915	
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	98,989,330	73,457,604	47,348,017	20,414,438	7,920,840	38,711,007	73,427,010	111,544,768	151,743,777	192,334,084	232,924,392	
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	111,926,649	86,156,713	59,889,765	32,683,524	4,794,552	25,432,600	58,983,426	96,856,380	137,194,569	178,549,514	219,904,461	
25 Typology 7 - [Scenario 1]	528	£21,155,768	54,750,470	49,720,607	44,651,017	39,577,482	34,503,947	29,430,412	24,347,426	19,218,039	14,088,651	8,953,248	3,755,339	
26 Typology 7 - [Scenario 2]	538	£21,155,768	57,113,388	52,008,341	46,889,451	41,739,840	36,590,230	31,440,618	26,291,008	21,100,081	15,893,608	10,687,137	5,429,634	
27 Typology 7 - [Scenario 3]	550	£21,155,768	59,611,184	54,420,231	49,229,278	44,004,692	38,788,195	33,531,697	28,295,200	23,041,309	17,746,826	12,452,342	7,130,054	
28 Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	19,052,436	17,396,513	15,720,590	14,054,668	12,388,745	10,722,822	9,044,772	7,362,468	5,680,165	3,997,862	2,311,246	
29 Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	19,663,368	17,937,175	16,302,981	14,622,787	12,942,595	11,262,401	9,577,519	7,880,738	6,183,958	4,487,177	2,790,397	
30 Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	20,460,287	18,749,366	17,038,445	15,327,524	13,616,603	11,905,682	10,194,761	8,489,252	6,741,377	5,013,503	3,285,629	
31 Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	28,086,469	25,679,507	23,272,545	20,865,593	18,458,622	16,051,660	13,627,689	11,197,119	8,766,569	6,336,019	3,904,639	
32 Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	29,099,528	26,683,521	24,227,513	21,791,507	19,355,499	16,919,493	14,477,411	12,017,434	9,557,458	7,097,481	4,637,504	
33 Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	30,394,142	27,904,756	25,415,370	22,925,984	20,436,598	17,947,212	15,457,826	12,948,255	10,434,281	7,920,307	5,406,334	
34 Typology 9 [Scenario 1]	605	£24,954,309	72,310,919	66,820,480	60,930,001	55,239,452	49,549,084	43,820,579	38,081,139	32,341,301	26,601,465	20,820,243	15,017,231	
35 Typology 9 [Scenario 2]	617	£24,954,309	75,043,281	69,263,458	63,483,634	57,703,811	51,923,987	46,132,748	40,302,496	34,472,250	28,642,002	22,795,218	16,900,606	
36 Typology 9 [Scenario 3]	630	£24,954,309	77,803,208	71,932,757	66,062,306	60,191,857	54,321,406	48,450,955	42,543,693	36,621,766	30,699,839	24,777,911	18,798,694	
37 Typology 10 [Scenario 1]	200	£7,122,266	26,070,486	23,735,822	21,401,156	19,066,491	16,731,825	14,386,181	12,028,632	9,671,082	7,313,532	4,955,982	2,579,685	
38 Typology 10 [Scenario 2]	205	£7,122,266	27,268,162	24,886,142	22,504,121	20,122,101	17,740,081	15,357,869	12,952,406	10,546,944	8,141,480	5,738,018	3,321,782	
39 Typology 10 [Scenario 3]	209	£7,122,266	28,341,192	25,923,389	23,505,585	21,087,782	18,669,980	16,252,177	13,821,202	11,379,514	8,937,825	6,496,136	4,054,447	
40 Typology 11 [Scenario 1]	1,320	£48,920,043	123,108,184	112,573,580	102,038,958	91,457,099	80,851,893	70,175,509	59,440,649	48,612,045	37,653,702	26,528,883	15,340,023	
41 Typology 11 [Scenario 2]	1,346	£48,920,043	128,094,429	117,397,845	106,671,463	95,937,761	85,199,043	74,309,717	63,422,017	52,440,129	41,327,505	30,046,637	18,696,894	
42 Typology 11 [Scenario 3]	1,374	£48,920,043	133,109,107	122,247,882	111,332,630	100,409,572	89,444,729	78,447,571	67,373,502	56,228,483	44,975,946	33,558,588	21,988,274	
43 Typology 12 [Scenario 1]	233	£8,704,992	20,874,992	18,580,710	16,234,579	13,908,447	11,582,315	9,256,183	6,930,052	4,597,877	2,241,088	117,466	2,510,216	
44 Typology 13 [Scenario 2]	238	£8,704,992	21,936,840	19,594,278	17,230,955	14,885,968	12,500,981	10,135,995	7,771,088	5,406,021	3,014,866	618,659	1,804,671	
45 Typology 13 [Scenario 3]	244	£8,704,992	23,042,909	20,657,582	18,262,559	15,854,074	13,445,589	11,037,105	8,628,620	6,220,135	3,795,921	1,355,591	1,101,289	
46 Typology 14 [Scenario 1]	82	£2,637,876	8,585,754	7,508,026	6,432,102	5,355,277	4,278,451	3,201,625	2,122,747	1,031,735	60,179	1,167,637	2,266,377	
47 Typology 14 [Scenario 2]	84	£2,637,876	9,119,788	8,025,053	6,926,708	5,828,383	4,730,016	3,631,671	2,533,326	1,424,076	311,240	813,828	1,949,531	
48 Typology 14 [Scenario 3]	85	£2,637,876	9,576,679	8,474,893	7,363,383	6,251,875	5,140,365	4,028,856	2,917,346	1,800,314	674,117	458,976	1,602,941	
49 Typology 15 [Scenario 1]	108	£5,170,237	11,233,587	10,167,178	9,053,086	7,942,643	6,832,200	5,721,757	4,611,314	3,500,871	2,390,428	1,280,985	2,182,144	
50 Typology 15 [Scenario 2]	110	£5,170,237	11,740,753	10,674,482	9,561,183	8,450,740	7,340,297	6,230,854	5,120,411	4,010,968	2,900,525	1,800,079	1,672,414	
51 Typology 15 [Scenario 3]	113	£5,170,237	12,248,004	11,181,211	10,069,712	8,959,269	7,848,826	6,738,383	5,627,940	4,517,497	3,407,054	2,306,611	1,197,908	
52 Typology 16 [Scenario 1]	669	£35,136,512	67,865,096	61,624,497	55,330,849	49,037,201	42,743,555	36,449,907	30,140,413	23,777,506	17,414,597	11,041,692	4,594,154	
53 Typology 16 [Scenario 2]	681	£35,136,512	70,741,658	64,415,179	58,065,607	51,684,156	45,302,505	38,920,854	32,539,204	26,102,451	19,650,360	13,198,267	6,680,619	
54 Typology 16 [Scenario 3]	695	£35,136,512	73,732,935	67,306,598	60,880,261	54,406,688	47,924,007	41,441,333	34,958,659	28,450,442	21			

Table 6.54.3: Cumulative impact of policies (residual land values compared to 'Cleared/undeveloped land' benchmark land value

NEWHAM LOCAL PLAN VIABILITY TESTING			AH tenure Rented 65% SO 10% Frst Hms 25%											
BENCHMARK LAND VALUE 3 (CLEARED/UNDEVELOPED SITE)			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 Typology 1 [Scenario 1]	570	£3,500,000	51,004,953	45,567,981	40,131,008	34,694,036	29,247,894	23,751,074	18,254,255	12,757,435	7,207,222	1,637,295	-4,021,466	
2 Typology 1 [Scenario 2]	582	£3,500,000	57,460,727	51,673,263	45,887,777	40,049,453	34,211,128	28,372,804	22,517,826	16,610,755	10,703,654	4,752,605	1,255,154	
3 Typology 1 [Scenario 3]	593	£3,500,000	58,627,222	52,880,247	47,133,272	41,347,469	35,544,780	29,742,091	23,939,401	18,075,715	12,204,561	6,313,337	360,773	
4 Typology 2 [Scenario 1]	84	£247,016	1,745,657	878,533	11,408	868,774	1,749,130	2,642,222	3,537,285	4,432,309	5,327,352	6,222,395	-7,117,439	
5 Typology 2 [Scenario 2]	86	£247,016	2,222,884	1,337,824	452,766	438,890	1,337,454	2,242,376	3,155,930	4,069,484	4,983,039	5,896,593	-6,810,146	
6 Typology 2 [Scenario 3]	87	£247,016	2,630,445	1,733,911	837,375	60,063	970,276	1,881,281	2,806,678	3,732,074	4,657,471	5,582,867	-6,508,263	
7 Typology 3 [Scenario 1]	184	£516,536	8,538,706	-8,086,453	-9,634,200	-11,181,947	-12,729,694	-14,277,440	-15,825,188	-17,372,935	-18,920,681	-20,468,428	-22,016,176	
8 Typology 3 [Scenario 2]	187	£516,536	5,703,605	-7,279,299	-8,854,991	-10,430,684	-12,006,376	-13,582,070	-15,157,762	-16,733,454	-18,309,147	-19,884,840	-21,460,533	
9 Typology 3 [Scenario 3]	192	£516,536	4,820,826	-6,436,816	-8,052,810	-9,668,801	-11,284,793	-12,900,785	-14,516,777	-16,132,769	-17,748,761	-19,364,753	-20,980,745	
10 Typology 4 [Scenario 1]	134	£451,604	316,665	-1,503,002	-2,689,339	-3,893,111	-5,099,301	-6,305,492	-7,511,682	-8,717,873	-9,924,063	-11,130,253	-12,336,444	
11 Typology 4 [Scenario 2]	137	£451,604	343,108	-865,301	-2,078,945	-3,300,576	-4,534,523	-5,768,470	-7,002,418	-8,236,365	-9,470,313	-10,704,260	-11,938,207	
12 Typology 4 [Scenario 3]	139	£451,604	965,247	-253,314	-1,486,603	-2,719,893	-3,972,766	-5,226,679	-6,480,593	-7,734,506	-8,988,420	-10,242,332	-11,496,246	
13 Typology 5 [Scenario 1]	875	£2,983,280	29,312,397	23,669,772	17,999,869	12,329,965	6,651,272	901,341	4,922,572	10,811,955	16,743,988	22,739,088	28,778,874	
14 Typology 5 [Scenario 2]	892	£2,983,280	32,353,914	26,639,013	20,855,478	15,071,727	9,287,976	3,452,427	2,449,876	8,419,679	14,470,915	20,549,604	26,710,500	
15 Typology 5 [Scenario 3]	908	£2,983,280	35,322,444	29,506,938	23,661,480	17,775,709	11,889,938	5,989,321	20,340	6,039,469	12,175,531	18,333,597	24,595,089	
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	30,122,949	15,369,182	127,352	16,084,008	-33,001,342	50,298,838	-68,104,509	-86,419,514	-104,813,234	-123,206,953	-141,600,673	
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	37,856,938	23,025,728	7,750,401	8,260,988	-25,266,392	42,726,950	-60,667,492	-79,202,340	-97,965,512	-116,728,684	-135,491,856	
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	45,356,555	30,430,383	15,121,857	744,714	-17,670,311	35,300,453	-53,366,910	-72,002,682	-91,110,763	-110,218,842	-129,326,921	
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	7,601,316	-23,380,736	-39,533,292	-56,041,700	-73,006,797	-90,406,288	-107,863,947	-125,321,606	-142,779,267	-160,236,926	-177,694,585	
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	535,741	-15,172,699	-31,467,269	-48,174,640	-65,239,979	-82,655,187	-100,659,606	-118,464,025	-136,268,444	-154,072,863	-171,877,281	
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	8,331,633	-7,215,702	-23,620,862	-40,428,227	-57,662,103	-75,362,573	-93,506,997	-111,651,422	-129,795,846	-147,940,270	-166,084,694	
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	85,744,887	60,440,042	34,469,933	7,535,865	-21,235,284	52,725,096	-88,460,404	-126,595,952	-166,345,308	-206,139,611	-245,933,915	
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	98,989,330	73,457,604	47,348,017	20,414,438	-7,920,840	38,711,007	-73,427,010	-111,544,768	-151,743,777	-192,334,084	-232,924,392	
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	111,926,649	86,156,173	59,889,765	32,853,524	4,794,552	25,432,600	-58,903,428	-96,856,380	-137,194,569	-178,549,514	-219,904,461	
25 Typology 7 - [Scenario 1]	528	£2,005,000	54,750,470	49,720,607	44,651,017	39,577,433	34,503,947	29,430,412	24,347,426	19,213,039	14,088,651	8,953,248	3,755,639	
26 Typology 7 - [Scenario 2]	538	£2,005,000	57,113,380	52,008,341	46,899,451	41,739,840	36,590,230	31,440,618	26,291,008	21,100,081	15,893,606	10,687,137	5,429,634	
27 Typology 7 - [Scenario 3]	550	£2,005,000	59,611,184	54,420,231	49,229,278	44,004,692	38,728,195	33,531,697	28,295,200	23,041,309	17,746,826	12,452,342	7,130,054	
28 Typology 8 - Opt 1 [Scenario 1]	126	£180,000	19,052,436	17,386,513	15,720,590	14,054,668	12,388,745	10,722,822	9,044,772	7,362,468	5,680,165	3,997,862	2,311,246	
29 Typology 8 - Opt 1 [Scenario 2]	127	£180,000	19,663,368	17,983,175	16,302,981	14,622,787	12,942,595	11,262,401	9,577,519	7,880,738	6,183,958	4,487,177	2,790,397	
30 Typology 8 - Opt 1 [Scenario 3]	130	£180,000	20,460,287	18,749,366	17,038,445	15,327,524	13,616,603	11,905,682	10,194,761	8,483,840	6,772,919	5,062,000	3,351,081	
31 Typology 8 - Opt 2 [Scenario 1]	208	£180,000	22,086,469	20,375,548	18,664,627	16,953,706	15,242,785	13,531,864	11,820,943	10,110,022	8,400,101	6,690,180	4,980,259	
32 Typology 8 - Opt 2 [Scenario 2]	211	£180,000	22,999,528	21,288,607	19,577,686	17,866,765	16,155,844	14,444,923	12,734,002	11,023,081	9,312,160	7,601,239	5,890,318	
33 Typology 8 - Opt 2 [Scenario 3]	217	£180,000	30,394,142	27,904,756	25,415,370	22,925,984	20,436,598	17,947,212	15,457,826	12,968,440	10,479,054	7,989,668	5,499,282	
34 Typology 9 [Scenario 1]	605	£2,365,000	72,310,919	66,220,480	60,030,001	53,839,524	47,649,047	41,458,570	35,268,093	29,077,616	22,887,139	16,696,662	10,506,185	
35 Typology 9 [Scenario 2]	617	£2,365,000	75,043,281	69,263,458	63,483,634	57,703,811	51,923,987	46,144,164	40,364,341	34,584,518	28,804,695	23,024,872	17,245,049	
36 Typology 9 [Scenario 3]	630	£2,365,000	77,803,209	71,932,757	66,062,306	60,191,852	54,321,406	48,450,950	42,580,494	36,710,038	30,839,582	24,969,126	19,098,670	
37 Typology 10 [Scenario 1]	200	£675,000	26,070,486	23,735,622	21,401,156	19,066,491	16,731,825	14,397,159	12,062,493	9,727,827	7,393,161	4,958,495	2,523,829	
38 Typology 10 [Scenario 2]	205	£675,000	27,268,162	24,898,142	22,504,121	20,110,100	17,716,079	15,322,058	12,928,037	10,534,016	8,139,995	5,745,974	3,351,953	
39 Typology 10 [Scenario 3]	209	£675,000	28,341,192	25,923,389	23,505,585	21,087,782	18,669,980	16,252,177	13,834,374	11,416,571	8,998,768	6,580,965	4,163,162	
40 Typology 11 [Scenario 1]	1,320	£4,636,310	123,108,164	112,573,560	102,038,958	91,457,099	80,851,893	70,175,508	59,440,649	48,612,045	37,783,441	26,954,837	16,126,233	
41 Typology 11 [Scenario 2]	1,346	£4,636,310	128,094,429	117,397,845	106,671,463	95,937,761	85,139,043	74,309,717	63,422,017	52,440,129	41,327,505	30,046,837	18,698,894	
42 Typology 11 [Scenario 3]	1,374	£4,636,310	133,109,107	122,247,882	111,332,630	100,409,672	89,444,729	78,447,571	67,373,502	56,228,483	44,975,946	33,556,588	21,998,274	
43 Typology 12 [Scenario 1]	233	£825,000	20,874,992	18,560,710	16,234,579	13,908,447	11,582,315	9,256,183	6,930,052	4,597,877	2,241,088	-117,468	-2,510,216	
44 Typology 13 [Scenario 2]	238	£825,000	21,936,640	19,594,278	17,230,955	14,865,969	12,500,981	10,135,995	7,771,008	5,406,021	3,041,034	618,859	-1,804,671	
45 Typology 13 [Scenario 3]	244	£825,000	23,042,909	20,657,562	18,262,559	15,854,074	13,445,589	11,037,105	8,628,620	6,220,135	3,795,921	1,355,591	-1,101,289	
46 Typology 14 [Scenario 1]	82	£250,000	8,585,754	7,508,928	6,432,102	5,355,277	4,278,451	3,201,626	2,122,747	1,031,736	-60,179	-1,167,837	-2,268,737	
47 Typology 14 [Scenario 2]	84	£250,000	9,119,678	8,025,053	6,926,708	5,828,363	4,730,016	3,631,671	2,533,326	1,424,076	311,240	-813,828	-1,849,531	
48 Typology 14 [Scenario 3]	85	£250,000	9,576,679	8,474,893	7,363,383	6,251,878	5,140,365	4,028,856	2,917,346	1,800,314	674,117	-458,976	-1,602,941	
49 Typology 15 [Scenario 1]	108	£490,000	1,123,587	-167,176	-1,475,066	-2,764,643	-4,114,268	-5,443,929	-6,775,572	-8,103,215	-9,432,859	-10,762,502	-12,092,144	
50 Typology 15 [Scenario 2]	110	£490,000	1,740,753	431,482	-891,183	-2,220,431	-3,564,400	-4,915,736	-6,267,072	-7,618,408	-8,969,743	-10,321,079	-11,672,414	
51 Typology 15 [Scenario 3]	113	£490,000	2,416,004	1,079,401	-261,125	-1,618,121	-2,960,400	-4,359,985	-5,739,529	-7,119,074	-8,498,618	-9,878,163	-11,257,708	
52 Typology 16 [Scenario 1]	669	£3,330,000	67,865,098	61,624,497	55,330,849	49,037,201	42,743,555	36,449,907	30,140,413	23,777,506	17,414,597	11,041,692	4,594,154	
53 Typology 16 [Scenario 2]	681	£3,330,000	70,741,658	64,415,179	58,065,807	51,684,156	45,302,505	38,920,854	32,539,204	26,107,451	19,650,360	13,198,267	6,800,619	
54 Typology 16 [Scenario 3]	695	£3,330,000	73,732,935	67,306,456	60,880,261	54,408,680	47,924,007	41,441,333	34,958,659	28,450,442	21,896,003	15,341,565	8,750,111	
55 Typology 17 [Scenario 1]	794	£3,900,000	81,645,754											

CIL rates

- 6.61 The Council's brief indicates that if the findings of the assessment of emerging policies concludes that they will not render development unviable that it wishes to test the ability of developments to absorb alternative CIL rates to those in the adopted Charging Schedule.
- 6.62 Before considering this proposition, it is important to note that significant cost inflation will result in an increase in CIL rates by default in the forthcoming year, as rates are indexed by reference to the BCIS Tender Price Index. Current BCIS data indicates that indexation for the 2023 rate will be circa 8%, based on the change in the index between November 2022 and November 2021.
- 6.63 The outputs of our appraisals indicate that the viability of developments is highly variable and there will be significant pressure on some schemes arising from both adopted and emerging policies. In this context, increasing rates in the adopted Charging Schedule may result in additional compromises being required in relation to Local Plan requirements.
- 6.64 The immediate economic outlook is relatively uncertain, with upwards pressure on build costs arising from labour shortages, increasing materials pricing caused by supply chain issues, and increased energy prices arising from geo-political issues. At the same time, the outlook for residential markets is less certain due to rising interest rates following the government's 'fiscal event' at the end of September. Revised forecasts published by the major agents now forecast lower growth over the next five years than was previously the case. In this context, it would appear imprudent to increase the rates in the adopted charging schedule at the current time, but this could be revisited after the longer term impact of the 'fiscal event' becomes clearer.
- 6.65 With regards to uses that do not currently have a CIL rate applied, these will typically be brought forward as part of mixed use schemes (as reflected by the sites tested in this study) and introducing new CIL rates to any component use within mixed use schemes will have an impact on wider development viability.
- 6.66 We therefore recommend that CIL rates should remain unchanged at the present time, but that this could be reviewed again as the Local Plan works through its various consultation stages.

7 Conclusions and recommendations

- 7.1 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 Newham to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL.
- 7.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with emerging plan policies. The tenure mix of the affordable housing also has a bearing on viability and we have tested varying proportions of Social Rent and intermediate housing (the latter in the form of both Shared Ownership and First Homes). There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values (which vary significantly between the different sub-markets across the borough), scheme composition, requirements for community facilities including schools and places of worship, and benchmark land value. The results do not point to any particular level of affordable housing that a majority of schemes can viably deliver and we therefore recommend that the 35% to 50% target be retained, 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.
 - The tenure mix of the affordable housing has a relatively modest impact on viability. Changing from a mix of 60% Social Rent and 40% Intermediate to 65% / 35% reduces residual land values by 1.63% on average, which is unlikely to be material to the outcome.
 - Where the Council requires developments to also provide on-site community infrastructure, or contribute towards highway or public transport infrastructure, they are less likely to be able to meet the policy requirement for affordable housing. If these projects can be financed from other sources, more of the value generated by developments will be available to provide affordable housing.
 - **First Homes** are required to be sold at a price not exceeding £420,000 to purchasers in receipt of gross household incomes not exceeding £90,000. The maximum discount in the First Homes Planning Practice Guidance is 50%, but in higher value parts of the Borough to the west, these units would only be affordable to purchasers at the higher end of the income scale (i.e. £90,000 gross income per annum). However, if the discount to market value is limited to 30% below market value, First Homes would generate higher values than shared ownership. This higher value would, however, be offset by other features of this tenure (higher profit margins due to higher sales risk; marketing costs; and higher finance costs). The net result of introducing First Homes would be an average reduction in residual land values of 2.28%, assuming that the discount on individual units is limited to 30%.
 - **Family housing** requirements for the provision of three and four bedroom properties are reflected in the adopted Local Plan at a rate of 40% (35% three beds and 5% four beds). Our appraisals test the currently adopted mix and two alternative scenarios (50% and 60%). The results indicate that the alternative mixes would result in fairly significant reductions in residual land value which would (where schemes are on the margins of viability) necessitate a reduction in affordable housing or other policy requirements. We therefore recommend that the adopted policy is retained unchanged.
 - **Build to rent schemes:** we have tested the London Plan requirement in H11 for build to rent schemes to provide 35% affordable housing in the form of London Living Rent. In general, the appraisals indicate that the viability of build to rent schemes is somewhat more challenging than build for sale schemes. Although Build to Rent schemes are generally less viable than Build for Sale scheme, there is no uniform percentage at which most schemes can be regarded as viable.

We therefore recommend that the Council's wider 35% to 50% affordable housing target is applied to these types of development on a 'subject to viability' basis

- Deployment of Build to Rent housing in major developments can assist developers by diversifying housing product and maintaining overall deliver timescales. Build for sale operators may have to slow down delivery of major schemes if demand from prospective purchasers falls in response to higher mortgage rates over the short to medium term. In contrast, there is still strong appetite from investors for Build to Rent housing and strong levels of demand from tenants.
- Institutional investment in purpose built and professionally managed build to rent schemes may also reduce demand for rented units provided by buy to let landlords and these units may be released for sale to owner occupiers.
- Build to rent operators prefer certain locations (e.g. around key transport nodes such as Stratford, Elizabeth Line stations and major Underground interchanges) and it may not be suitable in parts of the borough without high public transport accessibility levels.
- **Employment and training contributions:** the adopted Local Plan requires that developers make financial contributions to fund training initiatives which are equivalent to 35% of construction phase jobs and 50% of end use jobs, although this is applied flexibly and on a 'subject to viability' basis. We have tested this requirement and also an alternative (lower) contribution of 25% of construction phase jobs and 25% of end user jobs. The average reduction in residual land values resulting from the adopted Local Plan policy equates to 13.3%. This reduction would reduce to 9.8% with the emerging policy. However, it should be noted that in some development scenarios tested (where starting residual land values are low), the impact of this policy requirement can be as high as a 53% to 60% reduction for adopted and emerging policy contributions respectively. We therefore recommend that the current approach of flexible application of this policy requirement should continue in the emerging plan.
- **Financial contributions from developments resulting in net loss of employment floorspace (applied to Class E(g), B2, B8 and other similar sui generis floorspace):** these contributions are designed to dis-incentivise speculation on employment sites for changes of use to residential and necessarily seek to reduce residual land values. Clearly the contributions will need to reduce residual land values to a sufficient extent to be effective (i.e. ideally so that they fall below existing use values of employment sites). If the contribution is not of sufficient magnitude, the policy will not be effective. By normal viability metrics, this would be regarded as an 'unviable' outcome. However, this is necessary in this case to ensure that developers are incentivised to either reprovide employment space within developments, or to avoid speculative purchases of sites in the hope of securing planning permission to remove employment space. This objective reflects the Council's policy objective of ensuring that employment space is delivered and retained to meet need.
- **Net Zero Carbon requirement:** the Council is seeking to ensure that new developments achieve net zero carbon standards. This requirement results in a fairly significant reduction in residual land values which equate to an average of 15.7% (applying the lower end of the cost range) to 18.8% (at the upper end of the cost range). In cases where schemes are on the margins of viability, the impact on the residual land value is likely to be more significant and there may be a need to reduce other policy requirements to offset these costs.
- It is important to note that the costs of achieving net zero carbon standards are likely to fall over time as technologies adapt and improve through more widespread use and through economies of scale as take-up increases.
- **Public-realm management plans:** the Council is considering introducing a requirement for contributions towards the maintenance of newly public realm provided by developments during the first 15 years at a rate of 15% of the capital value of the works. This requirement is likely to be relatively modest in scale (circa £600 per unit) and is incorporated within our wider allowances for Section 106 contributions. Consequently, this requirement is unlikely to have a material impact on scheme viability. Clearly, however, the contribution (albeit modest in scale) by act as a

disincentive to developers to provide public realm improvements as part of their developments and the Council may need to negotiate to secure these works as planning obligations.

- **SAMM contributions:** parts of the borough fall within the Epping Forest Special Area of Conservation and developments within the 0 to 6.2 kilometre 'zone of influence' are required to make SAMM contributions equating to £50.36 per unit. We have reflected this requirement in the overall Section 106 contribution factored into our appraisals and the impact on development viability if negligible.
- **Town Centres – meanwhile uses:** the Council is considering a requirement for landlords to offer short term leases on space vacant for more than 3 months at turnover-based rents as part of a 'meanwhile-use strategy'. In terms of viability, the impact of this requirement is neutral (or indeed somewhat positive) as it will encourage the occupation of space that would otherwise have remained vacant. This will result in income to the landlord, albeit at a level that is potentially significantly lower than market rent. Clearly, however, the policy needs to be sufficiently clear that units can be re-let at full market-rent when a potential lessee is interested in taking a lease. This would mean that the policy should not put in place any provisions that would require landlords to tenants taking space on turnover-based rents any form of security of tenure.
- **Affordable Class E floorspace in town centres:** the Council is considering a requirement for schemes providing 1,000 square metres or more of Class E floorspace to be required to offer 20% of floorspace as small units at affordable or turnover-based rents. Alternatively, the Council is considering applying the policy to Class E developments exceeding 2,500 square metres. Our testing indicates that this policy would reduce residual land values by 8.3% on average, but there is no difference in outcome between schemes of different scale. However, for practical purposes, schemes with a higher quantum of floorspace would more readily be able to provide the requirement for small units.
- As an alternative to turnover-based rents – which are inherently uncertain due to the variability both in terms of initial and ongoing rental income – other authorities have introduced policies which seek floorspace at fixed discounts to market rent. This approach might be more practical than turnover-based rents to reduce risk and uncertainty.
- The Council may also wish to consider a flexible approach which considers a payment in lieu of on-site affordable workspace where it is agreed that this would be inappropriate.
- **Education:** the Council is considering a policy approach which seeks to introduce or enhance childcare provision in major commercial developments. This requirement should be broadly neutral in viability terms as childcare facilities can be provided in mixed-use schemes in areas that would be unsuitable for residential units (e.g. ground floor spaces). Rents payable by nursery operators are broadly comparable (or indeed sometimes higher) than retail rents, so there would be no opportunity cost. Furthermore, provision of childcare facilities would enhance the marketability of residential and commercial schemes to purchasers and tenants.
- **Cumulative impact of policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of all plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.

Additional observations

- 7.3 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 land owner at the bid stage without adversely impacting on the supply of land for development.
- 7.4 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.

- 7.5 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. This flexibility is allowed for by the adoption of the Mayor of London's 'threshold' approach to affordable housing.

Appendix 1 - Typology details and appraisal inputs

1	2	3	4	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
NEWHAM LOCAL PLAN VIABILITY						Floor areas - proposed (sqm)																
Site ref	Typology description	Gross Site area	Net site area	Max storeys	No of Houses	No of Flats	Resi costs Houses	Resi costs Flats	GIA Houses	GIA flats	E use class	Retail S'Market	B1(c) and B	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Total resi units	Total resi FS		
88	Typology 28 [Scenario 1]	21.00	21.00	18	1,443	1,443	1,622	2,218	-	139,489	6,193	1,548	-	4,292	-	-	-	-	2,340	1,443	139,489	
89	Typology 28 [Scenario 2]	21.00	21.00	18	1,471	1,471	1,622	2,218	-	139,062	6,193	1,548	-	4,292	-	-	-	-	2,340	1,471	139,062	
90	Typology 28 [Scenario 3]	21.00	21.00	18	1,499	1,499	1,622	2,218	-	138,518	6,193	1,548	-	4,292	-	-	-	-	2,340	1,499	138,518	
91	Typology 29 [Scenario 1]	0.63	0.63	13	147	147	1,622	2,218	-	17,800	899	225	-	-	-	-	-	-	-	147	17,800	
92	Typology 29 [Scenario 2]	0.63	0.63	13	149	149	1,622	2,218	-	17,678	899	225	-	-	-	-	-	-	-	149	17,678	
93	Typology 29 [Scenario 3]	0.63	0.63	13	153	153	1,622	2,218	-	17,728	899	225	-	-	-	-	-	-	-	153	17,728	
94	Typology 30 [Single scenario]	1.01	1.01	13	-	-	1,622	2,218	-	-	-	-	-	24,870	-	-	-	-	-	-	-	
95	Typology 31 [Scenario 1]	0.34	0.34	18	152	152	1,622	2,218	-	18,270	1,652	413	-	-	-	-	-	-	-	152	18,270	
96	Typology 31 [Scenario 2]	0.34	0.34	18	155	155	1,622	2,218	-	18,229	1,652	413	-	-	-	-	-	-	-	155	18,229	
97	Typology 31 [Scenario 3]	0.34	0.34	18	158	158	1,622	2,218	-	18,176	1,652	413	-	-	-	-	-	-	-	158	18,176	
98	Typology 32 [Scenario 1]	0.72	0.72	18	184	184	1,622	2,218	-	21,274	-	-	-	20,048	-	-	-	-	-	184	21,274	
99	Typology 32 [Scenario 2]	0.72	0.72	18	187	187	1,622	2,218	-	21,167	-	-	-	20,048	-	-	-	-	-	187	21,167	
100	Typology 32 [Scenario 3]	0.72	0.72	18	191	191	1,622	2,218	-	21,138	-	-	-	20,048	-	-	-	-	-	191	21,138	
101	Typology 33 [Scenario 1]	0.68	0.68	17	275	275	1,622	2,218	-	29,819	2,913	728	-	-	-	-	-	-	-	275	29,819	
102	Typology 33 [Scenario 2]	0.68	0.68	17	280	280	1,622	2,218	-	29,706	2,913	728	-	-	-	-	-	-	-	280	29,706	
103	Typology 33 [Scenario 3]	0.68	0.68	17	284	284	1,622	2,218	-	29,484	2,913	728	-	-	-	-	-	-	-	284	29,484	
104	Typology 34 [Scenario 1]	0.51	0.51	18	147	147	1,622	2,218	-	17,800	2,229	557	-	-	-	-	-	-	-	147	17,800	
105	Typology 34 [Scenario 2]	0.51	0.51	18	149	149	1,622	2,218	-	17,678	2,229	557	-	-	-	-	-	-	-	149	17,678	
106	Typology 34 [Scenario 3]	0.51	0.51	18	153	153	1,622	2,218	-	17,728	2,229	557	-	-	-	-	-	-	-	153	17,728	
107	Typology 35 [Scenario 1]	0.77	0.77	30	182	182	1,622	2,218	-	21,086	1,814	454	-	-	-	-	-	7,201	182	21,086		
108	Typology 35 [Scenario 2]	0.77	0.77	30	185	185	1,622	2,218	-	20,984	1,814	454	-	-	-	-	-	7,201	185	20,984		
109	Typology 35 [Scenario 3]	0.77	0.77	30	189	189	1,622	2,218	-	20,958	1,814	454	-	-	-	-	-	7,201	189	20,958		
110	Typology 36 [Scenario 1]	0.30	0.30	16	94	94	1,622	2,218	-	12,824	1,025	256	-	-	-	-	-	-	94	12,824		
111	Typology 36 [Scenario 2]	0.30	0.30	16	96	96	1,622	2,218	-	12,812	1,025	256	-	-	-	-	-	-	96	12,812		
112	Typology 36 [Scenario 3]	0.30	0.30	16	98	98	1,622	2,218	-	12,792	1,025	256	-	-	-	-	-	-	98	12,792		
113	Typology 37 [Scenario 1]	2.60	2.60	29	570	570	1,622	2,218	-	57,518	1,730	433	-	6,804	-	-	-	-	570	57,518		
114	Typology 37 [Scenario 2]	2.60	2.60	29	582	582	1,622	2,218	-	57,436	1,730	433	-	6,804	-	-	-	-	582	57,436		
115	Typology 37 [Scenario 3]	2.60	2.60	29	593	593	1,622	2,218	-	57,213	1,730	433	-	6,804	-	-	-	-	593	57,213		
116	Typology 38 [Scenario 1]	4.95	4.95	29	427	427	1,622	2,218	-	44,091	11,664	2,916	-	-	-	-	-	-	427	44,091		
117	Typology 38 [Scenario 2]	4.95	4.95	29	435	435	1,622	2,218	-	43,938	11,664	2,916	-	-	-	-	-	-	435	43,938		
118	Typology 38 [Scenario 3]	4.95	4.95	29	443	443	1,622	2,218	-	43,752	11,664	2,916	-	-	-	-	-	-	443	43,752		
119	Typology 39 [Scenario 1]	2.22	2.22	29	400	400	1,622	2,218	-	41,556	5,712	1,428	-	-	-	-	-	-	400	41,556		
120	Typology 39 [Scenario 2]	2.22	2.22	29	409	409	1,622	2,218	-	41,551	5,712	1,428	-	-	-	-	-	-	409	41,551		
121	Typology 39 [Scenario 3]	2.22	2.22	29	418	418	1,622	2,218	-	41,509	5,712	1,428	-	-	-	-	-	-	418	41,509		
122	Typology 40 [Scenario 1]	1.17	1.17	8	88	88	1,622	2,218	-	12,260	-	-	-	11,596	-	-	-	-	88	12,260		
123	Typology 40 [Scenario 2]	1.17	1.17	8	91	91	1,622	2,218	-	12,353	-	-	-	11,596	-	-	-	-	91	12,353		
124	Typology 40 [Scenario 3]	1.17	1.17	8	92	92	1,622	2,218	-	12,254	-	-	-	11,596	-	-	-	-	92	12,254		
125	Typology 41 [Scenario 1]	18.00	18.00	16	2,757	2,757	1,622	2,218	-	262,869	2,799	700	-	19,331	-	-	-	3,550	2,757	262,869		
126	Typology 41 [Scenario 2]	18.00	18.00	16	2,813	2,813	1,622	2,218	-	262,282	2,799	700	-	19,331	-	-	-	3,550	2,813	262,282		
127	Typology 41 [Scenario 3]	18.00	18.00	16	2,867	2,867	1,622	2,218	-	261,283	2,799	700	-	19,331	-	-	-	3,550	2,867	261,283		
128	Typology 42 [Scenario 1]	1.98	1.98	6	151	151	1,622	2,218	-	18,176	4,093	1,023	-	-	-	-	-	-	151	18,176		
129	Typology 42 [Scenario 2]	1.98	1.98	6	153	153	1,622	2,218	-	18,046	4,093	1,023	-	-	-	-	-	-	153	18,046		
130	Typology 42 [Scenario 3]	1.98	1.98	6	157	157	1,622	2,218	-	18,087	4,093	1,023	-	-	-	-	-	-	157	18,087		

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121	
NEWHAM LCBuild costs											Net to gross												
Site ref	E use classes	Retail S'Me	B1 office	B1(c) and B8 storage	C1 Hotel	C2 resi ins	D1	D2	GF infra	% costs	E use class	Retail S'Me	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278	
1	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	62,079	638,418	
2	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	61,997	650,418	
3	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	61,775	661,418	
4	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	15,198	133,707	
5	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	15,208	135,707	
6	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	15,119	136,707	
7	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	30,698	325,359	
8	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	30,591	328,359	
9	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	30,651	333,359	
10	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	19,007	170,410	
11	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	19,004	173,410	
12	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	18,899	175,410	
13	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	101,048	1,098,371	
14	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	100,791	1,115,371	
15	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	100,373	1,131,371	
16	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	461,002	5,532,124	
17	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	460,148	5,596,124	
18	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	458,938	5,659,124	
19	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	340,297	3,789,768	
20	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	339,423	3,849,768	
21	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	338,479	3,911,768	
22	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	899,632	10,173,525	
23	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	897,549	10,331,525	
24	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	894,989	10,491,525	
25	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	53,575	528,000	
26	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	53,396	538,000	
27	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	53,355	550,000	
28	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	17,819	155,862	
29	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	17,649	156,862	
30	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	17,654	159,862	
31	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	27,548	268,305	
32	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	27,391	271,305	
33	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	27,491	277,305	
34	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	82,005	923,006	
35	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	81,850	935,006	
36	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	81,734	948,006	
37	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	26,927	262,249	
38	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	26,970	267,249	
39	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	26,903	271,249	
40	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	147,518	1,613,660	
41	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	147,162	1,639,660	
42	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	146,878	1,667,660	
43	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	26,896	248,309	
44	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	26,871	253,309	
45	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	26,915	259,309	
46	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	15,421	137,863	
47	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	15,434	139,863	
48	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	15,350	140,863	
49	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	18,884	179,186	
50	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	18,843	181,186	
51	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	18,884	184,186	
52	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	66,814	669,000	
53	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	66,526	681,000	
54	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	66,367	695,000	
55	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	85,978	905,411	
56	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	85,706	920,411	
57	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	85,550	937,411	
58	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	22,213	194,000	
59	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	22,086	197,000	
60	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%												

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121	
NEWHAM LC Build costs											Net to gross												
Site ref	E use classes	Retail S'M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	GF infra	% costs	E use class	Retail S'M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278
88	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	153,863	1,658,609
89	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	153,436	1,686,609
90	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	152,892	1,714,609
91	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	18,924	163,862
92	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	18,802	165,862
93	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	18,852	169,862
94	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	24,870	373,046
95	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	20,334	182,969
96	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	20,294	185,969
97	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	20,241	188,969
98	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	41,322	484,713
99	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	41,215	487,713
100	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	41,185	491,713
101	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	33,460	329,621
102	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	33,348	334,621
103	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	33,125	338,621
104	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	20,587	188,796
105	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	20,465	190,796
106	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	20,514	194,796
107	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	30,555	324,034
108	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	30,453	327,034
109	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	30,427	331,034
110	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	14,104	113,211
111	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	14,093	115,211
112	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	14,073	117,211
113	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	66,485	704,501
114	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	66,402	716,501
115	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	66,180	727,501
116	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	58,671	645,700
117	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	58,518	653,700
118	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	58,332	661,700
119	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	48,696	507,096
120	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	48,691	516,096
121	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	48,649	525,096
122	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	23,856	261,934
123	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	23,948	264,934
124	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	23,849	265,934
125	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	289,248	3,152,685
126	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	288,661	3,208,685
127	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	287,662	3,262,685
128	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	23,292	227,740
129	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	23,162	229,740
130	1,717	2,254	2,645	1,205	1,018	1,973	1,645	2,803	2,803	-	77%	77%	77%	90%	90%	77%	77%	77%	77%	77%	77%	23,203	233,740

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	
NEWHAM LC	Investment sale (QUARTERS)										Resi sales period (qtrs)		Sales period start	Area	On-site AH	% AH rented			
Site ref	E use clas	Retail S'M	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi		% of PRS units			Roof area	BNG cost	
1	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	2,916.67	0.1%	
2	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	2,916.67	0.1%	
3	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	2,916.67	0.1%	
4	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	494.03	0.1%	
5	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	494.03	0.1%	
6	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	494.03	0.1%	
7	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	645.67	0.1%	
8	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	645.67	0.1%	
9	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	645.67	0.1%	
10	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	752.67	0.1%	
11	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	752.67	0.1%	
12	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	752.67	0.1%	
13	10	10	10	10	10	10	10	10	10	10		14	8	0.00%	50%	65%	2,712.07	0.1%	
14	10	10	10	10	10	10	10	10	10	10		14	8	0.00%	50%	65%	2,712.07	0.1%	
15	10	10	10	10	10	10	10	10	10	10		14	8	0.00%	50%	65%	2,712.07	0.1%	
16	10	10	10	10	10	10	10	10	10	10		40	8	0.00%	50%	65%	5,815.79	0.1%	
17	10	10	10	10	10	10	10	10	10	10		40	8	0.00%	50%	65%	5,815.79	0.1%	
18	10	10	10	10	10	10	10	10	10	10		40	8	0.00%	50%	65%	5,815.79	0.1%	
19	10	10	10	10	10	10	10	10	10	10		40	8	0.00%	50%	65%	5,815.79	0.1%	
20	10	10	10	10	10	10	10	10	10	10		40	8	0.00%	50%	65%	5,815.79	0.1%	
21	10	10	10	10	10	10	10	10	10	10		40	8	0.00%	50%	65%	5,815.79	0.1%	
22	10	10	10	10	10	10	10	10	10	10		60	8	0.00%	50%	65%	5,815.79	0.1%	
23	10	10	10	10	10	10	10	10	10	10		60	8	0.00%	50%	65%	5,815.79	0.1%	
24	10	10	10	10	10	10	10	10	10	10		60	8	0.00%	50%	65%	5,815.79	0.1%	
25	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	1,253.13	0.1%	
26	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	1,253.13	0.1%	
27	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	1,253.13	0.1%	
28	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	128.57	0.1%	
29	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	128.57	0.1%	
30	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	128.57	0.1%	
31	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	128.57	0.1%	
32	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	128.57	0.1%	
33	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	128.57	0.1%	
34	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	1,576.67	0.1%	
35	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	1,576.67	0.1%	
36	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	1,576.67	0.1%	
37	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	450.00	0.1%	
38	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	450.00	0.1%	
39	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	450.00	0.1%	
40	10	10	10	10	10	10	10	10	10	10		20	8	0.00%	50%	65%	2,897.69	0.1%	
41	10	10	10	10	10	10	10	10	10	10		20	8	0.00%	50%	65%	2,897.69	0.1%	
42	10	10	10	10	10	10	10	10	10	10		20	8	0.00%	50%	65%	2,897.69	0.1%	
43	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	1,375.00	0.1%	
44	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	1,375.00	0.1%	
45	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	1,375.00	0.1%	
46	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	227.27	0.1%	
47	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	227.27	0.1%	
48	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	227.27	0.1%	
49	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	700.00	0.1%	
50	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	700.00	0.1%	
51	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	700.00	0.1%	
52	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	1,752.63	0.1%	
53	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	1,752.63	0.1%	
54	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	1,752.63	0.1%	
55	10	10	10	10	10	10	10	10	10	10		14	8	0.00%	50%	65%	3,250.00	0.1%	
56	10	10	10	10	10	10	10	10	10	10		14	8	0.00%	50%	65%	3,250.00	0.1%	
57	10	10	10	10	10	10	10	10	10	10		14	8	0.00%	50%	65%	3,250.00	0.1%	
58	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	1,600.00	0.1%	
59	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	1,600.00	0.1%	
60	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	1,600.00	0.1%	
61	10	10	10	10	10	10	10	10	10	10		20	8	0.00%	50%	65%	1,594.10	0.1%	
62	10	10	10	10	10	10	10	10	10	10		20	8	0.00%	50%	65%	1,594.10	0.1%	
63	10	10	10	10	10	10	10	10	10	10		20	8	0.00%	50%	65%	1,594.10	0.1%	
64	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	868.42	0.1%	
65	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	868.42	0.1%	
66	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	868.42	0.1%	
67	10	10	10	10	10	10	10	10	10	10		14	8	0.00%	50%	65%	2,527.59	0.1%	
68	10	10	10	10	10	10	10	10	10	10		14	8	0.00%	50%	65%	2,527.59	0.1%	
69	10	10	10	10	10	10	10	10	10	10		14	8	0.00%	50%	65%	2,527.59	0.1%	
70	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	2,527.59	0.1%	
71	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	2,527.59	0.1%	
72	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	2,527.59	0.1%	
73	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	1,390.63	0.1%	
74	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	1,390.63	0.1%	
75	10	10	10	10	10	10	10	10	10	10		8	8	0.00%	50%	65%	1,390.63	0.1%	
76	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	16,001.72	0.1%	
77	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	16,001.72	0.1%	
78	10	10	10	10	10	10	10	10	10	10		12	8	0.00%	50%	65%	16,001.72	0.1%	
79	10	10	10	10	10	10	10	10	10	10		20	8	0.00%	50%	65%	14,401.54	0.1%	
80	10	10	10	10	10	10	10	10	10	10		20	8	0.00%	50%	65%	14,401.54	0.1%	
81	10	10	10	10	10	10	10	10	10	10		20	8	0.00%	50%	65%	14,401.54	0.1%	
82	10	10	10	10	10	10	10	10	10	10		45	8	0.00%	50%	65%	6,562.50	0.1%	
83	10	10	10	10	10	10	10	10	10	10		45	8	0.00%	50%	65%	6,562.50	0.1%	
84	10	10	10	10	10	10	10	10	10	10		45	8	0.00%	50%	65%	6,562.50	0.1	

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173
NEWHAM LC Investment sale (QUARTERS)											Resi sales period (qtrs)	Sales period start	Area	On-site AH	% AH rented		BNG cost	
Site ref	E use clas	Retail S'M	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi	Area	% of PRS units	On-site AH	% AH rented	Roof area	BNG cost
88	10	10	10	10	10	10	10	10	10		12	8	8	0.00%	50%	65%	5,833.33	0.1%
89	10	10	10	10	10	10	10	10	10		12	8	8	0.00%	50%	65%	5,833.33	0.1%
90	10	10	10	10	10	10	10	10	10		12	8	8	0.00%	50%	65%	5,833.33	0.1%
91	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	242.31	0.1%
92	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	242.31	0.1%
93	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	242.31	0.1%
94	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	0%	65%	390.29	0.1%
95	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	94.17	0.1%
96	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	94.17	0.1%
97	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	94.17	0.1%
98	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	200.44	0.1%
99	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	200.44	0.1%
100	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	200.44	0.1%
101	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	198.61	0.1%
102	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	198.61	0.1%
103	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	198.61	0.1%
104	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	141.89	0.1%
105	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	141.89	0.1%
106	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	141.89	0.1%
107	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	128.05	0.1%
108	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	128.05	0.1%
109	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	128.05	0.1%
110	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	92.29	0.1%
111	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	92.29	0.1%
112	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	92.29	0.1%
113	10	10	10	10	10	10	10	10	10		12	8	8	0.00%	50%	65%	448.81	0.1%
114	10	10	10	10	10	10	10	10	10		12	8	8	0.00%	50%	65%	448.81	0.1%
115	10	10	10	10	10	10	10	10	10		12	8	8	0.00%	50%	65%	448.81	0.1%
116	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	853.58	0.1%
117	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	853.58	0.1%
118	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	853.58	0.1%
119	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	382.42	0.1%
120	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	382.42	0.1%
121	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	382.42	0.1%
122	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	733.30	0.1%
123	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	733.30	0.1%
124	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	733.30	0.1%
125	10	10	10	10	10	10	10	10	10		15	8	8	0.00%	50%	65%	5,625.00	0.1%
126	10	10	10	10	10	10	10	10	10		15	8	8	0.00%	50%	65%	5,625.00	0.1%
127	10	10	10	10	10	10	10	10	10		15	8	8	0.00%	50%	65%	5,625.00	0.1%
128	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	1,650.00	0.1%
129	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	1,650.00	0.1%
130	10	10	10	10	10	10	10	10	10		8	8	8	0.00%	50%	65%	1,650.00	0.1%

Appendix 2 - BCIS cost data

£/m² study

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

Last updated: 08-Oct-2022 05:36

› Rebased to London Borough of Newham (117; sample 24)

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)	1,404	320	773	1,158	1,656	5,336	90
Up to 500m ² GFA (20)	1,786	1,141	1,282	1,511	2,236	3,082	13
500 to 2000m ² GFA (20)	1,501	320	830	1,339	1,654	5,336	39
Over 2000m ² GFA (20)	1,175	581	695	961	1,296	3,062	38
282.1 Advance factories							
Generally (15)	1,235	570	1,050	1,171	1,495	1,993	20
Up to 500m ² GFA (15)	1,358	1,141	1,152	1,281	1,480	1,788	6
500 to 2000m ² GFA (15)	1,322	570	1,105	1,425	1,521	1,993	9
Over 2000m ² GFA (15)	934	686	770	967	1,077	1,170	5
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,682	615	1,041	1,705	2,023	3,082	18
Up to 500m ² GFA (20)	2,729	2,236	-	2,869	-	3,082	3
500 to 2000m ² GFA (20)	1,547	615	1,383	1,705	1,872	2,054	6
Over 2000m ² GFA (20)	1,422	720	960	1,110	1,893	3,062	9
282.2 Purpose built factories							
Generally (30)	1,526	320	809	1,312	1,926	5,336	79
Up to 500m ² GFA (30)	1,770	950	1,222	1,503	2,383	2,728	7
500 to 2000m ² GFA (30)	1,649	320	857	1,234	1,850	5,336	28
Over 2000m ² GFA (30)	1,408	428	764	1,308	1,903	2,822	44
282.22 Purpose built factories/Offices - mixed facilities (15)	1,196	592	967	1,179	1,302	2,606	23
284. Warehouses/stores							
Generally (15)	1,222	483	738	978	1,412	5,561	46
Up to 500m ² GFA (15)	2,239	802	1,238	1,586	2,680	5,561	8
500 to 2000m ² GFA (15)	1,123	568	820	1,017	1,274	1,958	17
Over 2000m ² GFA (15)	915	483	678	741	1,054	1,930	21
284.1 Advance warehouses/stores (15)	984	494	737	999	1,238	1,623	10

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
284.2 Purpose built warehouses/stores							
Generally (15)	1,293	483	754	978	1,466	5,561	34
Up to 500m ² GFA (15)	2,581	802	1,538	2,032	3,272	5,561	6
500 to 2000m ² GFA (15)	1,075	568	790	978	1,228	1,958	14
Over 2000m ² GFA (15)	958	483	718	843	1,136	1,930	14
284.5 Cold stores/refrigerated stores (25)	1,567	1,170	-	1,239	-	2,290	3
320. Offices							
Generally (15)	2,560	1,275	1,850	2,397	3,017	6,226	65
Air-conditioned							
Generally (15)	2,608	1,507	2,129	2,541	2,992	4,420	19
1-2 storey (15)	2,569	1,507	2,174	2,402	2,666	4,420	8
3-5 storey (15)	2,490	1,741	1,980	2,402	2,984	3,470	8
6 storey or above (20)	3,197	2,210	2,585	2,849	3,242	5,718	9
Not air-conditioned							
Generally (15)	2,515	1,275	1,772	2,360	3,134	4,351	30
1-2 storey (15)	2,611	1,458	1,832	2,438	3,208	4,060	16
3-5 storey (15)	2,373	1,275	1,719	1,903	2,864	4,351	12
6 storey or above (25)	3,018	2,334	-	3,127	-	3,483	4
344. Hypermarkets, supermarkets							
Generally (35)	2,133	342	1,525	2,165	2,757	3,573	50
Up to 1000m ² (35)	2,133	1,426	-	1,849	-	3,406	4
1000 to 7000m ² GFA (35)	2,166	342	1,525	2,319	2,772	3,573	42
7000 to 15000m ² (35)	1,717	-	-	-	-	-	1
Over 15000m ² GFA (35)	2,249	-	-	-	-	-	1
345. Shops							
Generally (30)	2,035	773	1,112	1,649	2,624	5,312	20
1-2 storey (30)	2,053	773	1,110	1,601	2,644	5,312	19
3-5 storey (30)	1,697	-	-	-	-	-	1
532. Community Centres							
Generally (25)	2,837	1,149	2,267	2,693	3,244	8,532	113
Up to 500m² GFA							
Generally (25)	2,972	1,149	2,001	2,682	3,500	8,532	49
Steel framed (25)	3,297	1,584	2,095	2,808	3,856	8,532	23
Concrete framed (50)	1,773	-	-	-	-	-	1
Brick construction (25)	2,108	1,149	1,685	2,037	2,372	3,500	16
Timber framed (25)	3,610	2,667	3,220	3,486	4,093	4,799	9
500 to 2000m² GFA							

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (25)	2,744	1,461	2,367	2,710	3,033	4,405	60
Steel framed (25)	2,761	1,672	2,385	2,734	3,145	4,386	38
Concrete framed (30)	2,693	-	-	-	-	-	1
Brick construction (25)	2,535	1,461	2,300	2,452	2,850	4,405	14
Timber framed (25)	3,074	2,351	2,802	2,888	3,429	3,819	7
Over 2000m² GFA							
Generally (25)	2,578	2,136	-	2,670	-	2,837	4
Steel framed (30)	2,522	1,853	-	2,670	-	2,891	4
Concrete framed (50)	1,885	-	-	-	-	-	1
Brick construction (50)	1,406	-	-	-	-	-	1
Timber framed (15)	2,837	-	-	-	-	-	1
810.1 Estate housing							
Generally (15)	1,686	811	1,437	1,621	1,848	5,860	1419
Single storey (15)	1,906	1,144	1,627	1,842	2,116	5,860	231
2-storey (15)	1,626	811	1,409	1,580	1,778	3,528	1101
3-storey (15)	1,763	1,048	1,449	1,678	2,011	3,457	82
4-storey or above (15)	3,551	1,719	2,844	3,176	4,727	5,289	5
810.11 Estate housing detached (15)	2,175	1,250	1,716	1,895	2,271	5,860	23
810.12 Estate housing semi detached							
Generally (15)	1,687	991	1,440	1,655	1,850	3,087	341
Single storey (15)	1,874	1,226	1,616	1,839	2,068	3,087	73
2-storey (15)	1,636	991	1,437	1,595	1,784	2,910	257
3-storey (15)	1,632	1,239	1,306	1,603	1,852	2,406	11
810.13 Estate housing terraced							
Generally (15)	1,735	1,010	1,410	1,622	1,906	5,289	245
Single storey (15)	1,985	1,271	1,646	2,034	2,298	2,803	20
2-storey (15)	1,659	1,010	1,395	1,583	1,824	3,528	186
3-storey (15)	1,799	1,048	1,439	1,651	2,058	3,457	37
4-storey or above (10)	5,008	4,727	-	-	-	5,289	2
816. Flats (apartments)							
Generally (15)	1,982	976	1,646	1,873	2,239	6,800	850
1-2 storey (15)	1,880	1,160	1,591	1,780	2,123	3,423	185
3-5 storey (15)	1,952	976	1,641	1,862	2,220	4,144	567
6 storey or above (15)	2,356	1,446	1,925	2,218	2,531	6,800	95
852. Hotels (15)	2,871	1,548	2,275	2,752	3,532	4,062	15
856.2 Students' residences, halls of residence, etc (15)	2,541	1,449	2,275	2,556	2,818	4,112	55

Appendix 3 - 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 4 - Appraisal results (affordable housing)

NEWHAM LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

AH tenure Rented 60% SO 40% Frst Hms 0% Incorporating infrastructure costs

£6,321,552 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 Typology 1 [Scenario 1]	570	£44,250,867	58,668,980	53,676,435	48,673,602	43,651,204	38,628,807	33,606,409	28,584,012	23,561,614	18,525,568	13,457,976	8,390,383	
2 Typology 1 [Scenario 2]	582	£44,250,867	65,303,538	59,898,468	54,493,398	49,088,328	43,683,258	38,278,188	32,858,818	27,414,136	21,969,455	16,524,774	11,049,985	
3 Typology 1 [Scenario 3]	593	£44,250,867	66,347,209	60,925,881	55,504,552	50,083,222	44,661,893	39,240,563	33,819,235	28,361,955	22,900,331	17,438,708	11,961,851	
4 Typology 2 [Scenario 1]	84	£3,123,049	3,608,719	2,839,551	2,065,434	1,287,393	509,353	272,788	1,062,700	1,853,673	2,656,561	3,459,447	4,262,334	
5 Typology 2 [Scenario 2]	86	£3,123,049	4,080,664	3,287,330	2,493,996	1,692,402	889,857	87,313	726,144	1,540,934	2,365,081	3,193,250	4,021,418	
6 Typology 2 [Scenario 3]	87	£3,123,049	4,471,588	3,680,785	2,849,982	2,035,841	1,215,569	395,298	431,458	1,264,246	2,102,360	2,948,817	3,795,274	
7 Typology 3 [Scenario 1]	184	£6,530,619	2,300,303	3,714,293	5,149,579	6,586,794	8,024,010	9,461,226	10,898,442	12,335,657	13,772,874	15,210,090	16,647,306	
8 Typology 3 [Scenario 2]	187	£6,530,619	1,492,488	2,942,574	4,402,260	5,876,157	7,350,052	8,823,949	10,297,844	11,771,741	13,245,637	14,719,533	16,193,429	
9 Typology 3 [Scenario 3]	192	£6,530,619	615,419	2,112,946	3,610,475	5,129,326	6,651,435	8,173,543	9,695,652	11,217,761	12,739,869	14,261,978	15,784,086	
10 Typology 4 [Scenario 1]	134	£5,709,677	2,432,222	1,346,831	261,442	836,520	1,938,471	3,046,289	4,166,340	5,286,392	6,406,443	7,526,495	8,646,546	
11 Typology 4 [Scenario 2]	137	£5,709,677	3,087,046	1,968,529	850,013	272,601	1,408,183	2,543,766	3,695,797	4,850,025	6,004,254	7,158,483	8,312,712	
12 Typology 4 [Scenario 3]	139	£5,709,677	3,693,851	2,549,323	1,404,794	260,266	897,755	2,059,747	3,230,998	4,412,063	5,593,129	6,774,194	7,955,259	
13 Typology 5 [Scenario 1]	875	£37,717,916	42,863,020	37,633,045	32,403,070	27,173,097	21,943,122	16,713,147	11,483,172	6,253,197	1,023,222	-4,202,753	-9,432,778	
14 Typology 5 [Scenario 2]	892	£37,717,916	45,874,213	40,501,279	35,128,345	29,755,411	24,382,477	19,009,543	13,636,609	8,263,675	2,890,741	-2,484,204	-7,713,179	
15 Typology 5 [Scenario 3]	908	£37,717,916	48,766,237	43,288,022	37,783,407	32,278,792	26,774,176	21,269,561	15,734,988	10,172,694	4,610,401	1,014,104	6,735,406	
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	71,123,395	58,134,127	45,021,462	31,719,384	18,172,513	4,244,954	-10,432,616	-26,060,411	-42,205,822	-58,906,103	-76,148,788	
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	78,295,248	65,034,624	51,662,874	38,115,057	24,351,769	10,259,317	-4,412,747	-20,122,781	-36,520,844	-53,490,881	-71,109,166	
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	85,265,288	71,741,790	58,105,793	44,329,249	30,353,520	16,093,417	1,373,207	-14,299,289	-30,955,245	-48,151,335	-66,059,976	
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	25,745,915	12,403,159	-1,345,862	-15,821,469	-30,844,774	-46,210,002	-61,997,913	-78,280,405	-94,660,072	-111,039,739	-127,419,406	
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	33,097,936	19,576,555	5,718,943	-8,743,237	-23,965,159	-39,557,227	-55,601,603	-72,168,726	-88,987,950	-105,807,174	-122,626,399	
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	40,281,729	26,570,005	12,562,186	-1,908,365	-17,183,314	-33,067,739	-49,320,047	-66,107,649	-83,359,354	-100,611,058	-117,862,763	
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	144,735,658	121,918,238	98,914,654	75,684,810	52,114,640	28,046,123	3,181,819	-23,425,028	-52,904,398	-87,159,683	-124,036,873	
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	157,204,019	133,876,076	110,382,852	86,692,732	62,696,670	38,269,032	13,148,854	-13,344,283	-42,320,486	-76,079,188	-113,311,471	
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	169,399,038	145,574,065	121,608,568	97,459,658	73,040,218	48,230,170	22,825,487	-3,632,584	-32,338,445	-65,258,419	-102,668,008	
25 Typology 7 - [Scenario 1]	528	£25,349,425	61,350,912	56,700,672	52,050,432	47,400,193	42,749,954	38,099,715	33,430,967	28,752,921	24,074,876	19,396,832	14,718,786	
26 Typology 7 - [Scenario 2]	538	£25,349,425	63,692,674	58,928,728	54,164,782	49,400,836	44,636,890	39,872,944	35,108,998	30,316,787	25,523,707	20,730,627	15,937,547	
27 Typology 7 - [Scenario 3]	550	£25,349,425	66,186,355	61,296,929	56,407,504	51,518,078	46,628,653	41,739,228	36,849,803	31,949,981	27,030,024	22,110,067	17,190,111	
28 Typology 8 - Opt 1 [Scenario 1]	126	£2,275,759	21,493,384	20,051,659	18,609,934	17,168,208	15,726,483	14,284,757	12,843,032	11,401,307	9,959,581	8,517,856	7,076,131	
29 Typology 8 - Opt 1 [Scenario 2]	127	£2,275,759	22,082,179	20,616,140	19,149,858	17,683,576	16,217,294	14,751,011	13,284,729	11,818,447	10,352,165	8,885,883	7,419,601	
30 Typology 8 - Opt 1 [Scenario 3]	130	£2,275,759	22,874,741	21,370,580	19,866,601	18,359,765	16,852,930	15,346,094	13,839,259	12,332,423	10,825,587	9,318,752	7,811,917	
31 Typology 8 - Opt 2 [Scenario 1]	208	£2,275,759	31,770,631	29,627,597	27,484,563	25,341,528	23,198,494	21,055,460	18,912,425	16,769,391	14,626,357	12,483,323	10,340,288	
32 Typology 8 - Opt 2 [Scenario 2]	211	£2,275,759	32,663,670	30,575,149	28,386,629	26,198,108	24,009,587	21,821,067	19,632,547	17,444,027	15,255,506	13,066,986	10,878,465	
33 Typology 8 - Opt 2 [Scenario 3]	217	£2,275,759	34,063,013	31,812,713	29,555,886	27,297,982	25,040,078	22,782,173	20,524,268	18,266,364	16,008,460	13,750,556	11,492,650	
34 Typology 9 [Scenario 1]	605	£29,900,943	82,353,814	77,091,597	71,829,381	66,567,163	61,290,345	56,012,546	50,734,746	45,456,947	40,179,147	34,901,348	29,623,548	
35 Typology 9 [Scenario 2]	617	£29,900,943	85,040,896	79,646,698	74,252,500	68,858,301	63,464,103	58,062,223	52,649,109	47,237,995	41,826,880	36,415,766	31,004,652	
36 Typology 9 [Scenario 3]	630	£29,900,943	87,760,329	82,231,652	76,702,575	71,173,498	65,644,421	60,115,344	54,578,583	49,031,252	43,483,920	37,936,589	32,389,258	
37 Typology 10 [Scenario 1]	200	£8,534,096	29,524,311	27,449,697	25,375,083	23,300,469	21,225,855	19,151,241	17,076,628	15,002,013	12,927,399	10,852,786	8,778,172	
38 Typology 10 [Scenario 2]	205	£8,534,096	30,728,015	28,591,082	26,454,151	24,317,218	22,180,287	20,043,354	17,906,423	15,769,490	13,632,559	11,495,626	9,358,695	
39 Typology 10 [Scenario 3]	209	£8,534,096	31,792,705	29,603,863	27,415,023	25,226,183	23,037,342	20,848,502	18,659,661	16,470,820	14,281,979	12,093,139	9,904,298	
40 Typology 11 [Scenario 1]	1,320	£58,617,347	138,941,801	129,055,357	119,158,127	109,260,898	99,363,668	89,466,439	79,569,209	69,671,979	59,774,749	49,877,519	39,980,289	
41 Typology 11 [Scenario 2]	1,346	£58,617,347	143,846,926	133,733,797	123,613,566	113,474,116	103,334,665	93,195,213	83,055,763	72,883,661	62,706,364	52,505,130	42,278,348	
42 Typology 11 [Scenario 3]	1,374	£58,617,347	148,798,756	138,440,810	128,082,864	117,720,808	107,334,812	96,948,814	86,562,818	76,169,842	65,744,046	55,318,250	44,841,293	
43 Typology 12 [Scenario 1]	233	£10,430,562	24,673,201	22,550,420	20,427,648	18,304,871	16,182,093	14,053,102	11,915,122	9,777,141	7,639,161	5,501,180	3,363,200	
44 Typology 12 [Scenario 2]	238	£10,430,562	25,732,496	23,552,918	21,373,340	19,193,763	17,014,185	14,834,607	12,641,923	10,446,459	8,250,996	6,055,533	3,860,069	
45 Typology 12 [Scenario 3]	244	£10,430,562	26,846,367	24,604,491	22,362,614	20,120,737	17,878,861	15,636,984	13,390,119	11,131,635	8,873,151	6,614,667	4,356,184	
46 Typology 14 [Scenario 1]	82	£3,160,776	10,826,516	9,903,939	8,981,362	8,058,786	7,136,209	6,212,355	5,283,183	4,354,010	3,424,838	2,495,666	1,566,494	
47 Typology 14 [Scenario 2]	84	£3,160,776	11,359,951	10,409,885	9,459,818	8,509,751	7,559,684	6,609,617	5,659,550	4,709,483	3,759,416	2,809,349	1,859,282	
48 Typology 14 [Scenario 3]	85	£3,160,776	11,805,981	10,836,541	9,867,101	8,897,660	7,928,221	6,958,781	5,989,341	5,013,446	4,036,836	3,060,225	2,083,615	
49 Typology 15 [Scenario 1]	108	£6,195,121	3,783,067	2,646,700	1,510,332	373,966	-774,034	-1,927,740	-3,090,220	-4,262,847	-5,435,474	-6,608,102	-7,780,729	
50 Typology 15 [Scenario 2]	110	£6,195,121	4,386,061	3,228,641	2,062,892	897,141	-272,707	-1,456,244	-2,641,474	-3,844,416	-5,047,359	-6,250,300	-7,453,242	
51 Typology 15 [Scenario 3]	113	£6,195,121	5,058,276	3,870,578	2,672,148	1,470,283	268,417	-947,692	-2,167,896	-3,402,029	-4,642,234	-5,882,439	-7,122,643	
52 Typology 16 [Scenario 1]	669	£42,101,539	76,097,441	70,298,033	64,498,625	58,699,218	52,899,810	47,100,403	41,271,589	35,437,505	29,603,420	23,769,336	17,935,250	
53 Typology 16 [Scenario 2]	681	£42,101,539	79,930,604	73,004,202	67,068,799	61,133,396	55,197,994	49,262,592	43,321,937	37,350,236	31,378,536	25,406,835	19,435,135	
54 Typology 16 [Scenario 3]	695	£42,101,539	81,912,510	75,830,631	69,748,751	63,660,872	57,580,992	51,503,112	45,421,232	39,320,080	33			

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £5,275,753

AH tenure Rented 60% SO 40% Frst Hms 0% Incorporating infrastructure costs

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 Typology 1 [Scenario 1]	570	£36,930,268	58,668,980	53,676,435	48,673,602	43,651,204	38,628,807	33,606,409	28,584,012	23,561,614	18,525,568	13,457,976	8,390,383
2 Typology 1 [Scenario 2]	582	£36,930,268	65,303,538	59,898,468	54,493,398	49,088,328	43,683,258	38,278,188	32,858,818	27,414,136	21,969,455	16,524,774	11,049,985
3 Typology 1 [Scenario 3]	593	£36,930,268	66,347,209	60,925,881	55,504,552	50,083,222	44,661,893	39,240,565	33,819,235	28,361,955	22,900,331	17,438,708	11,961,851
4 Typology 2 [Scenario 1]	84	£2,606,391	3,608,719	2,839,551	2,065,434	1,287,393	509,353	-272,788	-1,062,700	-1,853,673	-2,656,561	-3,459,447	-4,262,334
5 Typology 2 [Scenario 2]	86	£2,606,391	4,080,664	3,287,330	2,493,996	1,692,402	889,857	87,313	-726,144	-1,540,934	-2,365,081	-3,193,250	-4,021,418
6 Typology 2 [Scenario 3]	87	£2,606,391	4,471,588	3,660,785	2,849,982	2,035,841	1,215,569	395,298	-431,458	-1,264,246	-2,102,360	-2,948,817	-3,795,274
7 Typology 3 [Scenario 1]	184	£5,450,232	2,300,303	-3,714,293	-5,149,579	-6,586,794	-8,024,010	-9,461,226	-10,898,442	-12,335,657	-13,772,874	-15,210,090	-16,647,306
8 Typology 3 [Scenario 2]	187	£5,450,232	1,492,488	-2,942,574	-4,402,260	-5,876,157	-7,350,052	-8,823,949	-10,297,844	-11,771,741	-13,245,637	-14,719,533	-16,193,429
9 Typology 3 [Scenario 3]	192	£5,450,232	615,419	-2,112,946	-3,610,475	-5,129,326	-6,651,435	-8,173,543	-9,695,652	-11,217,761	-12,739,869	-14,261,978	-15,784,086
10 Typology 4 [Scenario 1]	134	£4,765,102	2,432,222	1,346,831	261,442	-836,520	-1,938,471	-3,046,289	-4,166,340	-5,286,392	-6,406,443	-7,526,495	-8,646,546
11 Typology 4 [Scenario 2]	137	£4,765,102	3,087,046	1,968,529	850,013	-272,601	-1,408,183	-2,543,766	-3,695,797	-4,850,025	-6,004,254	-7,158,483	-8,312,712
12 Typology 4 [Scenario 3]	139	£4,765,102	3,693,851	2,549,323	1,404,794	260,266	-897,755	-2,059,747	-3,230,998	-4,412,063	-5,593,129	-6,774,194	-7,955,259
13 Typology 5 [Scenario 1]	875	£31,478,089	42,863,020	37,633,045	32,403,070	27,173,097	21,943,122	16,713,147	11,483,172	6,253,197	1,023,222	-4,206,753	-9,481,728
14 Typology 5 [Scenario 2]	892	£31,478,089	45,874,213	40,501,279	35,128,345	29,755,411	24,382,477	19,009,543	13,636,609	8,263,675	2,890,741	-2,482,203	-7,767,278
15 Typology 5 [Scenario 3]	908	£31,478,089	48,766,237	43,288,022	37,803,407	32,278,792	26,774,176	21,269,561	15,764,946	10,260,331	4,755,716	-7,750,301	-12,245,686
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	71,123,395	58,134,127	45,021,462	31,719,384	18,172,513	4,244,954	-10,432,616	-26,060,411	-42,205,822	-58,906,103	-76,148,788
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	78,295,248	65,034,624	51,862,874	38,115,057	24,351,769	10,259,317	-4,412,747	-20,122,781	-36,520,844	-53,490,881	-71,109,166
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	85,265,268	71,741,790	58,105,793	44,329,249	30,353,250	16,093,417	-1,373,207	-14,299,289	-30,955,245	-48,151,335	-66,059,976
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	25,745,915	12,403,159	-1,345,862	-15,821,469	-30,844,774	-46,210,002	-61,997,913	-78,280,405	-94,660,072	-111,039,739	-127,419,406
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	39,097,936	19,576,555	5,718,943	-8,743,237	-23,965,159	-39,557,227	-55,601,603	-72,168,726	-88,987,950	-105,807,174	-122,626,399
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	40,281,729	26,570,005	12,562,186	-1,908,365	-17,183,314	-33,067,739	-49,320,047	-66,107,649	-83,359,354	-100,611,058	-117,862,763
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	144,735,658	121,916,238	98,914,654	75,684,710	52,114,640	28,046,123	3,181,819	-23,425,028	-52,904,398	-87,159,683	-124,036,873
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	157,204,019	133,876,076	110,382,852	86,692,732	62,696,670	38,269,032	13,148,854	-13,344,283	-42,320,486	-76,079,188	-113,311,471
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	169,399,038	145,574,065	121,608,568	97,459,658	73,040,218	48,230,170	22,825,487	-3,632,584	-32,338,445	-65,258,419	-102,668,008
25 Typology 7 - [Scenario 1]	528	£21,155,768	61,350,912	56,700,672	52,050,433	47,400,193	42,749,954	38,099,715	33,449,476	28,752,921	24,074,876	19,396,832	14,718,788
26 Typology 7 - [Scenario 2]	538	£21,155,768	63,692,674	58,928,728	54,164,782	49,400,836	44,636,890	39,872,944	35,108,998	30,316,787	25,523,707	20,730,627	15,937,547
27 Typology 7 - [Scenario 3]	550	£21,155,768	66,186,355	61,296,929	56,407,504	51,518,078	46,628,653	41,739,228	36,849,803	31,949,981	27,030,024	22,110,067	17,190,111
28 Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	21,493,384	20,051,659	18,609,934	17,168,208	15,726,483	14,284,757	12,843,032	11,401,307	9,959,581	8,517,856	7,076,131
29 Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	22,082,179	20,616,140	19,149,858	17,683,576	16,217,294	14,751,011	13,284,729	11,818,447	10,352,165	8,885,883	7,419,601
30 Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	22,872,741	21,370,580	19,866,601	18,359,765	16,852,930	15,346,094	13,839,259	12,332,423	10,825,587	9,318,752	7,811,917
31 Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	31,770,631	29,627,597	27,484,563	25,341,528	23,198,494	21,055,460	18,912,425	16,769,391	14,626,357	12,483,323	10,340,288
32 Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	32,763,670	30,575,149	28,386,629	26,198,108	24,009,587	21,821,067	19,632,547	17,444,027	15,255,506	13,066,986	10,878,465
33 Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	33,663,613	31,812,713	29,555,886	27,297,982	25,040,078	22,782,173	20,524,268	18,266,364	16,008,460	13,750,556	11,492,650
34 Typology 9 [Scenario 1]	605	£24,954,309	82,353,814	77,091,597	71,829,381	66,567,163	61,290,345	56,012,546	50,734,746	45,456,947	40,179,147	34,901,348	29,623,548
35 Typology 9 [Scenario 2]	617	£24,954,309	85,040,896	79,646,998	74,252,500	68,858,301	63,464,103	58,060,223	52,649,109	47,237,995	41,826,880	36,415,766	31,004,652
36 Typology 9 [Scenario 3]	630	£24,954,309	87,760,729	82,231,652	76,702,575	71,173,498	65,644,421	60,115,344	54,578,583	49,031,252	43,483,920	37,936,589	32,389,258
37 Typology 10 [Scenario 1]	200	£7,122,266	29,524,311	27,449,697	25,375,083	23,300,469	21,225,855	19,151,241	17,076,628	15,002,013	12,927,399	10,852,786	8,778,172
38 Typology 10 [Scenario 2]	205	£7,122,266	30,728,015	28,591,082	26,454,151	24,317,218	22,180,287	20,043,354	17,906,423	15,769,490	13,632,559	11,495,626	9,358,695
39 Typology 10 [Scenario 3]	209	£7,122,266	31,792,705	29,603,863	27,415,023	25,226,183	23,037,342	20,848,502	18,659,661	16,470,820	14,281,979	12,093,139	9,904,298
40 Typology 11 [Scenario 1]	1,320	£48,920,043	138,941,801	129,055,357	119,158,127	109,260,898	99,363,668	89,466,438	79,569,208	69,671,978	59,774,748	49,877,518	39,980,288
41 Typology 11 [Scenario 2]	1,346	£48,920,043	143,846,926	133,733,797	123,613,566	113,474,116	103,334,665	93,195,213	83,055,763	72,883,661	62,706,384	52,505,130	42,278,348
42 Typology 11 [Scenario 3]	1,374	£48,920,043	148,798,516	138,440,101	128,082,864	117,720,808	107,334,812	96,948,814	86,562,818	76,169,842	65,744,046	55,318,250	44,841,293
43 Typology 12 [Scenario 1]	233	£8,704,992	24,673,201	22,550,424	20,427,648	18,304,871	16,182,093	14,053,102	11,915,122	9,777,141	7,639,161	5,501,180	3,363,200
44 Typology 12 [Scenario 2]	238	£8,704,992	25,732,496	23,552,918	21,373,340	19,193,763	17,014,185	14,834,607	12,644,923	10,465,459	8,250,996	6,055,533	3,860,069
45 Typology 12 [Scenario 3]	244	£8,704,992	26,846,367	24,604,491	22,362,614	20,120,737	17,878,861	15,636,984	13,390,119	11,131,635	8,873,151	6,614,667	4,356,184
46 Typology 14 [Scenario 1]	82	£2,637,876	10,826,516	9,903,939	8,981,362	8,058,786	7,136,209	6,212,355	5,283,183	4,354,010	3,424,838	2,495,666	1,566,494
47 Typology 14 [Scenario 2]	84	£2,637,876	11,359,951	10,409,885	9,459,818	8,509,751	7,559,684	6,609,617	5,659,550	4,699,483	3,749,416	2,799,349	1,849,282
48 Typology 14 [Scenario 3]	85	£2,637,876	11,895,981	10,836,541	9,867,101	8,897,660	7,928,221	6,958,781	5,989,341	5,013,446	4,038,836	3,060,225	2,083,615
49 Typology 15 [Scenario 1]	108	£5,170,237	3,783,067	2,846,700	1,910,333	973,966	-774,034	-1,927,740	-3,080,220	-4,262,847	-5,435,474	-6,608,102	-7,780,729
50 Typology 15 [Scenario 2]	110	£5,170,237	3,288,061	2,328,641	1,368,221	897,141	-272,707	-1,456,244	-2,641,474	-3,844,416	-5,047,359	-6,250,300	-7,453,242
51 Typology 15 [Scenario 3]	113	£5,170,237	5,058,276	3,870,578	2,672,148	1,470,283	268,417	-947,692	-2,167,896	-3,402,029	-4,642,234	-5,882,439	-7,122,643
52 Typology 16 [Scenario 1]	669	£35,136,512	76,097,441	70,298,433	64,498,626	58,699,218	52,899,810	47,100,403	41,271,589	35,437,505	29,603,420	23,769,336	17,935,250
53 Typology 16 [Scenario 2]	681	£35,136,512	78,939,604	73,004,202	67,068,799	61,133,396	55,197,994	49,262,592	43,321,937	37,350,236	31,378,536	25,406,835	19,435,135
54 Typology 16 [Scenario 3]	695	£35,136,512	81,912,510	75,830,631	69,748,751	63,666,872	57,584,993	51,503,112	45,421,232	39,320,080	33,200,222		

NEWHAM LOCAL PLAN VIABILITY TESTING			AH tenure		Rented 60%		SO 40%		Frst Hms 0%		Incorporating infrastructure costs				
BENCHMARK LAND VALUE 3 (CLEARED / UNDEVELOPE			£500,000		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 Typology 1 [Scenario 1]	570	£3,500,000	58,668,980	53,676,435	48,673,602	43,651,204	38,628,807	33,606,409	28,584,012	23,561,614	18,525,568	13,457,976	8,390,383		
2 Typology 1 [Scenario 2]	582	£3,500,000	65,303,538	59,898,468	54,493,398	49,088,328	43,683,258	38,278,188	32,858,818	27,414,136	21,969,455	16,524,774	11,049,985		
3 Typology 1 [Scenario 3]	593	£3,500,000	66,347,209	60,925,881	55,504,552	50,083,222	44,661,893	39,240,565	33,819,235	28,361,955	22,900,331	17,438,708	11,961,851		
4 Typology 2 [Scenario 1]	84	£247,016	3,608,719	2,839,551	2,065,434	1,287,393	509,353	272,788	1,062,700	1,853,673	2,656,561	3,459,447	4,262,334		
5 Typology 2 [Scenario 2]	86	£247,016	4,080,664	3,287,330	2,493,996	1,692,402	889,857	87,313	726,144	1,540,934	2,365,081	3,193,250	4,021,418		
6 Typology 2 [Scenario 3]	87	£247,016	4,471,588	3,660,785	2,849,982	2,035,841	1,215,569	395,298	431,458	1,264,246	2,102,360	2,948,817	3,795,274		
7 Typology 3 [Scenario 1]	184	£516,536	2,300,303	3,714,293	5,149,579	6,586,794	8,024,010	9,461,226	10,898,442	12,335,657	13,772,874	15,210,090	16,647,306		
8 Typology 3 [Scenario 2]	187	£516,536	1,492,488	2,942,574	4,402,260	5,876,157	7,350,052	8,823,949	10,297,844	11,771,741	13,245,637	14,719,533	16,193,429		
9 Typology 3 [Scenario 3]	192	£516,536	615,419	2,112,946	3,610,475	5,129,326	6,651,435	8,173,543	9,695,652	11,217,761	12,739,869	14,261,978	15,784,086		
10 Typology 4 [Scenario 1]	134	£451,604	2,432,222	1,346,831	261,442	836,520	1,938,471	3,046,289	4,166,340	5,286,392	6,406,443	7,526,495	8,646,546		
11 Typology 4 [Scenario 2]	137	£451,604	3,087,046	1,968,529	850,013	272,601	1,408,183	2,543,766	3,695,797	4,850,025	6,004,254	7,158,483	8,312,712		
12 Typology 4 [Scenario 3]	139	£451,604	3,693,851	2,549,323	1,404,794	260,266	897,755	2,059,747	3,230,998	4,412,063	5,593,129	6,774,194	7,955,259		
13 Typology 5 [Scenario 1]	875	£2,983,280	42,863,020	37,633,045	32,403,070	27,173,097	21,943,122	16,677,840	11,393,996	6,110,154	796,570	4,625,664	10,088,708		
14 Typology 5 [Scenario 2]	892	£2,983,280	45,874,213	40,501,279	35,128,345	29,755,411	24,382,477	19,005,734	13,576,967	8,148,199	2,717,559	2,824,684	8,411,173		
15 Typology 5 [Scenario 3]	908	£2,983,280	48,766,237	43,288,022	37,783,407	32,278,792	26,774,176	21,269,561	15,734,988	10,172,694	4,610,401	1,014,104	6,735,406		
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	71,123,395	58,134,127	45,021,462	31,719,384	18,172,513	4,244,954	10,432,616	26,060,411	42,205,822	58,906,103	76,148,788		
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	78,295,248	65,034,624	51,662,874	38,115,057	24,351,769	10,259,317	4,412,747	20,122,781	36,520,844	53,490,881	71,109,166		
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	85,265,268	71,741,790	58,105,793	44,329,249	30,353,250	16,093,417	1,373,207	14,299,289	30,955,245	48,151,335	66,059,976		
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	25,745,195	12,403,159	1,345,862	15,821,469	30,844,774	46,210,002	61,997,913	78,280,405	94,660,072	111,039,739	127,419,406		
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	33,097,936	19,576,555	5,718,943	8,743,237	23,965,159	39,557,227	55,601,603	72,168,726	88,987,950	105,807,174	122,626,399		
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	40,281,729	26,570,005	12,562,186	1,908,365	17,183,314	33,067,739	49,320,477	66,107,649	83,359,354	100,611,058	117,862,763		
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	144,735,658	121,918,238	98,914,654	75,684,810	52,114,640	28,046,123	3,181,819	23,425,028	52,904,398	87,159,683	124,036,873		
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	157,204,019	133,876,076	110,382,852	86,692,732	62,696,670	38,269,032	13,148,854	13,344,283	42,320,486	76,079,188	113,311,471		
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	169,399,038	145,574,065	121,608,568	97,459,658	73,040,218	48,230,170	22,825,487	3,632,584	32,338,445	65,258,419	102,668,008		
25 Typology 7 - [Scenario 1]	528	£2,005,000	61,350,912	56,700,672	52,050,433	47,400,193	42,749,954	38,099,715	33,430,967	28,752,921	24,074,876	19,396,832	14,718,786		
26 Typology 7 - [Scenario 2]	538	£2,005,000	63,692,674	58,928,728	54,164,782	49,400,836	44,636,890	39,874,944	35,108,998	30,316,787	25,523,707	20,730,627	15,937,547		
27 Typology 7 - [Scenario 3]	550	£2,005,000	66,186,355	61,296,929	56,407,504	51,518,078	46,628,653	41,739,228	36,849,803	31,949,981	27,030,024	22,110,067	17,190,111		
28 Typology 8 - Opt 1 [Scenario 1]	126	£180,000	21,493,384	20,051,659	18,609,934	17,168,208	15,726,483	14,284,757	12,843,032	11,401,307	9,959,581	8,517,856	7,076,131		
29 Typology 8 - Opt 1 [Scenario 2]	127	£180,000	22,082,179	20,616,140	19,149,858	17,683,576	16,217,294	14,751,011	13,284,729	11,818,447	10,352,165	8,885,883	7,419,601		
30 Typology 8 - Opt 1 [Scenario 3]	130	£180,000	22,872,741	21,370,580	19,866,601	18,359,765	16,852,930	15,346,094	13,839,259	12,332,423	10,825,587	9,318,752	7,811,917		
31 Typology 8 - Opt 2 [Scenario 1]	208	£180,000	31,770,631	29,627,597	27,484,563	25,341,528	23,198,494	21,055,460	18,912,425	16,769,391	14,626,357	12,483,323	10,340,288		
32 Typology 8 - Opt 2 [Scenario 2]	211	£180,000	32,763,670	30,575,149	28,386,629	26,198,108	24,009,587	21,821,067	19,632,547	17,444,027	15,255,506	13,066,986	10,878,465		
33 Typology 8 - Opt 2 [Scenario 3]	217	£180,000	34,063,613	31,812,713	29,555,886	27,297,982	25,040,078	22,782,173	20,524,268	18,266,364	16,008,460	13,750,556	11,492,650		
34 Typology 9 [Scenario 1]	605	£2,365,000	82,353,814	77,091,597	71,829,381	66,567,163	61,290,345	56,012,546	50,734,746	45,456,947	40,179,147	34,901,348	29,623,548		
35 Typology 9 [Scenario 2]	617	£2,365,000	85,040,896	79,646,998	74,252,500	68,858,301	63,464,103	58,060,223	52,649,109	47,237,995	41,826,880	36,415,766	31,004,652		
36 Typology 9 [Scenario 3]	630	£2,365,000	87,760,729	82,231,652	76,702,575	71,173,498	65,644,421	60,115,344	54,578,583	49,031,252	43,483,920	37,936,589	32,389,258		
37 Typology 10 [Scenario 1]	200	£675,000	29,524,311	27,449,697	25,375,083	23,300,469	21,225,855	19,151,241	17,076,628	15,002,013	12,927,399	10,852,786	8,778,172		
38 Typology 10 [Scenario 2]	205	£675,000	30,728,010	28,591,082	26,454,151	24,317,218	22,180,287	20,043,354	17,906,423	15,769,490	13,632,559	11,495,626	9,358,695		
39 Typology 10 [Scenario 3]	209	£675,000	31,792,705	29,603,863	27,415,023	25,226,183	23,037,342	20,848,502	18,659,661	16,470,820	14,281,979	12,093,139	9,904,298		
40 Typology 11 [Scenario 1]	1,320	£4,636,310	138,941,801	129,055,357	119,158,127	109,260,898	99,363,668	89,466,438	79,569,208	69,671,978	59,774,748	49,877,518	39,980,288		
41 Typology 11 [Scenario 2]	1,346	£4,636,310	143,846,926	133,733,797	123,613,566	113,474,116	103,334,665	93,195,213	83,055,763	72,883,661	62,706,384	52,505,130	42,278,348		
42 Typology 11 [Scenario 3]	1,374	£4,636,310	148,798,576	138,440,810	128,082,864	117,720,808	107,334,812	96,948,814	86,562,818	76,169,842	65,744,046	55,318,250	44,841,293		
43 Typology 12 [Scenario 1]	233	£825,000	24,673,201	22,550,424	20,427,648	18,304,871	16,182,093	14,058,312	11,915,122	9,777,141	7,639,161	5,501,180	3,363,200		
44 Typology 12 [Scenario 2]	238	£825,000	25,732,496	23,552,918	21,373,340	19,193,763	17,014,185	14,834,607	12,641,923	10,446,459	8,250,996	6,055,533	3,860,069		
45 Typology 12 [Scenario 3]	244	£825,000	26,846,367	24,604,491	22,362,614	20,120,737	17,878,861	15,636,984	13,390,119	11,131,635	8,873,151	6,614,667	4,356,184		
46 Typology 14 [Scenario 1]	82	£250,000	10,826,516	9,903,939	8,981,362	8,058,786	7,136,209	6,212,355	5,283,183	4,354,010	3,424,838	2,495,666	1,566,494		
47 Typology 14 [Scenario 2]	84	£250,000	11,359,951	10,409,885	9,459,818	8,509,751	7,559,684	6,609,617	5,659,550	4,699,906	3,741,927	2,784,947	1,827,968		
48 Typology 14 [Scenario 3]	85	£250,000	11,895,981	10,836,541	9,867,101	8,897,660	7,928,221	6,958,781	5,989,341	5,013,446	4,036,836	3,060,225	2,083,615		
49 Typology 15 [Scenario 1]	108	£490,000	3,783,067	2,646,700	1,510,333	373,966	774,034	1,927,740	3,090,220	4,262,847	5,435,474	6,608,102	7,780,729		
50 Typology 15 [Scenario 2]	110	£490,000	4,386,061	3,228,641	2,062,892	897,141	2,727,707	4,156,244	5,641,474	7,126,700	8,612,926	10,100,152	11,587,378		
51 Typology 15 [Scenario 3]	113	£490,000	5,058,276	3,870,578	2,672,148	1,470,283	268,417	947,692	2,167,896	3,402,029	4,642,234	5,882,439	7,122,643		
52 Typology 16 [Scenario 1]	669	£3,330,000	76,097,441	70,298,033	64,498,626	58,699,218	52,899,810	47,100,403	41,271,589	35,437,505	29,603,420	23,769,336	17,935,250		
53 Typology 16 [Scenario 2]	681	£3,330,000	78,939,604	73,004,202	67,068,799	61,133,396	55,197,994	49,262,592	43,321,937	37,350,236	31,378,536	25,406,835	19,435,135		
54 Typology 16 [Scenario 3]	695	£3,330,000	81,912,510	75,830,631	69,748,751	63,666,872	57,584,992	51,503,112	45,421,232	39,320,080	33,200,222	27,080,365	20,960,508		
55 Typology 17 [Scenario 1]	794	£3,900,000	91,854,548	85,225,853	78,595,580	71,940,331	65,285,083	58,629,834	51,974,586	45,284,676	38,591,950	31,899,224	25,206,498		
56 Typology 17 [Scenario 2]	809	£3,900,000	95,145,463	88,357,163	81,568,863	74,780,562	67,964,784	61,148,294	54,331,803	47,506,001	40,650,172	33,794,341	26,938,512		
57 Typology 17 [Scenario 3]	826	£3,900,000	98,506,652	91,593,586	84,636,520	77,679,454	70,721,802	63,734,876	56,747,950	49,761,024	42,748,608	35,720,434	28,692,260		
58 Typology 18 [Scenario 1]	194	£800,000	26,274,472	24,522,430	22,770,389	21,018,347	19,266,307	17,514,265	15,762,224	14,010,183	12,258,142	10,506,100	8,754,060		
59 Typology 18 [Scenario 2]	197	£800,000	27,107,114	25,315,265	23,523,417	21,731,568	19,939,720	1							

WHAM LOCAL PLAN VIABILITY TESTING
ICHMARK LAND VALUE 1 (SECONDARY OFFICES)

£6,321,552 PER HA AH tenure Rented 65% SO 35% Frst Hms 0% Incorporating infrastructure costs

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
Typology 1 [Scenario 1]	570	£44,250,867	58,668,980	53,413,705	48,139,664	42,850,296	37,560,930	32,271,563	26,982,197	21,692,830	16,355,386	11,016,521	5,677,205
Typology 1 [Scenario 2]	582	£44,250,867	65,303,538	59,622,293	53,941,047	48,259,802	42,578,556	36,897,311	31,175,040	25,449,730	19,724,419	13,983,048	8,198,472
Typology 1 [Scenario 3]	593	£44,250,867	66,347,209	60,655,877	54,964,543	49,273,211	43,581,877	37,890,545	32,177,429	26,441,447	20,705,465	14,969,484	9,174,060
Typology 2 [Scenario 1]	84	£3,123,049	3,608,719	2,801,056	1,987,200	1,170,043	352,885	471,356	1,300,982	2,136,148	2,979,388	3,822,628	4,665,868
Typology 2 [Scenario 2]	86	£3,123,049	4,080,664	3,248,804	2,416,653	1,574,962	733,270	110,076	964,609	1,819,602	2,688,155	3,556,708	4,425,261
Typology 2 [Scenario 3]	87	£3,123,049	4,471,588	3,622,548	2,773,507	1,919,279	1,060,154	201,028	668,139	1,540,373	2,423,017	3,309,557	4,196,096
Typology 3 [Scenario 1]	184	£6,530,619	2,300,303	3,785,382	5,294,049	6,803,499	8,312,951	9,822,401	11,331,853	12,841,303	14,350,754	15,860,205	17,369,655
Typology 3 [Scenario 2]	187	£6,530,619	1,492,488	3,013,307	4,546,004	6,091,773	7,637,541	9,183,309	10,729,077	12,274,845	13,820,613	15,366,382	16,912,149
Typology 3 [Scenario 3]	192	£6,530,619	615,419	2,183,880	3,752,342	5,345,555	6,939,740	8,533,925	10,128,109	11,722,294	13,316,479	14,910,663	16,504,849
Typology 4 [Scenario 1]	134	£5,709,677	2,432,222	1,292,263	152,303	1,002,726	2,160,079	3,327,760	4,504,105	5,680,451	6,856,797	8,033,142	9,209,488
Typology 4 [Scenario 2]	137	£5,709,677	3,087,046	1,913,700	740,894	438,776	1,629,751	2,822,988	4,033,501	5,244,014	6,454,527	7,665,040	8,875,552
Typology 4 [Scenario 3]	139	£5,709,677	3,693,851	2,495,110	1,296,368	97,627	1,117,916	2,334,949	3,566,559	4,803,551	6,040,544	7,277,536	8,514,528
Typology 5 [Scenario 1]	875	£37,717,916	42,863,020	37,375,271	31,887,523	26,399,774	20,912,026	15,368,211	9,822,442	4,276,673	1,352,890	7,057,481	12,834,173
Typology 5 [Scenario 2]	892	£37,717,916	45,874,213	40,244,274	34,614,336	28,984,398	23,354,460	17,700,016	12,010,105	6,320,193	594,789	5,249,238	11,148,440
Typology 5 [Scenario 3]	908	£37,717,916	48,766,237	43,032,268	37,271,898	31,511,528	25,751,157	19,990,788	14,175,743	8,353,577	2,524,005	3,426,870	9,436,187
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	71,123,395	57,527,272	43,787,209	29,834,977	15,572,688	861,628	14,813,867	31,409,668	48,496,009	66,249,221	84,324,744
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	78,295,248	64,435,895	50,439,017	36,258,055	21,805,161	6,957,475	8,661,437	25,396,499	42,741,671	60,722,205	79,262,460
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	85,265,688	71,148,169	56,900,213	42,500,691	27,854,306	12,853,445	2,738,768	19,491,588	37,065,852	55,283,358	74,181,171
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	25,745,915	11,758,074	2,694,245	1,951,363	33,758,661	49,910,414	66,580,939	83,712,321	100,867,976	118,023,631	135,179,286
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	33,097,936	18,950,957	4,414,056	10,821,644	26,824,726	43,246,575	60,124,837	77,584,402	95,177,295	112,770,187	130,363,080
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	40,281,729	25,954,691	11,288,718	3,918,365	20,031,090	36,687,449	53,803,215	71,505,788	89,528,656	107,551,524	125,574,391
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	144,735,658	120,881,496	96,807,047	72,467,351	47,730,481	22,377,380	4,036,009	32,645,165	65,245,239	102,206,380	141,326,894
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	157,204,019	132,842,273	108,298,538	83,512,699	58,378,944	32,711,013	6,176,513	22,206,720	53,854,134	90,798,867	130,553,709
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	169,399,038	144,551,737	119,548,004	94,317,621	68,776,701	42,765,344	16,012,559	12,205,962	43,254,549	79,679,673	119,809,231
Typology 7 - [Scenario 1]	528	£25,349,425	61,350,912	56,455,956	51,561,000	46,666,043	41,771,087	36,865,688	31,938,977	27,012,268	22,085,557	17,158,847	12,199,005
Typology 7 - [Scenario 2]	538	£25,349,425	63,692,674	58,684,829	53,676,984	48,669,139	43,661,294	38,653,448	33,622,862	28,581,947	23,541,033	18,500,119	13,441,960
Typology 7 - [Scenario 3]	550	£25,349,425	66,186,355	61,053,217	55,920,080	50,786,944	45,653,807	40,520,669	35,384,076	30,216,475	25,048,875	19,881,274	14,712,174
Typology 8 - Opt 1 [Scenario 1]	126	£2,275,759	21,493,384	19,974,606	18,455,827	16,937,049	15,418,270	13,899,491	12,380,713	10,861,934	9,343,156	7,824,377	6,305,599
Typology 8 - Opt 1 [Scenario 2]	127	£2,275,759	22,082,179	20,539,914	18,997,406	17,454,899	15,912,391	14,369,884	12,827,375	11,284,868	9,742,360	8,199,853	6,657,345
Typology 8 - Opt 1 [Scenario 3]	130	£2,275,759	22,874,741	21,295,540	19,714,097	18,131,011	16,547,924	14,964,836	13,381,749	11,798,662	10,215,576	8,632,488	7,049,401
Typology 8 - Opt 2 [Scenario 1]	208	£2,275,759	31,770,631	29,513,062	27,255,493	24,997,924	22,740,354	20,482,786	18,225,217	15,967,648	13,710,079	11,452,509	9,194,941
Typology 8 - Opt 2 [Scenario 2]	211	£2,275,759	32,663,670	30,461,378	28,159,085	25,856,793	23,554,501	21,252,209	18,949,917	16,647,624	14,345,333	12,043,040	9,740,749
Typology 8 - Opt 2 [Scenario 3]	217	£2,275,759	34,063,613	31,699,533	29,327,369	26,955,206	24,583,043	22,210,881	19,838,718	17,466,554	15,094,391	12,722,229	10,350,066
Typology 9 [Scenario 1]	605	£29,900,943	82,353,814	76,818,270	71,282,724	65,734,920	60,179,374	54,623,838	49,068,297	43,512,756	37,957,214	32,401,673	26,846,133
Typology 9 [Scenario 2]	617	£29,900,943	85,040,896	79,374,068	73,707,241	68,040,413	62,363,210	56,675,063	50,986,917	45,298,770	39,610,624	33,922,477	28,234,330
Typology 9 [Scenario 3]	630	£29,900,943	87,780,729	81,959,541	76,158,354	70,357,166	64,555,979	58,743,390	52,919,554	47,095,719	41,271,883	35,448,047	29,624,211
Typology 10 [Scenario 1]	200	£8,534,096	29,524,311	27,338,819	25,153,327	22,967,835	20,782,343	18,596,851	16,411,359	14,225,867	12,040,375	9,854,883	7,655,317
Typology 10 [Scenario 2]	205	£8,534,096	30,728,015	28,479,993	26,231,971	23,983,949	21,735,927	19,487,906	17,239,883	14,991,862	12,743,840	10,495,818	8,240,228
Typology 10 [Scenario 3]	209	£8,534,096	31,792,705	29,493,100	27,193,496	24,893,891	22,594,282	20,294,683	17,995,079	15,695,475	13,395,871	11,096,266	8,795,798
Typology 11 [Scenario 1]	1,320	£58,617,347	138,941,801	128,556,948	118,161,309	107,765,671	97,370,032	86,958,514	76,521,209	66,083,902	55,594,972	45,077,450	34,496,109
Typology 11 [Scenario 2]	1,346	£58,617,347	143,846,926	133,242,106	122,619,519	111,983,043	101,346,568	90,710,094	80,044,063	69,363,974	58,659,405	47,923,560	37,120,784
Typology 11 [Scenario 3]	1,374	£58,617,347	148,798,756	137,950,215	127,101,672	116,233,058	105,351,144	94,469,229	83,585,483	72,657,994	61,730,506	50,747,452	39,720,150
Typology 12 [Scenario 1]	233	£10,430,562	24,673,201	22,444,180	20,211,186	17,980,179	15,749,171	13,503,217	11,255,260	9,007,302	6,759,344	4,511,387	2,260,477
Typology 12 [Scenario 2]	238	£10,430,562	25,732,496	23,442,876	21,157,257	18,869,637	16,582,017	14,288,460	11,983,212	9,677,963	7,372,716	5,067,468	2,762,219
Typology 12 [Scenario 3]	244	£10,430,562	26,846,367	24,496,362	22,146,356	19,796,351	17,446,346	15,096,340	12,730,879	10,362,521	7,994,164	5,625,807	3,257,450
Typology 14 [Scenario 1]	82	£3,160,776	10,826,516	9,856,825	8,887,135	7,917,445	6,947,755	5,972,065	4,995,938	4,018,893	3,041,847	2,064,800	1,087,755
Typology 14 [Scenario 2]	84	£3,160,776	11,359,951	10,362,717	9,365,483	8,368,250	7,371,016	6,373,225	5,368,317	4,363,410	3,358,502	2,353,595	1,348,687
Typology 14 [Scenario 3]	85	£3,160,776	11,805,981	10,789,716	9,773,450	8,757,184	7,740,919	6,724,653	5,704,570	4,680,378	3,656,188	2,631,996	1,607,804
Typology 15 [Scenario 1]	108	£6,195,121	3,783,607	2,587,901	1,392,735	1,927,570	1,012,817	2,226,220	3,454,164	4,687,449	5,920,734	7,154,019	8,387,304
Typology 15 [Scenario 2]	110	£6,195,121	4,386,061	3,170,012	1,945,633	721,254	510,802	1,753,863	3,004,369	4,267,794	5,531,219	6,794,643	8,058,067
Typology 15 [Scenario 3]	113	£6,195,121	5,058,276	3,812,713	2,554,552	1,293,888	33,224	1,246,169	2,526,069	3,826,627	5,127,489	6,428,351	7,729,213
Typology 16 [Scenario 1]	669	£42,101,539	76,097,441	69,992,842	63,888,244	57,783,645	51,679,047	45,555,099	39,410,900	33,266,700	27,122,500	20,978,300	14,786,360
Typology 16 [Scenario 2]	681	£42,101,539	78,939,604	72,700,328	66,461,051	60,221,775	53,982,498	47,743,221	41,469,277	35,188,799	28,908,321	22,627,843	16,319,450
Typology 16 [Scenario 3]	695	£42,101,539	81,912,510	75,527,481	69,142,453	62,757,424	56,372,396	49,987,367	43,591,696	37,163,798	30,735,901	24,308,004	17,871,802
Typology 17 [Scenario 1]	794	£49,308,109	91,854,548	84,883,417	77,900,3								

WHAM LOCAL PLAN VIABILITY TESTING

AH tenure Rented 65% SO 35% Frst Hms 0%

CHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		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
Typology 1 [Scenario 1]	570	£36,930,268	58,668,980	53,413,705	48,139,664	42,850,296	37,560,930	32,271,563	26,982,197	21,692,830	16,355,386	11,016,521	5,677,205
Typology 1 [Scenario 2]	582	£36,930,268	65,303,538	59,622,293	53,941,047	48,259,802	42,578,556	36,897,311	31,175,040	25,449,730	19,724,419	13,983,048	8,198,472
Typology 1 [Scenario 3]	593	£36,930,268	66,347,209	60,655,877	54,964,543	49,273,211	43,581,877	37,890,545	32,177,429	26,441,447	20,705,465	14,969,484	9,174,060
Typology 2 [Scenario 1]	84	£2,606,391	3,608,719	2,801,056	1,987,200	1,170,043	352,885	- 471,356	- 1,300,982	- 2,136,148	- 2,979,388	- 3,822,628	- 4,665,868
Typology 2 [Scenario 2]	86	£2,606,391	4,080,664	3,248,804	2,416,653	1,574,962	733,270	- 110,076	- 964,609	- 1,819,602	- 2,688,155	- 3,556,708	- 4,425,261
Typology 2 [Scenario 3]	87	£2,606,391	4,471,588	3,622,548	2,773,507	1,919,279	1,060,154	201,028	- 668,139	- 1,540,373	- 2,423,017	- 3,309,557	- 4,196,096
Typology 3 [Scenario 1]	184	£5,450,232	2,300,303	- 3,785,382	- 5,294,049	- 6,803,499	- 8,312,951	- 9,822,401	- 11,331,853	- 12,841,303	- 14,350,754	- 15,860,205	- 17,369,655
Typology 3 [Scenario 2]	187	£5,450,232	1,492,488	- 3,013,307	- 4,546,004	- 6,091,773	- 7,637,541	- 9,183,309	- 10,729,077	- 12,274,845	- 13,820,613	- 15,366,382	- 16,912,149
Typology 3 [Scenario 3]	192	£5,450,232	615,419	- 2,183,880	- 3,752,342	- 5,345,555	- 6,939,740	- 8,533,925	- 10,128,109	- 11,722,294	- 13,316,479	- 14,910,663	- 16,504,849
Typology 4 [Scenario 1]	134	£4,765,102	2,432,222	1,292,263	152,303	- 1,002,726	- 2,160,079	- 3,327,760	- 4,504,105	- 5,680,451	- 6,856,797	- 8,033,142	- 9,209,488
Typology 4 [Scenario 2]	137	£4,765,102	3,087,046	1,913,970	740,894	- 438,776	- 1,629,751	- 2,822,988	- 4,033,501	- 5,244,014	- 6,454,527	- 7,665,040	- 8,875,552
Typology 4 [Scenario 3]	139	£4,765,102	3,693,851	2,495,110	1,296,368	97,627	- 1,117,916	- 2,334,949	- 3,566,559	- 4,803,551	- 6,040,544	- 7,277,536	- 8,514,528
Typology 5 [Scenario 1]	875	£31,478,089	42,863,020	37,375,271	31,887,523	26,399,774	20,912,026	15,368,211	9,822,442	4,276,673	- 1,352,890	- 7,057,481	- 12,834,173
Typology 5 [Scenario 2]	892	£31,478,089	45,874,213	40,244,274	34,614,336	28,984,398	23,354,460	17,700,016	12,010,105	6,320,193	594,789	- 5,249,238	- 11,148,440
Typology 5 [Scenario 3]	908	£31,478,089	48,766,237	43,032,268	37,271,898	31,511,528	25,751,157	19,990,788	14,175,743	8,353,577	2,524,005	- 3,426,870	- 9,436,187
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	71,123,395	57,527,272	43,787,209	29,834,977	15,572,688	861,628	- 14,813,867	- 31,409,668	- 48,496,009	- 66,249,221	- 84,324,744
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	78,295,248	64,435,895	50,439,017	36,258,055	21,805,161	6,957,475	- 8,661,437	- 25,396,499	- 42,741,671	- 60,722,205	- 79,262,460
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	85,265,268	71,148,169	56,900,213	42,500,691	27,854,306	12,853,845	- 2,738,768	- 19,491,588	- 37,065,852	- 55,283,358	- 74,181,171
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	25,745,915	11,758,074	- 2,694,245	- 17,951,363	- 37,588,661	- 49,910,414	- 66,580,939	- 83,712,321	- 100,867,976	- 118,023,631	- 135,179,286
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	33,097,936	18,950,957	4,414,056	- 10,821,644	- 26,824,726	- 43,246,575	- 60,124,837	- 77,584,402	- 95,177,295	- 112,770,187	- 130,363,080
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	40,281,729	25,954,691	11,288,718	- 3,918,365	- 20,031,090	- 36,687,449	- 53,803,215	- 71,505,788	- 89,528,656	- 107,551,524	- 125,574,391
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	144,735,658	120,881,496	96,807,047	72,487,351	47,730,481	22,377,380	- 4,036,009	- 32,645,165	- 65,245,239	- 102,206,380	- 141,326,894
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	157,204,019	132,842,273	108,298,538	83,512,699	58,378,944	32,711,013	6,176,513	- 22,206,720	- 53,854,134	- 90,798,867	- 130,553,709
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	169,399,038	144,551,737	119,548,004	94,317,721	68,770,071	42,765,344	16,012,559	- 12,205,962	- 43,254,549	- 79,679,673	- 119,809,231
Typology 7 - [Scenario 1]	528	£21,155,768	61,350,912	56,455,956	51,561,000	46,666,043	41,771,087	36,865,688	31,938,977	27,012,268	22,085,557	17,158,847	12,231,905
Typology 7 - [Scenario 2]	538	£21,155,768	63,692,674	58,684,829	53,676,984	48,669,139	43,661,294	38,653,448	33,622,862	28,581,947	23,541,033	18,500,119	13,441,960
Typology 7 - [Scenario 3]	550	£21,155,768	66,186,355	61,053,217	55,920,080	50,786,944	45,653,807	40,520,669	35,384,076	30,216,475	25,048,875	19,881,274	14,712,174
Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	21,493,384	19,974,606	18,455,827	16,937,049	15,418,270	13,899,491	12,380,713	10,861,934	9,343,156	7,824,377	6,305,599
Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	22,082,179	20,539,914	18,997,406	17,454,899	15,912,391	14,369,884	12,827,375	11,284,868	9,742,360	8,199,853	6,657,345
Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	22,872,741	21,295,540	19,714,097	18,131,011	16,547,924	14,964,836	13,381,749	11,798,662	10,215,576	8,632,488	7,049,401
Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	31,770,631	29,513,062	27,255,493	24,997,924	22,740,354	20,482,786	18,225,217	15,967,648	13,710,079	11,452,509	9,194,941
Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	32,763,670	30,461,378	28,159,085	25,856,793	23,554,501	21,252,209	18,949,917	16,647,624	14,345,333	12,043,040	9,740,749
Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	34,063,613	31,699,539	29,327,369	26,955,206	24,583,043	22,210,881	19,838,718	17,466,554	15,094,391	12,722,229	10,350,066
Typology 9 [Scenario 1]	605	£24,954,309	82,353,414	76,818,270	71,282,724	65,734,920	60,179,379	54,623,838	49,068,297	43,512,756	37,957,214	32,401,673	26,846,133
Typology 9 [Scenario 2]	617	£24,954,309	85,040,896	79,374,068	73,707,241	68,040,413	62,363,210	56,675,060	50,986,917	45,298,770	39,610,624	33,922,477	28,234,330
Typology 9 [Scenario 3]	630	£24,954,309	87,760,729	81,959,541	76,158,354	70,357,166	64,555,979	58,743,390	52,919,554	47,095,719	41,271,883	35,448,047	29,624,211
Typology 10 [Scenario 1]	200	£7,122,266	29,524,311	27,338,819	25,153,327	22,967,835	20,782,343	18,596,851	16,411,359	14,225,867	12,040,375	9,854,883	7,655,317
Typology 10 [Scenario 2]	205	£7,122,266	30,728,015	28,479,993	26,231,971	23,983,949	21,735,927	19,487,906	17,239,883	14,991,862	12,743,840	10,495,818	8,240,228
Typology 10 [Scenario 3]	209	£7,122,266	31,792,705	29,493,100	27,193,496	24,893,891	22,594,288	20,294,683	17,995,079	15,695,475	13,395,871	11,096,266	8,795,798
Typology 11 [Scenario 1]	1,320	£48,920,043	138,941,801	128,556,948	118,161,309	107,765,671	97,370,032	86,958,514	76,520,910	66,083,902	55,594,972	45,077,450	34,496,109
Typology 11 [Scenario 2]	1,346	£48,920,043	143,846,926	133,242,106	122,619,519	111,983,043	101,346,568	90,710,094	80,044,063	69,363,974	58,659,405	47,923,560	37,120,784
Typology 11 [Scenario 3]	1,374	£48,920,043	148,798,756	137,950,215	127,101,672	116,233,058	105,351,144	94,469,229	83,585,483	72,657,994	61,730,506	50,747,452	39,720,150
Typology 12 [Scenario 1]	233	£8,704,992	24,673,201	22,442,194	20,211,186	17,980,179	15,749,171	13,503,217	11,255,260	9,007,302	6,759,344	4,511,387	2,260,477
Typology 13 [Scenario 2]	238	£8,704,992	25,732,496	23,444,876	21,157,257	18,869,637	16,582,017	14,286,460	11,983,212	9,677,963	7,372,716	5,067,468	2,762,219
Typology 13 [Scenario 3]	244	£8,704,992	26,846,367	24,496,362	22,146,356	19,798,351	17,446,346	15,096,340	12,730,879	10,362,521	7,994,164	5,625,807	3,257,450
Typology 14 [Scenario 1]	82	£2,637,876	10,826,516	9,856,825	8,887,135	7,917,445	6,947,755	5,977,985	4,995,938	4,018,893	3,041,847	2,064,800	1,087,755
Typology 14 [Scenario 2]	84	£2,637,876	11,359,951	10,362,717	9,365,483	8,368,250	7,371,016	6,373,225	5,368,317	4,363,410	3,358,502	2,353,595	1,348,687
Typology 14 [Scenario 3]	85	£2,637,876	11,895,981	10,789,716	9,733,450	8,757,184	7,740,919	6,724,653	5,704,570	4,680,378	3,656,188	2,631,996	1,607,804
Typology 15 [Scenario 1]	108	£5,170,237	3,783,067	2,587,901	1,392,735	197,570	- 1,012,817	- 2,226,220	- 3,454,164	- 4,687,449	- 5,920,734	- 7,154,019	- 8,387,304
Typology 15 [Scenario 2]	110	£5,170,237	4,386,061	3,170,012	1,945,633	721,254	- 510,802	- 1,753,802	- 3,004,369	- 4,267,794	- 5,531,219	- 6,794,643	- 8,058,067
Typology 15 [Scenario 3]	113	£5,170,237	5,058,276	3,812,713	2,584,552	1,293,888	33,224	- 1,246,169	- 2,526,609	- 3,826,627	- 5,127,489	- 6,428,351	- 7,729,213
Typology 16 [Scenario 1]	669	£35,136,512	76,097,441	69,992,842	63,888,244	57,783,645	51,679,047	45,559,099	39,410,900	33,266,700	27,122,500	20,978,300	14,786,360
Typology 16 [Scenario 2]	681	£35,136,512	78,939,604	72,700,328	66,461,051	60,221,775	53,982,498	47,743,221	41,469,277	35,188,799	28,908,321	22,627,843	16,319,450
Typology 16 [Scenario 3]	695	£35,136,512	81,912,510	75,527,481	69,142,453	62,757,424	56,372,396	49,987,367	43,591,696	37,163,798	30,735,901	24,30	

VHAM LOCAL PLAN VIABILITY TESTING

ICHMARK LAND VALUE 3 (CLEARED /UNDEVELOPEI

Description	No of units	BLV	AH tenure					SO 35%					Frst Hms 0%											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
Typology 1 [Scenario 1]	570	£3,500,000	58,668,980	53,413,705	48,139,664	42,850,296	37,560,930	32,271,563	26,982,197	21,692,830	16,355,386	11,016,521	5,677,205	58,668,980	53,413,705	48,139,664	42,850,296	37,560,930	32,271,563	26,982,197	21,692,830	16,355,386	11,016,521	5,677,205
Typology 1 [Scenario 2]	582	£3,500,000	65,303,538	59,622,293	53,941,047	48,259,802	42,578,556	36,897,311	31,175,040	25,449,730	19,724,419	13,983,048	8,198,472	65,303,538	59,622,293	53,941,047	48,259,802	42,578,556	36,897,311	31,175,040	25,449,730	19,724,419	13,983,048	8,198,472
Typology 1 [Scenario 3]	593	£3,500,000	66,347,209	60,655,877	54,964,543	49,273,211	43,581,877	37,890,543	32,177,429	26,441,447	20,705,465	14,969,484	9,174,060	66,347,209	60,655,877	54,964,543	49,273,211	43,581,877	37,890,543	32,177,429	26,441,447	20,705,465	14,969,484	9,174,060
Typology 2 [Scenario 1]	84	£247,016	3,608,719	2,801,056	1,987,200	1,170,043	352,885	- 471,356	- 1,300,982	- 2,136,148	- 2,979,388	- 3,822,628	- 4,665,868	3,608,719	2,801,056	1,987,200	1,170,043	352,885	- 471,356	- 1,300,982	- 2,136,148	- 2,979,388	- 3,822,628	- 4,665,868
Typology 2 [Scenario 2]	86	£247,016	4,080,664	3,248,804	2,416,653	1,574,962	733,270	- 110,076	- 964,609	- 1,819,602	- 2,688,155	- 3,556,708	- 4,425,261	4,080,664	3,248,804	2,416,653	1,574,962	733,270	- 110,076	- 964,609	- 1,819,602	- 2,688,155	- 3,556,708	- 4,425,261
Typology 2 [Scenario 3]	87	£247,016	4,471,588	3,622,548	2,773,507	1,919,279	1,060,154	201,028	- 668,139	- 1,540,373	- 2,423,017	- 3,309,557	- 4,196,098	4,471,588	3,622,548	2,773,507	1,919,279	1,060,154	201,028	- 668,139	- 1,540,373	- 2,423,017	- 3,309,557	- 4,196,098
Typology 3 [Scenario 1]	184	£516,536	2,300,303	- 3,785,382	- 5,294,049	- 6,803,499	- 8,312,951	- 9,822,401	- 11,331,853	- 12,841,303	- 14,350,754	- 15,860,205	- 17,369,655	2,300,303	- 3,785,382	- 5,294,049	- 6,803,499	- 8,312,951	- 9,822,401	- 11,331,853	- 12,841,303	- 14,350,754	- 15,860,205	- 17,369,655
Typology 3 [Scenario 2]	187	£516,536	1,492,488	- 3,013,307	- 4,546,004	- 6,091,773	- 7,637,541	- 9,183,309	- 10,729,077	- 12,274,845	- 13,820,613	- 15,366,382	- 16,912,149	1,492,488	- 3,013,307	- 4,546,004	- 6,091,773	- 7,637,541	- 9,183,309	- 10,729,077	- 12,274,845	- 13,820,613	- 15,366,382	- 16,912,149
Typology 3 [Scenario 3]	192	£516,536	- 615,419	- 2,183,880	- 3,752,342	- 5,345,555	- 6,939,740	- 8,533,925	- 10,128,109	- 11,722,294	- 13,316,479	- 14,910,663	- 16,504,849	- 615,419	- 2,183,880	- 3,752,342	- 5,345,555	- 6,939,740	- 8,533,925	- 10,128,109	- 11,722,294	- 13,316,479	- 14,910,663	- 16,504,849
Typology 4 [Scenario 1]	134	£451,604	2,432,222	1,292,263	152,303	- 1,002,726	- 2,160,079	- 3,327,760	- 4,504,105	- 5,680,451	- 6,856,797	- 8,033,142	- 9,209,488	2,432,222	1,292,263	152,303	- 1,002,726	- 2,160,079	- 3,327,760	- 4,504,105	- 5,680,451	- 6,856,797	- 8,033,142	- 9,209,488
Typology 4 [Scenario 2]	137	£451,604	3,087,046	1,913,970	740,894	- 438,776	- 1,629,751	- 2,822,988	- 4,033,501	- 5,244,014	- 6,454,527	- 7,665,040	- 8,875,552	3,087,046	1,913,970	740,894	- 438,776	- 1,629,751	- 2,822,988	- 4,033,501	- 5,244,014	- 6,454,527	- 7,665,040	- 8,875,552
Typology 4 [Scenario 3]	139	£451,604	3,693,851	2,495,110	1,296,368	97,627	- 1,117,916	- 2,334,949	- 3,566,559	- 4,803,551	- 6,040,544	- 7,277,536	- 8,514,528	3,693,851	2,495,110	1,296,368	97,627	- 1,117,916	- 2,334,949	- 3,566,559	- 4,803,551	- 6,040,544	- 7,277,536	- 8,514,528
Typology 5 [Scenario 1]	875	£2,983,280	42,863,020	37,375,271	31,887,523	26,399,774	20,912,026	15,368,211	9,822,442	4,276,673	- 1,352,890	- 7,057,481	- 12,834,173	42,863,020	37,375,271	31,887,523	26,399,774	20,912,026	15,368,211	9,822,442	4,276,673	- 1,352,890	- 7,057,481	- 12,834,173
Typology 5 [Scenario 2]	892	£2,983,280	45,874,213	40,244,274	34,614,336	28,984,398	23,354,460	17,700,016	12,010,105	6,320,193	594,789	- 5,249,238	- 11,148,440	45,874,213	40,244,274	34,614,336	28,984,398	23,354,460	17,700,016	12,010,105	6,320,193	594,789	- 5,249,238	- 11,148,440
Typology 5 [Scenario 3]	908	£2,983,280	48,766,237	43,032,268	37,271,898	31,511,528	25,751,157	19,990,788	14,175,743	8,353,577	2,524,005	- 3,426,870	- 9,368,187	48,766,237	43,032,268	37,271,898	31,511,528	25,751,157	19,990,788	14,175,743	8,353,577	2,524,005	- 3,426,870	- 9,368,187
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	71,123,395	57,527,272	43,787,209	29,834,977	15,572,688	861,628	- 14,813,867	- 31,409,668	- 48,496,009	- 66,249,221	- 84,324,744	71,123,395	57,527,272	43,787,209	29,834,977	15,572,688	861,628	- 14,813,867	- 31,409,668	- 48,496,009	- 66,249,221	- 84,324,744
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	78,295,248	64,435,895	50,439,017	36,258,055	21,805,161	6,957,475	- 8,661,437	- 25,396,499	- 42,741,671	- 60,722,205	- 79,262,460	78,295,248	64,435,895	50,439,017	36,258,055	21,805,161	6,957,475	- 8,661,437	- 25,396,499	- 42,741,671	- 60,722,205	- 79,262,460
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	85,265,268	71,148,169	56,900,213	42,500,691	27,854,306	12,853,845	- 2,738,768	- 19,491,588	- 37,065,852	- 55,283,358	- 74,181,171	85,265,268	71,148,169	56,900,213	42,500,691	27,854,306	12,853,845	- 2,738,768	- 19,491,588	- 37,065,852	- 55,283,358	- 74,181,171
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	25,745,915	11,758,074	- 2,894,245	- 17,951,363	- 33,758,661	- 49,910,414	- 66,580,939	- 83,712,321	- 100,867,976	- 118,023,631	- 135,179,286	25,745,915	11,758,074	- 2,894,245	- 17,951,363	- 33,758,661	- 49,910,414	- 66,580,939	- 83,712,321	- 100,867,976	- 118,023,631	- 135,179,286
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	33,097,936	18,950,957	4,414,056	- 10,821,644	- 26,824,726	- 43,246,575	- 60,124,837	- 77,584,402	- 95,177,295	- 112,770,187	- 130,363,080	33,097,936	18,950,957	4,414,056	- 10,821,644	- 26,824,726	- 43,246,575	- 60,124,837	- 77,584,402	- 95,177,295	- 112,770,187	- 130,363,080
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	40,281,729	25,954,691	11,288,718	- 3,918,365	- 20,031,090	- 36,687,449	- 53,803,215	- 71,505,788	- 89,528,656	- 107,551,524	- 125,574,391	40,281,729	25,954,691	11,288,718	- 3,918,365	- 20,031,090	- 36,687,449	- 53,803,215	- 71,505,788	- 89,528,656	- 107,551,524	- 125,574,391
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	144,735,658	120,881,496	96,807,047	72,467,351	47,730,481	22,377,380	- 4,036,009	- 32,645,165	- 65,245,239	- 102,206,380	- 141,326,894	144,735,658	120,881,496	96,807,047	72,467,351	47,730,481	22,377,380	- 4,036,009	- 32,645,165	- 65,245,239	- 102,206,380	- 141,326,894
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	157,204,019	132,842,733	108,298,538	83,512,699	58,378,944	32,711,013	- 6,176,513	- 22,206,720	- 53,854,134	- 90,798,867	- 130,553,709	157,204,019	132,842,733	108,298,538	83,512,699	58,378,944	32,711,013	- 6,176,513	- 22,206,720	- 53,854,134	- 90,798,867	- 130,553,709
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	169,399,038	144,551,737	119,548,004	94,317,221	68,776,701	42,765,344	16,012,569	- 43,254,549	- 86,709,673	- 129,809,231	- 169,399,038	169,399,038	144,551,737	119,548,004	94,317,221	68,776,701	42,765,344	16,012,569	- 43,254,549	- 86,709,673	- 129,809,231	- 169,399,038
Typology 7 - [Scenario 1]	528	£2,005,000	61,350,912	56,455,956	51,561,000	46,666,043	41,771,087	36,865,688	31,938,977	27,012,268	22,085,557	17,158,847	12,199,009	61,350,912	56,455,956	51,561,000	46,666,043	41,771,087	36,865,688	31,938,977	27,012,268	22,085,557	17,158,847	12,199,009
Typology 7 - [Scenario 2]	538	£2,005,000	63,692,674	58,684,829	53,676,984	48,669,139	43,661,294	38,653,448	33,622,862	28,581,947	23,541,033	18,500,119	13,441,960	63,692,674	58,684,829	53,676,984	48,669,139	43,661,294	38,653,448	33,622,862	28,581,947	23,541,033	18,500,119	13,441,960
Typology 7 - [Scenario 3]	550	£2,005,000	66,186,355	61,053,217	55,920,080	50,786,944	45,653,807	40,520,669	35,384,076	30,216,475	25,048,875	19,881,274	14,712,174	66,186,355	61,053,217	55,920,080	50,786,944	45,653,807	40,520,669	35,384,076	30,216,475	25,048,875	19,881,274	14,712,174
Typology 8 - Opt 1 [Scenario 1]	126	£180,000	21,493,384	19,974,606	18,455,827	16,937,049	15,418,270	13,899,491	12,380,713	10,861,934	9,343,156	7,824,377	6,305,599	21,493,384	19,974,606	18,455,827	16,937,049	15,418,270	13,899,491	12,380,713	10,861,934	9,343,156	7,824,377	6,305,599
Typology 8 - Opt 1 [Scenario 2]	127	£180,000	22,082,179	20,539,914	18,997,406	17,454,899	15,912,391	14,369,884	12,827,375	11,284,868	9,742,360	8,199,853	6,657,345	22,082,179	20,539,914	18,997,406	17,454,899	15,912,391	14,369,884	12,827,375	11,284,868	9,742,360	8,199,853	6,657,345
Typology 8 - Opt 1 [Scenario 3]	130	£180,000	22,872,741	21,295,540	19,714,097	18,131,011	16,547,924	14,964,836	13,381,749	11,798,662	10,215,576	8,632,488	7,049,401	22,872,741	21,295,540	19,714,097	18,131,011	16,547,924	14,964,836	13,381,749	11,798,662	10,215,		

I/HAM LOCAL PLAN VIABILITY TESTING
CHMARK LAND VALUE 1 (SECONDARY OFFICES)

£6,321,552 PER HA AH tenure Rented 60% SO 40% Frst Hms 0% Excluding infrastructure costs

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			
Typology 1 [Scenario 1]	570	£44,250,867	65,788,055	60,795,510	55,802,966	50,810,421	45,817,876	40,825,331	35,832,786	30,840,241	25,847,696	20,855,151	15,862,606	10,870,061	5,877,516	812,971
Typology 1 [Scenario 2]	582	£44,250,867	72,374,950	66,994,587	61,605,224	56,200,861	50,796,498	45,392,135	39,987,772	34,583,409	29,179,046	23,774,683	18,370,320	12,965,957	7,561,594	2,157,231
Typology 1 [Scenario 3]	593	£44,250,867	73,393,698	67,997,875	62,602,051	57,195,351	51,774,021	46,352,692	40,931,363	35,510,034	30,088,705	24,667,376	19,246,047	13,824,718	8,403,389	2,981,060
Typology 2 [Scenario 1]	84	£3,123,049	9,022,452	8,258,309	7,494,166	6,730,023	5,965,880	5,199,737	4,435,594	3,671,451	2,907,308	2,143,165	1,379,022	604,879	128,736	42,591
Typology 2 [Scenario 2]	86	£3,123,049	9,489,019	8,700,988	7,912,956	7,124,924	6,336,892	5,548,860	4,760,828	3,972,796	3,184,764	2,396,732	1,608,700	820,668	34,596	1,181
Typology 2 [Scenario 3]	87	£3,123,049	9,874,804	9,069,535	8,264,266	7,459,997	6,655,728	5,848,459	5,040,482	4,229,680	3,418,878	2,608,076	1,797,273	986,471	177,270	57,267
Typology 3 [Scenario 1]	184	£6,530,619	10,007,449	8,630,593	7,253,736	5,876,881	4,500,025	3,123,169	1,746,313	335,308	-1,073,567	-2,487,557	-3,917,330	-5,347,103	-6,771,876	-8,202,649
Typology 3 [Scenario 2]	187	£6,530,619	10,791,830	9,379,929	7,968,028	6,556,126	5,144,224	3,732,322	2,320,420	882,108	-554,518	-2,004,604	-3,463,454	-4,918,304	-6,373,154	-7,828,004
Typology 3 [Scenario 3]	192	£6,530,619	11,643,991	10,185,997	8,728,003	7,270,008	5,812,013	4,354,018	2,896,023	1,438,028	-1,020,027	-2,478,032	-3,928,037	-5,378,042	-6,828,047	-8,278,052
Typology 4 [Scenario 1]	134	£5,709,677	6,433,842	5,360,831	4,287,820	3,214,808	2,141,796	1,068,784	-1,004,227	-2,071,276	-3,142,325	-4,213,374	-5,284,423	-6,355,472	-7,426,521	-8,497,570
Typology 4 [Scenario 2]	137	£5,709,677	7,079,630	5,973,949	4,868,269	3,762,589	2,656,908	1,551,227	416,774	-712,450	-1,848,033	-2,993,405	-4,141,634	-5,290,006	-6,438,378	-7,586,750
Typology 4 [Scenario 3]	139	£5,709,677	7,677,752	6,546,435	5,415,118	4,283,802	3,152,485	2,021,168	867,507	-281,249	-1,443,241	-2,609,115	-3,790,180	-4,971,245	-6,152,310	-7,333,375
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	121,143,711	108,715,416	96,268,725	83,812,577	71,340,956	58,849,692	46,317,487	33,731,328	21,055,690	8,200,854	-5,146,800	-13,302,754	-21,458,708	-29,614,662
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	127,914,127	115,161,457	102,408,787	89,638,679	76,856,484	64,051,854	51,220,632	38,340,780	25,388,400	12,285,314	-1,150,362	-8,916,316	-17,071,870	-25,227,424
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	134,506,673	121,458,691	108,398,818	95,338,947	82,259,578	69,168,554	56,044,804	42,885,672	29,663,119	16,319,253	-2,726,075	-10,481,629	-18,637,183	-26,792,737
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	83,790,976	71,717,219	59,573,056	47,336,763	34,982,381	22,437,069	9,609,542	-3,747,212	-18,138,075	-33,297,565	-49,023,974	-64,750,383	-80,476,792	-96,203,201
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	90,418,530	78,064,188	65,651,739	53,159,315	40,556,763	27,791,315	14,771,201	1,358,364	-12,984,235	-28,384,341	-44,336,327	-60,288,313	-76,240,300	-92,192,286
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	96,947,647	84,325,272	71,641,188	58,889,694	46,030,781	33,037,693	19,818,229	6,255,764	-8,038,630	-23,534,910	-39,727,456	-55,920,002	-72,112,548	-88,305,094
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	191,017,588	168,810,807	146,584,202	124,297,599	101,955,165	79,527,995	56,961,971	34,189,919	11,037,628	-13,063,652	-39,311,639	-55,560,626	-71,809,613	-88,058,600
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	203,039,452	180,290,097	157,500,325	134,680,367	111,804,029	88,844,578	65,774,727	42,523,711	18,958,399	-5,303,051	-31,360,716	-47,610,683	-63,860,650	-80,110,617
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	214,849,123	191,552,618	168,244,769	144,885,054	121,484,410	98,015,941	74,452,201	50,723,148	26,727,910	2,232,007	-23,788,939	-40,038,906	-56,288,873	-72,538,840
Typology 11 [Scenario 1]	1,320	£58,617,347	142,362,087	132,489,456	122,616,827	112,733,370	102,836,141	92,938,911	83,041,682	73,138,855	63,205,763	53,272,671	43,297,297	33,321,922	23,346,547	13,371,172
Typology 11 [Scenario 2]	1,346	£58,617,347	147,267,210	137,154,082	127,040,953	116,927,823	106,807,137	96,687,686	86,528,235	76,388,783	66,231,841	56,054,564	45,857,597	35,650,630	25,443,663	15,236,696
Typology 11 [Scenario 3]	1,374	£58,617,347	152,219,042	141,861,096	131,503,150	121,145,203	110,787,257	100,421,287	90,035,291	79,649,293	69,263,297	58,843,705	48,417,909	37,992,913	27,567,917	17,142,921
Typology 12 [Scenario 1]	233	£10,430,562	26,321,551	24,198,773	22,075,997	19,953,220	17,830,443	15,707,666	13,584,889	11,450,641	9,312,661	7,174,680	5,036,700	2,898,720	748,740	134,760
Typology 13 [Scenario 2]	238	£10,430,562	27,380,445	25,201,267	23,021,690	20,842,112	18,662,534	16,482,956	14,303,379	12,119,959	9,924,496	7,729,033	5,533,569	3,338,106	1,142,643	228,283
Typology 13 [Scenario 3]	244	£10,430,562	28,494,716	26,252,840	24,010,963	21,769,087	19,527,210	17,285,333	15,043,457	12,801,580	10,546,651	8,288,168	6,029,684	3,770,201	1,510,718	330,294
Typology 15 [Scenario 1]	108	£6,195,121	11,550,042	10,434,912	9,318,713	8,195,510	7,072,507	5,949,404	4,826,301	3,703,199	2,580,096	1,456,125	319,758	128,783	28,808	7,813
Typology 15 [Scenario 2]	110	£6,195,121	12,145,518	11,001,768	9,858,017	8,711,470	7,559,397	6,407,324	5,255,251	4,103,178	2,951,104	1,799,031	637,254	246,279	56,294	15,709
Typology 15 [Scenario 3]	113	£6,195,121	12,810,324	11,631,347	10,452,370	9,273,392	8,089,114	6,901,417	5,713,719	4,526,022	3,338,324	2,150,627	957,583	466,638	146,693	46,608
Typology 16 [Scenario 1]	669	£42,101,539	76,476,508	70,677,100	64,877,692	59,078,285	53,278,877	47,479,470	41,656,440	35,822,356	29,988,271	24,154,186	18,320,101	12,486,016	6,651,931	811,846
Typology 16 [Scenario 2]	681	£42,101,539	79,318,672	73,383,269	67,447,866	61,512,463	55,577,061	49,641,658	43,706,256	37,735,087	31,763,387	25,791,686	19,819,986	13,848,286	7,876,586	1,905,886
Typology 16 [Scenario 3]	695	£42,101,539	82,291,577	76,209,698	70,127,818	64,045,938	57,964,059	51,882,179	45,800,300	39,704,931	33,585,073	27,465,216	21,345,358	15,225,500	9,105,642	3,085,784
Typology 20 [Scenario 1]	305	£20,861,123	33,600,188	30,268,865	26,941,542	23,618,219	20,294,897	16,971,574	13,648,251	10,324,928	7,001,605	3,678,282	319,957	128,002	37,047	13,092
Typology 20 [Scenario 2]	312	£20,861,123	34,967,076	32,212,833	29,458,590	26,704,347	23,950,104	21,195,862	18,441,618	15,687,374	12,913,811	10,139,944	7,365,176	4,591,308	1,817,440	528,291
Typology 20 [Scenario 3]	318	£20,861,123	36,227,450	33,408,229	30,589,009	27,769,788	24,950,568	22,131,347	19,312,128	16,492,908	13,663,301	10,823,196	7,983,091	5,163,886	2,344,781	748,986
Typology 21 [Scenario 1]	832	£47,934,783	120,821,394	113,913,542	107,005,689	100,097,835	93,189,983	86,282,130	79,374,278	72,466,424	65,558,572	58,650,719	51,742,866	44,835,014	37,927,162	31,019,310
Typology 21 [Scenario 2]	850	£47,934,783	124,449,993	117,359,967	110,269,941	103,179,915	96,089,890	88,999,864	81,909,838	74,819,812	67,729,786	60,639,760	53,549,735	46,459,709	39,369,683	32,279,657
Typology 21 [Scenario 3]	866	£47,934,783	127,759,677	120,510,388	113,261,099	106,011,809	98,762,520	91,513,230	84,263,940	77,014,651	69,765,361	62,516,072	55,266,783	48,017,493	40,768,204	33,518,915
Typology 23 [Scenario 1]	349	£28,130,908	46,617,386	43,268,442	39,919,499	36,570,555	33,221,612	29,872,667	26,523,722	23,174,780	19,825,837	16,476,893	13,127,949	9,779,005	6,429,061	3,079,117
Typology 23 [Scenario 2]	358	£28,130,908	48,596,869	45,144,431	41,691,993	38,239,555	34,787,118	31,334,681	27,882,242	24,429,805	20,977,367	17,524,930	14,072,493	10,620,056	7,167,619	3,715,182
Typology 23 [Scenario 3]	364	£28,130,908	50,189,432	46,662,480	43,135,528	39,608,576	36,081,624	32,554,672	29,027,720	25,500,768	21,973,815	18,446,863	14,919,912	11,389,960	7,860,008	4,330,056
Typology 24 [Scenario 1]	752	£182,080,232	80,521,320	74,391,642	68,261,964	62,132,287	56,002,609	49,872,931	43,717,813	37,551,285	31,384,756	25,218,228	19,051,699	12,885,171	6,718,643	548,115
Typology 24 [Scenario 2]	765	£182,080,232	85,486,181	77,212,628	70,949,075	64,680,522	58,411,969	52,143,417	45,874,865	39,568,198	33,261,115	26,954,034	20,646,952	14,339,871	8,032,790	1,725,709
Typology 24 [Scenario 3]	781	£182,080,232	86,647,103	80,222,696	73,798,289	67,373,882	60,949,476	54,525,068	48,100,661	41,661,699	35,196,697	28,732,273	22,267,560	15,812,647	9,347,644	2,881,641

HAM LOCAL PLAN VIABILITY TESTING

CHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

Description	No of units	BLV	AH tenure					Residual land values					Excluding infrastructure costs				
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
Typology 1 [Scenario 1]	570	£36,930,268	65,788,055	60,795,510	55,802,966	50,810,421	45,817,876	40,825,331	35,811,712	30,789,314	25,766,917	20,744,519	15,722,122				
Typology 1 [Scenario 2]	582	£36,930,268	72,374,950	66,994,587	61,605,526	56,200,457	50,795,386	45,390,316	39,985,247	34,580,176	29,175,106	23,745,421	18,300,739				
Typology 1 [Scenario 3]	593	£36,930,268	73,393,698	67,997,875	62,602,051	57,195,351	51,774,021	46,352,692	40,931,363	35,510,034	30,088,705	24,659,355	19,197,731				
Typology 2 [Scenario 1]	84	£2,606,391	9,022,452	8,258,309	7,494,168	6,730,026	5,965,761	5,196,593	4,427,426	3,658,258	2,889,092	2,119,924	1,350,757				
Typology 2 [Scenario 2]	86	£2,606,391	9,489,019	8,700,988	7,912,956	7,124,924	6,336,892	5,547,703	4,754,369	3,961,034	3,167,700	2,374,366	1,581,032				
Typology 2 [Scenario 3]	87	£2,606,391	9,874,804	9,069,535	8,264,266	7,458,997	6,653,728	5,848,459	5,040,482	4,229,680	3,418,878	2,608,075	1,797,273				
Typology 3 [Scenario 1]	184	£5,450,232	10,007,449	8,630,593	7,253,736	5,876,881	4,500,025	3,120,786	1,728,046	335,308	-1,073,567	-2,487,557	-3,917,330				
Typology 3 [Scenario 2]	187	£5,450,232	10,791,830	9,379,929	7,968,028	6,556,126	5,144,224	3,732,324	2,310,401	882,108	-554,518	-2,004,604	-3,463,454				
Typology 3 [Scenario 3]	192	£5,450,232	11,643,991	10,185,997	8,728,003	7,270,008	5,812,013	4,354,020	2,893,917	1,418,895	-56,982	-1,554,510	-3,054,111				
Typology 4 [Scenario 1]	134	£4,765,102	6,433,842	5,360,831	4,287,820	3,214,808	2,151,488	1,046,097	-39,892	-1,141,844	-2,243,795	-3,361,415	-4,481,467				
Typology 4 [Scenario 2]	137	£4,765,102	7,079,630	5,973,949	4,868,269	3,762,589	2,653,807	1,535,290	416,774	-712,450	-1,848,033	-2,993,405	-4,147,634				
Typology 4 [Scenario 3]	139	£4,765,102	7,677,752	6,546,435	5,415,118	4,283,802	3,152,485	2,012,035	867,507	-281,249	-1,443,241	-2,609,115	-3,790,180				
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	121,143,711	108,715,416	96,268,725	83,812,577	71,340,956	58,849,692	46,317,487	33,731,328	21,055,690	8,200,854	-5,146,800				
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	127,914,127	115,161,457	102,408,787	89,638,679	76,856,484	64,051,854	51,220,632	38,340,780	25,388,400	12,285,314	-1,150,362				
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	134,506,673	121,458,691	108,398,818	95,338,947	82,259,578	69,168,554	56,044,804	42,885,672	29,663,119	16,319,253	2,726,075				
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	83,790,976	71,717,219	59,573,056	47,336,763	34,982,381	22,437,069	9,609,542	-3,747,212	-18,138,075	-33,297,565	-49,023,974				
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	90,418,530	78,064,188	65,651,739	53,159,315	40,556,763	27,791,315	14,771,201	1,358,364	-12,984,235	-28,384,341	-44,336,327				
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	96,947,647	84,325,272	71,641,188	58,889,694	46,030,781	33,037,690	19,818,229	6,255,764	-8,038,630	-23,534,910	-39,727,456				
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	191,017,588	168,810,807	146,584,202	124,297,599	101,955,165	79,527,995	56,961,971	34,189,919	11,037,628	-13,063,652	-39,311,639				
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	203,039,452	180,290,097	157,500,325	134,680,367	111,804,029	88,844,578	65,774,727	42,523,711	18,958,399	-5,303,051	-31,360,716				
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	214,849,123	191,552,618	168,244,769	144,885,054	121,464,410	98,015,941	74,452,201	50,723,148	26,727,910	-2,232,007	-23,788,939				
Typology 11 [Scenario 1]	1,320	£48,920,043	142,362,087	132,489,456	122,616,827	112,733,370	102,836,141	92,938,911	83,041,682	73,138,855	63,205,763	53,272,671	43,297,297				
Typology 11 [Scenario 2]	1,346	£48,920,043	147,267,210	137,154,082	127,040,953	116,927,823	106,807,137	96,667,686	86,528,235	76,388,783	66,231,841	56,054,564	45,857,597				
Typology 11 [Scenario 3]	1,374	£48,920,043	152,219,042	141,861,096	131,503,150	121,145,203	110,787,257	100,421,287	90,035,291	79,649,293	69,263,297	58,843,705	48,417,909				
Typology 12 [Scenario 1]	233	£8,704,992	26,321,551	24,198,773	22,075,997	19,953,220	17,830,443	15,707,666	13,584,889	11,450,641	9,312,661	7,174,680	5,036,700				
Typology 13 [Scenario 2]	238	£8,704,992	27,380,845	25,201,267	23,021,690	20,842,112	18,662,534	16,482,956	14,303,379	12,119,959	9,924,496	7,729,033	5,533,569				
Typology 13 [Scenario 3]	244	£8,704,992	28,494,716	26,252,840	24,010,963	21,769,087	19,527,210	17,285,333	15,043,457	12,801,580	10,546,651	8,288,168	6,029,684				
Typology 15 [Scenario 1]	108	£5,170,237	11,550,042	10,434,912	9,318,713	8,195,610	7,072,507	5,949,404	4,826,301	3,703,199	2,580,096	1,456,125	319,758				
Typology 15 [Scenario 2]	110	£5,170,237	12,145,518	11,001,768	9,858,017	8,711,470	7,559,397	6,407,324	5,255,251	4,103,178	2,951,104	1,799,031	637,254				
Typology 15 [Scenario 3]	113	£5,170,237	12,810,324	11,631,347	10,452,370	9,273,392	8,089,114	6,901,417	5,713,719	4,526,022	3,338,324	2,150,627	957,583				
Typology 16 [Scenario 1]	669	£35,136,512	76,476,508	70,677,100	64,877,692	59,078,285	53,278,877	47,479,470	41,656,440	35,822,356	29,988,271	24,154,186	18,320,101				
Typology 16 [Scenario 2]	681	£35,136,512	79,318,672	73,383,269	67,447,866	61,512,463	55,577,061	49,641,658	43,706,256	37,735,087	31,763,387	25,791,686	19,819,986				
Typology 16 [Scenario 3]	695	£35,136,512	82,291,577	76,209,698	70,127,818	64,045,938	57,964,059	51,882,179	45,800,300	39,704,931	33,585,073	27,465,216	21,345,358				
Typology 20 [Scenario 1]	305	£17,409,983	33,600,188	30,920,865	28,241,542	25,562,219	22,882,897	20,203,574	17,524,252	14,836,220	12,137,707	9,439,193	6,740,681				
Typology 20 [Scenario 2]	312	£17,409,983	34,967,076	32,121,833	29,458,590	26,704,347	23,950,104	21,195,862	18,441,618	15,687,376	12,913,811	10,139,494	7,365,176				
Typology 20 [Scenario 3]	318	£17,409,983	36,227,450	33,408,229	30,589,009	27,769,788	24,950,568	22,131,347	19,312,128	16,492,908	13,663,301	10,823,196	7,983,091				
Typology 21 [Scenario 1]	832	£40,004,739	120,821,394	113,913,542	107,005,689	100,097,835	93,189,983	86,282,130	79,374,278	72,466,424	65,558,572	58,650,719	51,742,866				
Typology 21 [Scenario 2]	850	£40,004,739	124,449,993	117,359,967	110,269,941	103,179,915	96,089,890	88,998,864	81,909,838	74,819,812	67,729,786	60,639,760	53,549,733				
Typology 21 [Scenario 3]	866	£40,004,739	127,759,677	120,510,388	113,261,099	106,011,809	98,762,520	91,513,230	84,263,940	77,014,651	69,765,361	62,516,072	55,266,783				
Typology 23 [Scenario 1]	349	£23,477,099	46,617,386	43,268,442	39,919,499	36,570,555	33,221,612	29,872,667	26,523,724	23,174,780	19,825,837	16,476,893	13,118,207				
Typology 23 [Scenario 2]	358	£23,477,099	48,596,869	45,144,431	41,691,993	38,239,555	34,787,118	31,334,681	27,882,242	24,429,805	20,977,367	17,524,930	14,072,493				
Typology 23 [Scenario 3]	364	£23,477,099	50,189,432	46,662,480	43,135,528	39,608,576	36,084,624	32,564,671	29,027,720	25,500,768	21,973,815	18,446,863	14,919,912				
Typology 24 [Scenario 1]	752	£151,957,964	80,521,320	74,391,642	68,261,964	62,132,287	56,002,609	49,872,931	43,717,813	37,551,285	31,384,756	25,218,228	19,051,699				
Typology 24 [Scenario 2]	765	£151,957,964	83,486,181	77,217,628	70,949,075	64,680,522	58,411,969	52,143,417	45,874,865	39,568,198	33,261,115	26,954,034	20,646,952				
Typology 24 [Scenario 3]	781	£151,957,964	86,447,103	80,222,696	73,998,289	67,773,882	61,549,476	55,325,068	49,100,661	42,866,699	36,633,987	30,402,733	24,172,567				
Typology 26 [Scenario 1]	4,339	£110,790,803	303,727,852	282,277,067	260,826,283	239,375,500	217,924,436	196,440,304	174,956,171	153,470,757	131,942,368	110,402,588	88,818,867				
Typology 26 [Scenario 2]	4,426	£110,790,803	314,273,459	292,302,888	270,332,317	248,361,745	226,391,174	204,418,083	182,412,013	160,405,942	138,381,941	116,329,222	94,235,116				
Typology 26 [Scenario 3]	4,513	£110,790,803	324,442,790	302,001,565	279,541,819	257,074,195	234,606,570	212,138,946	189,662,145	167,156,916	144,651,685	122,107,026	99,536,672				
Typology 27 [Scenario 1]	160	£4,062,329	24,026,462	22,293,951	20,561,438	18,828,927	17,096,414	15,363,903	13,631,390	11,898,879	10,166,366	8,433,854	6,694,926				
Typology 27 [Scenario 2]	164	£4,062,329	25,030,314	23,245,903	21,461,492	19,677,081	17,892,670	16,108,259	14,323,848	12,539,437	10,755,027	8,970,616	7,185,261				
Typology 27 [Scenario 3]	166	£4,062,329	25,783,921	23,966,298	22,148,675	20,331,052	18,513,430	16,695,807	14,878,185	13,060,562	11,242,940	9,425,317	7,607,694				
Typology 28 [Scenario 1]	1,443	£110,790,803	199,187,151	186,155,287	173,123,422	160,069,866	146,996,093	133,922,321	120,848,548	107,774,775	94,701,004	81,627,231	68,553,459				
Typology 28 [Scenario 2]	1,471	£110,790,803	205,566,910	192,222,063	178,877,216	165,532,369	152,176,387	138,786,429	125,396,469	112,006,510	98,616,551	85,226,593	71,836,634				
Typology 28 [Scenario 3]	1,499	£110,790,803	211,731,011	198,086,813	184,442,615	170,798,417	157,154,218	143,502,822	129,810,369	116,117,916	102,425,464						

HAM LOCAL PLAN VIABILITY TESTING

CHMARK LAND VALUE 3 (CLEARED /UNDEVELOPED SIT

Description	No of units	BLV	AH tenure					Residual land values					Excluding infrastructure costs				
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
Typology 1 [Scenario 1]	570	£3,500,000	65,788,055	60,795,510	55,802,966	50,810,421	45,817,876	40,825,331	35,811,712	30,789,314	25,766,917	20,744,519	15,722,122				
Typology 1 [Scenario 2]	582	£3,500,000	72,374,950	66,994,587	61,605,526	56,200,457	50,795,386	45,390,316	39,985,247	34,580,176	29,175,106	23,745,421	18,300,739				
Typology 1 [Scenario 3]	593	£3,500,000	73,393,698	67,997,875	62,602,051	57,195,351	51,774,021	46,352,692	40,931,363	35,510,034	30,088,705	24,659,355	19,197,731				
Typology 2 [Scenario 1]	84	£247,016	9,022,452	8,258,309	7,494,168	6,730,026	5,965,761	5,196,593	4,427,426	3,658,258	2,889,092	2,119,924	1,350,757				
Typology 2 [Scenario 2]	86	£247,016	9,489,019	8,700,988	7,912,956	7,124,924	6,336,892	5,547,703	4,754,369	3,961,034	3,167,700	2,374,366	1,581,032				
Typology 2 [Scenario 3]	87	£247,016	9,874,804	9,069,535	8,264,266	7,458,997	6,653,728	5,848,459	5,040,482	4,229,680	3,418,878	2,608,075	1,797,273				
Typology 3 [Scenario 1]	184	£516,536	10,007,449	8,630,593	7,253,736	5,876,881	4,500,025	3,120,786	1,728,046	335,308	-1,073,567	-2,487,557	-3,917,330				
Typology 3 [Scenario 2]	187	£516,536	10,791,830	9,379,929	7,968,028	6,556,126	5,144,224	3,732,324	2,310,401	882,108	-554,518	-2,004,604	-3,463,454				
Typology 3 [Scenario 3]	192	£516,536	11,643,991	10,185,997	8,728,003	7,270,008	5,812,013	4,354,020	2,893,917	1,418,895	-56,982	-1,554,510	-3,054,111				
Typology 4 [Scenario 1]	134	£451,604	6,433,842	5,360,831	4,287,820	3,214,808	2,131,888	1,046,097	-39,892	-1,141,844	-2,243,795	-3,361,415	-4,481,467				
Typology 4 [Scenario 2]	137	£451,604	7,079,630	5,973,949	4,868,269	3,762,589	2,653,807	1,535,290	416,774	-712,450	-1,848,033	-2,993,405	-4,147,634				
Typology 4 [Scenario 3]	139	£451,604	7,677,752	6,546,435	5,415,118	4,283,802	3,152,485	2,012,035	867,507	-281,249	-1,443,241	-2,609,115	-3,790,180				
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	121,143,711	108,715,416	96,268,725	83,812,577	71,340,956	58,849,692	46,317,487	33,731,328	21,055,690	8,200,854	-5,146,800				
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	127,914,127	115,161,457	102,408,787	89,638,679	76,856,484	64,051,854	51,220,632	38,340,780	25,388,400	12,285,314	-1,150,362				
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	134,506,673	121,458,691	108,398,818	95,338,947	82,259,578	69,168,554	56,044,804	42,885,672	29,563,119	16,319,253	2,726,075				
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	83,790,976	71,717,219	59,573,056	47,336,763	34,982,381	22,437,069	9,609,542	-3,747,212	-18,138,075	-33,297,565	-49,023,974				
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	90,418,530	78,064,188	65,651,739	53,159,315	40,556,763	27,791,315	14,771,201	1,358,364	-12,984,235	-28,384,341	-44,336,327				
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	96,947,647	84,325,272	71,641,188	58,889,694	46,030,781	33,037,690	19,818,229	6,255,764	-8,038,630	-23,534,910	-39,727,456				
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	191,017,588	168,810,807	146,584,202	124,297,599	101,955,165	79,527,995	56,961,971	34,189,919	11,037,628	-13,063,652	-30,311,639				
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	203,039,452	180,290,997	157,500,325	134,680,367	111,804,029	88,844,578	65,774,727	42,523,711	18,958,399	-5,303,051	-31,360,716				
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	214,849,123	191,552,618	168,244,769	144,885,054	121,484,410	98,015,941	74,452,201	50,723,148	26,727,910	2,232,007	-23,788,939				
Typology 11 [Scenario 1]	1,320	£4,636,310	142,362,087	132,489,456	122,616,827	112,733,370	102,836,141	92,938,911	83,041,682	73,138,855	63,205,763	53,272,671	43,297,297				
Typology 11 [Scenario 2]	1,346	£4,636,310	147,267,210	137,154,082	127,040,953	116,927,823	106,807,137	96,667,686	86,528,235	76,388,783	66,231,841	56,054,564	45,857,597				
Typology 11 [Scenario 3]	1,374	£4,636,310	152,219,042	141,861,096	131,503,150	121,145,203	110,787,257	100,421,287	90,035,291	79,649,293	69,263,297	58,843,705	48,417,909				
Typology 12 [Scenario 1]	233	£825,000	26,321,551	24,198,773	22,075,997	19,953,220	17,830,568	15,707,666	13,584,889	11,450,641	9,312,661	7,174,680	5,036,700				
Typology 13 [Scenario 2]	238	£825,000	27,380,845	25,201,267	23,021,690	20,842,112	18,662,534	16,482,956	14,303,379	12,119,959	9,924,496	7,729,033	5,533,569				
Typology 13 [Scenario 3]	244	£825,000	28,494,716	26,252,840	24,010,963	21,769,087	19,527,210	17,285,333	15,043,457	12,801,580	10,546,651	8,288,168	6,029,684				
Typology 15 [Scenario 1]	108	£490,000	11,550,042	10,434,912	9,318,713	8,195,610	7,072,507	5,949,404	4,826,301	3,703,199	2,580,096	1,456,125	319,758				
Typology 15 [Scenario 2]	110	£490,000	12,145,518	11,001,768	9,858,017	8,711,470	7,559,397	6,407,324	5,255,251	4,103,178	2,951,104	1,799,031	637,254				
Typology 15 [Scenario 3]	113	£490,000	12,810,324	11,631,347	10,452,370	9,273,392	8,089,114	6,901,417	5,713,719	4,526,022	3,338,324	2,150,627	957,583				
Typology 16 [Scenario 1]	669	£3,330,000	76,476,508	70,677,100	64,877,692	59,078,285	53,278,877	47,478,470	41,656,440	35,822,356	29,988,271	24,154,186	18,320,101				
Typology 16 [Scenario 2]	681	£3,330,000	79,318,672	73,383,269	67,447,866	61,512,463	55,577,061	49,641,658	43,706,256	37,735,087	31,763,387	25,791,686	19,819,986				
Typology 16 [Scenario 3]	695	£3,330,000	82,291,577	76,209,698	70,127,818	64,045,938	57,964,059	51,882,179	45,800,300	39,704,931	33,585,073	27,465,216	21,345,358				
Typology 20 [Scenario 1]	305	£1,650,000	33,600,188	30,920,865	28,241,542	25,562,219	22,882,897	20,203,574	17,524,252	14,836,220	12,137,707	9,439,193	6,740,681				
Typology 20 [Scenario 2]	312	£1,650,000	34,967,076	32,212,833	29,458,590	26,704,347	23,950,104	21,195,862	18,441,618	15,687,376	12,913,811	10,139,944	7,365,176				
Typology 20 [Scenario 3]	318	£1,650,000	36,227,450	33,408,229	30,589,009	27,769,788	24,950,568	22,131,347	19,312,128	16,492,908	13,663,301	10,823,196	7,983,091				
Typology 21 [Scenario 1]	832	£3,791,378	120,821,394	113,913,542	107,005,689	100,097,835	93,189,983	86,282,130	79,374,278	72,466,424	65,558,572	58,650,719	51,742,866				
Typology 21 [Scenario 2]	850	£3,791,378	124,449,993	117,359,967	110,269,941	103,179,915	96,089,890	88,999,864	81,909,838	74,819,812	67,729,786	60,639,760	53,549,735				
Typology 21 [Scenario 3]	866	£3,791,378	127,759,677	120,510,388	113,261,099	106,011,809	98,762,520	91,513,230	84,263,940	77,014,651	69,765,361	62,516,072	55,266,783				
Typology 23 [Scenario 1]	349	£2,225,000	46,617,386	43,268,442	39,919,499	36,570,555	33,221,612	29,872,667	26,523,724	23,174,780	19,825,837	16,476,893	13,118,207				
Typology 23 [Scenario 2]	358	£2,225,000	48,596,869	45,144,431	41,691,993	38,239,555	34,787,118	31,334,681	27,882,242	24,429,805	20,977,367	17,524,930	14,072,493				
Typology 24 [Scenario 3]	781	£14,401,544	86,647,103	80,222,696	73,798,289	67,373,882	60,949,476	54,525,068	48,100,661	41,661,699	35,196,987	28,732,273	22,267,560				
Typology 26 [Scenario 1]	4,339	£10,500,000	303,727,852	282,277,067	260,826,283	239,375,500	217,924,436	196,440,304	174,956,171	153,470,757	131,942,368	110,402,588	88,818,867				
Typology 26 [Scenario 2]	4,426	£10,500,000	314,273,459	292,302,888	270,332,317	248,361,745	226,391,174	204,418,083	182,412,013	160,405,942	138,381,941	116,329,222	94,235,116				
Typology 26 [Scenario 3]	4,513	£10,500,000	324,442,790	302,001,565	279,541,819	257,074,195	234,606,570	212,138,946	189,662,145	167,156,916	144,651,685	122,107,026	99,536,672				
Typology 27 [Scenario 1]	160	£385,000	24,026,462	22,293,951	20,561,438	18,828,927	17,096,414	15,363,903	13,631,390	11,898,879	10,166,366	8,433,854	6,694,926				
Typology 27 [Scenario 2]	164	£385,000	25,030,314	23,245,903	21,461,492	19,677,081	17,892,670	16,108,259	14,323,848	12,539,437	10,755,027	8,970,616	7,185,261				
Typology 27 [Scenario 3]	166	£385,000	25,783,921	23,966,298	22,148,675	20,331,052	18,513,430	16,695,807	14,878,185	13,060,562	11,242,940	9,425,317	7,607,694				
Typology 28 [Scenario 1]	1,443	£10,500,000	199,187,151	186,155,287	173,123,422	160,089,866	146,996,093	133,922,321	120,848,548	107,774,775	94,701,004	81,627,231	68,553,459				
Typology 28 [Scenario 2]	1,471	£10,500,000	205,566,910	192,222,063	178,877,216	165,532,369	152,176,387	138,796,429	125,396,469	112,006,510	98,616,551	85,226,593	71,836,634				
Typology 28 [Scenario 3]	1,499	£10,500,000	211,731,011	198,086,813	184,442,615	170,798,417	157,154,218	143,502,822	129,810,369	116,117,916	102,425,464	88,733,012	75,040,559				
Typology 30 [Single scenario]	-	£507,375	14,318,807	14,318,807	14,318,807	14,318,807	14,318,807	14,318,807	14,318,807	14,318,807	14,318,807	14,318,807	14,318,807				
Typology 31 [Scenario 1]	152	£169,501	48,733,214	46,806,330	44,879,446	42,952,562	41,025,678	39,098,794	37,171,910	35,245,025	33,318,142	31,391,258	29,464,374				
Typology 31 [Scenario 2]	155	£169,501	49,681,059	47,707,205	45,733,350	43,759,496	41,785,642	39,811,787	37,837,933	35,864,080	33,890,225	31,916,371	29,942,517				
Typology 31 [Scenario 3]	158	£169,501	50,														

WHAM LOCAL PLAN VIABILITY TESTING
ICHMARK LAND VALUE 1 (SECONDARY OFFICES)

AH tenure Rented 60% SO 40% Frst Hms 0%

Excluding infrastructure costs

£6,321,552 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			
Typology 1 [Scenario 1]	570	£44,250,867	65,788,055	60,795,510	55,802,966	50,810,421	45,817,876	40,825,331	35,832,786	30,840,241	25,847,696	20,855,151	15,862,606	10,870,061	5,877,516	84,800,643
Typology 1 [Scenario 2]	582	£44,250,867	72,374,950	66,994,587	61,605,224	56,215,861	50,826,498	45,437,135	40,047,772	34,658,409	29,269,046	23,879,683	18,490,320	13,100,957	7,711,594	84,800,643
Typology 1 [Scenario 3]	593	£44,250,867	73,393,698	67,997,875	62,602,051	57,195,351	51,774,021	46,352,692	40,931,363	35,510,034	30,088,705	24,659,355	19,197,731	13,726,377	8,265,001	84,800,643
Typology 2 [Scenario 1]	84	£3,123,049	9,022,452	8,258,309	7,494,166	6,730,023	5,965,880	5,199,737	4,427,426	3,658,258	2,889,092	2,119,924	1,350,757	58,800,643	84,800,643	84,800,643
Typology 2 [Scenario 2]	86	£3,123,049	9,489,019	8,700,988	7,912,956	7,124,924	6,336,892	5,547,703	4,754,369	3,961,034	3,167,700	2,374,366	1,581,032	58,800,643	84,800,643	84,800,643
Typology 2 [Scenario 3]	87	£3,123,049	9,874,804	9,069,535	8,264,266	7,458,997	6,653,728	5,848,459	5,040,482	4,229,680	3,418,878	2,608,075	1,797,273	58,800,643	84,800,643	84,800,643
Typology 3 [Scenario 1]	184	£6,530,619	10,007,449	9,630,593	9,253,736	8,876,880	8,500,023	8,123,166	7,746,309	7,369,452	6,992,595	6,615,738	6,238,881	5,862,024	5,485,167	84,800,643
Typology 3 [Scenario 2]	187	£6,530,619	10,791,830	9,379,929	7,968,028	6,556,126	5,144,224	3,732,322	2,320,420	982,108	-	-	-	-	-	84,800,643
Typology 3 [Scenario 3]	192	£6,530,619	11,643,991	10,185,997	8,728,003	7,270,008	5,812,013	4,354,020	2,893,917	1,418,895	-	-	-	-	-	84,800,643
Typology 4 [Scenario 1]	134	£5,709,677	6,433,842	5,360,831	4,287,820	3,214,808	2,131,488	1,046,097	-	-	-	-	-	-	-	84,800,643
Typology 4 [Scenario 2]	137	£5,709,677	7,079,630	5,973,949	4,868,269	3,762,589	2,653,077	1,535,900	416,774	-	-	-	-	-	-	84,800,643
Typology 4 [Scenario 3]	139	£5,709,677	7,677,752	6,546,435	5,415,118	4,283,802	3,152,485	2,012,035	867,507	-	-	-	-	-	-	84,800,643
Typology 5 [Scenario 1]	875	£37,717,916	42,863,020	37,633,045	32,403,070	27,173,097	21,943,122	16,713,147	11,483,172	6,253,197	1,023,222	-	-	-	-	84,800,643
Typology 5 [Scenario 2]	892	£37,717,916	45,874,213	40,501,279	35,128,345	29,755,411	24,382,477	19,009,543	13,636,609	8,263,675	2,892,741	-	-	-	-	84,800,643
Typology 5 [Scenario 3]	908	£37,717,916	48,766,237	43,288,022	37,783,407	32,278,792	26,774,176	21,269,561	15,734,988	10,172,694	4,610,401	-	-	-	-	84,800,643
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	121,143,711	108,715,416	96,268,725	83,812,577	71,340,956	58,849,692	46,317,487	33,731,328	21,055,690	8,200,854	-	-	-	84,800,643
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	127,914,127	115,161,457	102,408,787	89,638,679	76,856,484	64,051,854	51,220,632	38,340,780	25,388,400	12,285,314	-	-	-	84,800,643
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	134,506,673	121,458,691	108,398,818	95,338,947	82,259,578	69,168,554	56,044,804	42,885,672	29,663,119	16,319,253	-	-	-	84,800,643
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	83,790,976	71,717,219	59,573,056	47,336,763	34,982,381	22,437,069	9,609,542	-	-	-	-	-	-	84,800,643
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	90,418,530	78,064,188	65,651,739	53,159,315	40,556,763	27,791,315	14,771,201	1,358,364	12,984,235	28,384,341	-	-	-	84,800,643
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	96,947,647	84,325,272	71,641,188	58,889,694	46,030,781	33,037,690	19,818,229	6,255,764	-	-	-	-	-	84,800,643
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	191,017,588	168,810,807	146,584,202	124,297,599	101,955,165	79,527,995	58,961,971	34,189,919	11,037,628	-	-	-	-	84,800,643
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	203,039,452	180,290,097	157,500,325	134,680,367	111,804,029	88,844,578	65,774,727	42,523,711	18,958,399	-	-	-	-	84,800,643
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	214,849,123	191,552,618	168,244,769	144,885,054	121,484,410	98,015,941	74,452,201	50,723,148	26,727,910	-	-	-	-	84,800,643
Typology 7 - [Scenario 1]	528	£25,349,425	61,350,912	56,700,672	52,050,433	47,400,193	42,749,954	38,099,715	33,430,967	28,752,921	24,074,876	19,396,832	14,718,786	9,997,739	5,126,692	84,800,643
Typology 7 - [Scenario 2]	538	£25,349,425	63,692,674	58,928,728	54,164,782	49,400,836	44,636,890	39,872,944	35,108,998	30,316,787	25,523,707	20,730,627	15,937,547	10,811,400	5,843,700	84,800,643
Typology 7 - [Scenario 3]	550	£25,349,425	66,186,355	61,296,929	56,407,504	51,518,078	46,628,653	41,739,228	36,849,803	31,949,981	27,030,024	22,110,067	17,190,111	12,279,154	7,368,207	84,800,643
Typology 8 - Opt 1 [Scenario 1]	126	£2,275,759	21,493,384	20,051,659	18,609,934	17,168,208	15,726,483	14,284,757	12,843,032	11,401,307	9,959,581	8,517,856	7,076,131	5,634,406	4,191,606	84,800,643
Typology 8 - Opt 1 [Scenario 2]	127	£2,275,759	22,082,179	20,616,140	19,149,858	17,683,576	16,217,294	14,751,011	13,284,729	11,818,447	10,352,165	8,885,883	7,419,601	5,956,856	4,505,056	84,800,643
Typology 8 - Opt 1 [Scenario 3]	130	£2,275,759	22,872,741	21,370,580	19,866,601	18,399,765	16,852,930	15,346,094	13,839,259	12,332,423	10,825,587	9,318,752	7,811,917	6,306,082	4,801,237	84,800,643
Typology 8 - Opt 2 [Scenario 1]	208	£2,275,759	31,770,631	29,627,597	27,484,563	25,341,528	23,198,494	21,055,460	18,912,425	16,769,391	14,626,357	12,483,323	10,340,288	8,197,253	6,054,218	84,800,643
Typology 8 - Opt 2 [Scenario 2]	211	£2,275,759	32,763,670	30,575,149	28,386,629	26,198,108	24,009,587	21,821,067	19,632,547	17,444,027	15,255,506	13,066,986	10,878,465	8,689,940	6,496,415	84,800,643
Typology 8 - Opt 2 [Scenario 3]	217	£2,275,759	34,063,613	31,827,713	29,555,886	27,297,982	25,040,078	22,782,173	20,524,268	18,266,364	16,008,460	13,750,556	11,492,650	9,244,745	7,000,840	84,800,643
Typology 9 [Scenario 1]	605	£29,900,943	82,353,814	77,091,597	71,829,381	66,567,163	61,290,345	56,012,546	50,734,746	45,456,947	40,179,147	34,901,348	29,623,548	24,345,749	19,067,949	84,800,643
Typology 9 [Scenario 2]	617	£29,900,943	85,040,896	79,646,698	74,252,500	68,858,301	63,464,103	58,060,223	52,649,109	47,237,995	41,826,880	36,415,766	31,004,652	25,592,453	20,181,344	84,800,643
Typology 9 [Scenario 3]	630	£29,900,943	87,760,729	82,231,652	76,702,575	71,173,498	65,644,421	60,115,344	54,578,583	49,031,252	43,483,920	37,936,589	32,389,258	26,842,009	21,293,709	84,800,643
Typology 10 [Scenario 1]	200	£8,534,096	29,524,311	27,449,697	25,375,083	23,300,469	21,225,855	19,151,241	17,076,628	15,002,013	12,927,399	10,852,786	8,778,172	6,693,558	4,608,944	84,800,643
Typology 10 [Scenario 2]	205	£8,534,096	30,728,015	28,591,082	26,454,151	24,317,218	22,180,287	20,043,354	17,906,423	15,769,490	13,632,559	11,495,626	9,358,695	7,219,764	5,080,833	84,800,643
Typology 10 [Scenario 3]	209	£8,534,096	31,792,705	29,603,863	27,415,023	25,226,183	23,037,342	20,848,502	18,659,661	16,470,820	14,281,979	12,093,139	9,904,298	7,715,457	5,526,606	84,800,643
Typology 11 [Scenario 1]	1,329	£58,617,347	142,362,087	132,489,456	122,616,827	112,733,370	102,836,141	92,938,911	83,041,682	73,138,855	63,205,763	53,272,671	43,297,297	33,311,923	23,286,549	84,800,643
Typology 11 [Scenario 2]	1,346	£58,617,347	147,267,210	137,154,082	127,040,953	116,927,823	106,807,137	96,687,666	86,528,235	76,388,783	66,231,841	56,054,564	45,857,997	35,651,620	25,445,241	84,800,643
Typology 11 [Scenario 3]	1,374	£58,617,347	152,219,042	141,861,096	131,503,150	121,145,203	110,787,257	100,421,287	90,035,291	79,649,293	69,263,297	58,843,705	48,417,909	38,000,915	27,572,021	84,800,643
Typology 12 [Scenario 1]	233	£10,430,562	26,321,551	24,198,773	22,075,997	19,953,220	17,830,443	15,707,666	13,584,889	11,450,641	9,312,661	7,174,680	5,036,700	2,902,719	84,800,643	
Typology 12 [Scenario 2]	238	£10,430,562	27,380,845	25,201,267	23,021,690	20,842,112	18,662,534	16,482,956	14,303,379	12,119,959	9,924,496	7,729,033	5,533,569	3,340,002	84,800,643	
Typology 12 [Scenario 3]	244	£10,430,562	28,494,716	26,252,840	24,010,963	21,769,087	19,527,210	17,285,333	15,043,457	12,801,580	10,546,651	8,288,168	6,029,684	3,770,200	84,800,643	
Typology 14 [Scenario 1]	82	£3,160,776	10,826,516	9,903,939	8,981,362	8,058,786	7,136,209	6,212,355	5,283,183	4,354,010	3,424,838	2,495,666	1,566,494	68,800,643	84,800,643	
Typology 14 [Scenario 2]	84	£3,160,776	11,359,951	10,409,885	9,459,818	8,509,751	7,559,684	6,609,617	5,659,550	4,699,483	3,749,417	2,794,351	1,844,285	84,800,643	84,800,643	
Typology 14 [Scenario 3]	85	£3,160,776	11,895,981	10,836,541	9,867,101	8,897										

WHAM LOCAL PLAN VIABILITY TESTING			Residual land values										Excluding infrastructure costs			
ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			Residual land values										Excluding infrastructure costs			
Description	No of units	BLV	Residual land values										Excluding infrastructure costs			
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
Typology 1 [Scenario 1]	570	£36,930,268	65,788,055	60,795,510	55,802,966	50,810,421	45,817,876	40,825,331	35,832,786	30,840,241	25,847,696	20,855,151	15,862,606	10,870,061	5,877,516	8,222,971
Typology 1 [Scenario 2]	582	£36,930,268	72,374,950	66,994,587	61,614,224	56,233,861	50,853,498	45,473,135	40,092,772	34,712,409	29,332,046	23,951,683	18,571,320	13,190,957	7,810,594	10,156,049
Typology 1 [Scenario 3]	593	£36,930,268	73,393,698	67,997,875	62,602,051	57,206,227	51,810,403	46,414,579	41,018,755	35,622,931	30,227,107	24,831,283	19,435,459	14,039,635	8,643,811	10,989,266
Typology 2 [Scenario 1]	84	£2,606,391	9,022,452	8,258,309	7,494,166	6,730,023	5,965,880	5,201,737	4,437,594	3,673,451	2,909,308	2,145,165	1,381,022	606,879	130,736	154,291
Typology 2 [Scenario 2]	86	£2,606,391	9,489,019	8,700,988	7,912,956	7,124,924	6,336,892	5,548,860	4,760,828	3,972,796	3,184,764	2,396,732	1,608,700	820,668	165,625	189,180
Typology 2 [Scenario 3]	87	£2,606,391	9,874,804	9,069,535	8,264,266	7,458,997	6,653,728	5,848,459	5,043,190	4,237,921	3,432,652	2,627,383	1,822,114	1,016,845	201,692	226,247
Typology 3 [Scenario 1]	184	£5,450,232	10,007,449	8,630,593	7,253,736	5,876,880	4,500,023	3,123,166	1,746,309	335,452	-	-	-	-	-	-
Typology 3 [Scenario 2]	187	£5,450,232	10,791,830	9,379,929	7,968,028	6,556,126	5,144,224	3,732,322	2,320,420	882,108	-	-	-	-	-	-
Typology 3 [Scenario 3]	192	£5,450,232	11,643,991	10,185,997	8,728,003	7,270,008	5,812,013	4,354,020	2,893,917	1,438,814	-	-	-	-	-	-
Typology 4 [Scenario 1]	134	£4,765,102	6,433,842	5,360,831	4,287,820	3,214,808	2,141,796	1,068,784	-	-	-	-	-	-	-	-
Typology 4 [Scenario 2]	137	£4,765,102	7,079,630	5,973,949	4,868,269	3,762,589	2,656,907	1,551,226	416,774	-	-	-	-	-	-	-
Typology 4 [Scenario 3]	139	£4,765,102	7,677,752	6,546,435	5,415,118	4,283,802	3,152,485	2,021,168	867,507	-	-	-	-	-	-	-
Typology 5 [Scenario 1]	875	£31,478,089	42,863,020	37,633,045	32,403,070	27,173,095	21,943,120	16,713,145	11,483,170	6,253,195	1,023,220	-	-	-	-	-
Typology 5 [Scenario 2]	892	£31,478,089	45,874,213	40,501,279	35,128,345	29,755,411	24,382,477	19,009,543	13,636,609	8,263,675	2,890,740	-	-	-	-	-
Typology 5 [Scenario 3]	908	£31,478,089	48,766,237	43,288,022	37,783,407	32,278,792	26,774,176	21,269,561	15,765,946	10,262,331	4,758,716	-	-	-	-	-
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	121,143,711	108,715,416	96,268,725	83,812,577	71,340,956	58,849,692	46,317,487	33,731,328	21,055,690	8,200,854	-	-	-	-
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	127,914,127	115,161,457	102,408,787	89,638,679	76,856,484	64,051,854	51,220,632	38,340,780	25,388,400	12,285,314	-	-	-	-
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	134,506,673	121,458,691	108,398,818	95,338,947	82,259,578	69,168,554	56,044,804	42,885,672	29,663,119	16,319,253	-	-	-	-
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	83,790,976	71,717,219	59,573,056	47,336,763	34,982,381	22,437,069	9,609,542	-	-	-	-	-	-	-
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	90,418,530	78,064,188	65,651,739	53,159,310	40,556,763	27,791,315	14,771,201	1,358,364	-	-	-	-	-	-
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	96,947,647	84,325,272	71,641,188	58,889,694	46,030,781	33,037,690	19,818,229	6,255,764	-	-	-	-	-	-
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	191,017,588	168,810,807	146,584,202	124,297,599	101,955,166	79,527,995	56,961,971	34,189,919	11,037,628	-	-	-	-	-
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	203,039,452	180,290,097	157,500,325	134,680,367	111,804,029	88,844,578	65,774,727	42,523,711	18,958,399	-	-	-	-	-
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	214,849,123	191,552,618	168,244,769	144,885,054	121,484,410	98,015,941	74,452,201	50,723,148	26,727,910	-	-	-	-	-
Typology 7 - [Scenario 1]	528	£21,155,768	61,350,912	56,700,672	52,050,433	47,400,193	42,749,954	38,099,715	33,450,476	28,800,237	24,150,998	-	-	-	-	-
Typology 7 - [Scenario 2]	538	£21,155,768	63,692,674	58,928,728	54,164,782	49,400,836	44,636,890	39,872,944	35,108,998	30,316,787	25,523,707	-	-	-	-	-
Typology 7 - [Scenario 3]	550	£21,155,768	66,186,355	61,296,929	56,407,504	51,518,078	46,628,653	41,739,228	36,849,803	31,949,981	27,030,024	-	-	-	-	-
Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	21,493,384	20,015,659	18,609,934	17,168,208	15,726,483	14,284,757	12,843,032	11,401,307	9,959,581	-	-	-	-	-
Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	22,082,179	20,616,140	19,149,858	17,683,576	16,217,294	14,751,011	13,284,729	11,818,447	10,352,165	-	-	-	-	-
Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	22,872,741	21,370,580	19,866,601	18,359,765	16,852,930	15,346,094	13,839,259	12,332,423	10,825,587	-	-	-	-	-
Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	31,770,631	29,627,597	27,484,563	25,341,528	23,198,494	21,055,460	18,912,425	16,769,391	14,626,357	-	-	-	-	-
Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	32,763,670	30,575,149	28,386,629	26,198,108	24,009,587	21,821,067	19,632,547	17,444,027	15,255,506	-	-	-	-	-
Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	34,063,613	31,812,713	29,555,886	27,297,982	25,040,076	22,782,173	20,524,268	18,266,364	16,008,460	-	-	-	-	-
Typology 9 [Scenario 1]	605	£24,954,309	82,353,814	77,091,597	71,829,381	66,567,163	61,290,345	56,012,546	50,734,746	45,456,947	40,179,147	-	-	-	-	-
Typology 9 [Scenario 2]	617	£24,954,309	85,040,896	79,646,698	74,252,500	68,858,301	63,464,103	58,060,234	52,649,109	47,237,995	41,826,880	-	-	-	-	-
Typology 9 [Scenario 3]	630	£24,954,309	87,760,729	82,231,652	76,702,575	71,173,498	65,644,421	60,115,344	54,578,583	49,031,252	43,483,920	-	-	-	-	-
Typology 10 [Scenario 1]	200	£7,122,266	29,524,311	27,449,697	25,375,083	23,300,469	21,225,855	19,151,241	17,076,628	15,002,013	12,927,399	-	-	-	-	-
Typology 10 [Scenario 2]	205	£7,122,266	30,728,015	28,591,082	26,454,151	24,317,218	22,180,287	20,043,354	17,906,423	15,769,490	13,632,559	-	-	-	-	-
Typology 10 [Scenario 3]	209	£7,122,266	31,792,705	29,630,863	27,415,023	25,226,183	23,037,342	20,848,502	18,659,661	16,470,820	14,281,979	-	-	-	-	-
Typology 11 [Scenario 1]	1,320	£48,920,043	142,362,087	132,488,456	122,616,827	112,733,370	102,836,141	92,938,911	83,041,682	73,138,855	63,205,763	-	-	-	-	-
Typology 11 [Scenario 2]	1,346	£48,920,043	147,267,210	137,154,082	127,040,953	116,927,823	106,807,137	96,667,686	86,528,235	76,388,783	66,231,841	-	-	-	-	-
Typology 11 [Scenario 3]	1,374	£48,920,043	152,219,042	141,861,096	131,503,150	121,145,203	110,787,257	100,421,287	90,035,291	79,649,293	69,263,297	-	-	-	-	-
Typology 12 [Scenario 1]	233	£8,704,992	26,321,551	24,198,773	22,075,997	19,953,220	17,830,443	15,707,666	13,584,889	11,450,641	9,312,661	-	-	-	-	-
Typology 12 [Scenario 2]	238	£8,704,992	27,380,845	25,201,267	23,021,690	20,842,112	18,662,534	16,482,956	14,303,379	12,119,959	9,924,496	-	-	-	-	-
Typology 12 [Scenario 3]	244	£8,704,992	28,494,716	26,252,840	24,010,963	21,769,087	19,527,210	17,285,333	15,043,457	12,801,580	10,546,651	-	-	-	-	-
Typology 14 [Scenario 1]	82	£2,637,876	10,826,516	9,903,939	8,981,362	8,058,786	7,136,209	6,213,632	5,291,055	4,368,478	3,445,901	-	-	-	-	-
Typology 14 [Scenario 2]	84	£2,637,876	11,359,951	10,409,885	9,459,818	8,509,751	7,559,684	6,609,617	5,659,550	4,709,483	3,759,416	-	-	-	-	-
Typology 14 [Scenario 3]	85	£2,637,876	11,805,981	10,836,541	9,867,101	8,897,660	7,928,221	6,958,781	5,989,341	5,019,901	4,050,461	-	-	-	-	-
Typology 15 [Scenario 1]	108	£5,170,237	11,550,042	10,434,912	9,318,713	8,195,610	7,072,507	5,949,404	4,826,301	3,703,199	2,580,096	-	-	-	-	-
Typology 15 [Scenario 2]	110	£5,170,237	12,145,518	11,011,768	9,858,017	8,711,470	7,559,397	6,407,324	5,255,251	4,103,178	2,951,104	-	-	-	-	-
Typology 15 [Scenario 3]	113	£5,170,237	12,810,324	11,631,347	10,452,370	9,273,392	8,089,114	6,901,417	5,713,719	4,526,022	3,338,324	-	-	-	-	-
Typology 16 [Scenario 1]	669	£35,136,512	76,476,508	70,677,100	64,877,692	59,078,285	53,278,877	47,479,470	41,656,440	35,822,356	29,988,271	-	-	-	-	-
Typology 16 [Scenario 2]	681	£35,136,512	79,318,672	73,383,269	67,447,866	61,512,463	55,577,061	49,641,658	43,706,256	37,735,087	31,763,387	-	-	-	-	-
Typology 16 [Scenario 3]	695	£35,136,512	82,291,577	76,209,698	70,127,818	64,045,938	57,964,059	51,882,179	45,800,300	39,704,931	33,					

VHAM LOCAL PLAN VIABILITY TESTING

ICHMARK LAND VALUE 3 (CLEARED / UNDEVELOPED S

£500,000

AH tenure

Rented 60%

SO 40%

Frst Hms 0%

Excluding infrastructure costs

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		
Typology 1 [Scenario 1]	570	£3,500,000	65,788,055	60,795,510	55,802,966	50,810,421	45,817,876	40,825,331	35,832,786	30,840,241	25,847,696	20,855,151	15,862,606	10,870,061	5,877,516
Typology 1 [Scenario 2]	582	£3,500,000	72,374,950	66,994,587	61,614,224	56,233,861	50,853,498	45,473,135	40,092,772	34,712,409	29,332,046	23,951,683	18,571,320	13,190,957	7,810,594
Typology 1 [Scenario 3]	593	£3,500,000	73,393,698	67,997,875	62,602,051	57,206,228	51,810,405	46,414,582	41,018,759	35,622,936	30,227,113	24,831,290	19,435,467	14,039,644	8,643,821
Typology 2 [Scenario 1]	84	£247,016	9,022,452	8,258,309	7,494,166	6,730,023	5,965,880	5,201,737	4,437,594	3,673,451	2,909,308	2,145,165	1,381,022	606,879	130,736
Typology 2 [Scenario 2]	86	£247,016	9,489,019	8,700,988	7,912,956	7,124,924	6,336,892	5,548,860	4,760,828	3,972,796	3,184,764	2,396,732	1,608,700	820,668	140,636
Typology 2 [Scenario 3]	87	£247,016	9,874,804	9,069,535	8,264,266	7,459,000	6,653,732	5,848,464	5,043,196	4,237,928	3,432,660	2,627,392	1,822,124	1,016,856	211,588
Typology 3 [Scenario 1]	184	£516,536	10,007,449	8,630,593	7,253,736	5,876,881	4,500,025	3,123,169	1,746,313	335,308	-1,073,567	-2,487,557	-3,917,330	-5,347,103	-6,776,876
Typology 3 [Scenario 2]	187	£516,536	10,791,830	9,379,929	7,968,028	6,556,126	5,144,224	3,732,322	2,320,420	882,108	-554,518	-2,004,604	-3,463,454	-4,912,304	-6,361,154
Typology 3 [Scenario 3]	192	£516,536	11,643,991	10,185,997	8,728,003	7,270,008	5,812,013	4,354,020	2,896,026	1,438,032	-56,982	-1,554,510	-3,054,111	-4,542,612	-6,031,113
Typology 4 [Scenario 1]	134	£451,604	6,433,842	5,360,831	4,287,820	3,214,808	2,141,796	1,068,784	39,892	-1,141,844	-2,243,795	-3,361,415	-4,481,467	-5,601,519	-6,721,571
Typology 4 [Scenario 2]	137	£451,604	7,079,630	5,973,949	4,868,269	3,762,589	2,656,907	1,551,226	416,774	-712,450	-1,848,033	-2,993,405	-4,147,634	-5,292,186	-6,437,138
Typology 4 [Scenario 3]	139	£451,604	7,677,752	6,546,435	5,415,118	4,283,802	3,152,485	2,021,168	867,507	-281,249	-1,443,241	-2,609,115	-3,790,180	-4,970,245	-6,150,310
Typology 5 [Scenario 1]	875	£2,983,280	42,863,020	37,633,045	32,403,070	27,173,097	21,943,122	16,713,147	11,483,172	6,253,197	1,023,222	-796,570	-4,625,664	-10,088,708	-15,543,152
Typology 5 [Scenario 2]	892	£2,983,280	45,874,213	40,501,279	35,128,345	29,755,411	24,382,477	19,009,543	13,636,609	8,263,675	2,890,741	-2,717,559	-8,248,684	-13,703,728	-19,158,772
Typology 5 [Scenario 3]	908	£2,983,280	48,766,237	43,288,022	37,813,407	32,338,792	26,864,177	21,389,562	15,914,947	10,440,332	4,965,717	-1,014,104	-6,735,406	-12,190,450	-17,645,494
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	121,143,711	108,715,416	96,268,725	83,812,577	71,340,956	58,849,692	46,317,487	33,731,328	21,055,690	8,200,854	-5,146,800	-12,088,939	-19,037,078
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	127,914,127	115,161,457	102,408,787	89,638,679	76,864,484	64,051,854	51,220,632	38,340,780	25,388,400	12,285,514	-1,150,362	-7,150,362	-14,100,724
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	134,506,673	121,458,691	108,398,818	95,338,947	82,259,578	69,168,554	56,044,804	42,885,672	29,663,119	16,319,253	-2,726,075	-7,676,075	-14,621,131
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	83,790,976	71,717,219	59,573,056	47,336,763	34,982,381	22,437,089	9,808,542	-3,747,212	-18,138,075	-33,297,565	-49,023,974	-64,757,383	-80,490,792
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	90,418,530	78,064,188	65,651,739	53,159,315	40,556,763	27,271,615	14,771,201	1,358,364	-12,984,235	-28,384,341	-44,336,327	-60,286,313	-76,236,300
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	96,947,647	84,325,272	71,641,188	58,889,694	46,030,781	33,037,690	19,818,229	6,255,764	-8,038,630	-23,534,910	-39,727,456	-55,619,902	-71,511,352
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	191,017,588	168,810,807	146,584,202	124,297,599	101,955,165	79,527,995	56,961,971	34,189,919	11,037,628	-13,063,652	-39,311,639	-55,203,625	-71,095,611
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	203,039,452	180,290,097	157,500,325	134,680,367	111,804,229	88,844,578	65,774,727	42,523,711	18,958,399	-5,303,051	-31,360,716	-47,248,702	-63,137,688
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	214,849,123	191,552,618	168,244,769	144,885,054	121,484,410	98,015,941	74,452,201	50,723,148	26,727,910	-2,232,007	-23,788,939	-39,677,875	-55,566,811
Typology 7 - [Scenario 1]	528	£2,005,000	61,350,912	56,700,672	52,050,433	47,400,193	42,749,954	38,099,715	33,439,967	28,752,921	24,074,876	19,396,832	14,718,786	9,040,740	4,358,694
Typology 7 - [Scenario 2]	538	£2,005,000	63,692,674	58,928,728	54,164,782	49,400,836	44,636,890	39,872,944	35,108,998	30,316,787	25,523,707	20,730,627	15,937,547	11,146,467	6,355,387
Typology 7 - [Scenario 3]	550	£2,005,000	66,186,355	61,296,929	56,407,504	51,518,078	46,628,653	41,739,228	36,849,803	31,949,981	27,030,024	22,110,067	17,190,111	12,270,155	7,350,199
Typology 8 - Opt 1 [Scenario 1]	126	£180,000	21,493,384	20,051,659	18,609,934	17,168,208	15,726,483	14,284,757	12,843,032	11,401,307	9,959,581	8,517,856	7,076,131	5,634,406	4,192,681
Typology 8 - Opt 1 [Scenario 2]	127	£180,000	22,082,179	20,161,140	19,149,858	17,683,576	16,217,294	14,751,011	13,284,729	11,818,447	10,352,165	8,885,883	7,419,601	5,948,319	4,477,037
Typology 8 - Opt 1 [Scenario 3]	130	£180,000	22,872,741	21,370,580	19,866,601	18,359,765	16,852,930	15,346,094	13,839,259	12,332,423	10,825,587	9,318,752	7,811,917	6,305,082	4,798,247
Typology 8 - Opt 2 [Scenario 1]	208	£180,000	31,770,631	29,627,597	27,484,563	25,341,528	23,198,494	21,055,460	18,912,425	16,769,391	14,626,357	12,483,323	10,340,288	8,197,254	6,054,219
Typology 8 - Opt 2 [Scenario 2]	211	£180,000	32,763,670	30,575,149	28,386,629	26,198,108	24,009,587	21,821,067	19,632,547	17,444,027	15,255,506	13,066,986	10,878,465	8,689,944	6,501,423
Typology 8 - Opt 2 [Scenario 3]	217	£180,000	34,063,613	31,812,713	29,555,886	27,297,982	25,040,078	22,782,173	20,524,268	18,266,364	16,008,460	13,750,556	11,492,650	9,234,746	6,976,842
Typology 9 [Scenario 1]	605	£2,365,000	82,353,814	77,091,597	71,829,381	66,567,165	61,304,949	56,042,733	50,780,517	45,518,301	40,256,085	35,000,869	29,744,653	24,488,437	19,232,221
Typology 9 [Scenario 2]	617	£2,365,000	85,400,896	79,646,698	74,252,500	68,858,301	63,464,103	58,069,905	52,675,707	47,281,509	41,887,311	36,493,113	31,098,915	25,704,717	20,310,519
Typology 9 [Scenario 3]	630	£2,365,000	87,760,729	82,231,652	76,702,575	71,173,498	65,644,421	60,115,344	54,586,267	49,057,190	43,528,113	37,999,036	32,469,959	26,940,882	21,411,805
Typology 10 [Scenario 1]	200	£675,000	29,524,311	27,449,697	25,375,083	23,300,469	21,225,855	19,151,241	17,076,628	15,002,013	12,927,399	10,852,786	8,778,172	6,693,559	4,608,946
Typology 10 [Scenario 2]	205	£675,000	30,728,015	28,591,082	26,454,151	24,317,218	22,180,287	20,043,354	17,906,423	15,769,490	13,632,559	11,495,626	9,358,695	7,221,764	5,084,833
Typology 10 [Scenario 3]	209	£675,000	31,792,705	29,603,863	27,415,023	25,226,183	23,037,342	20,848,502	18,659,661	16,470,820	14,281,979	12,093,138	9,904,298	7,715,457	5,526,616
Typology 11 [Scenario 1]	1,320	£4,636,310	142,362,087	132,489,456	122,616,827	112,733,370	102,836,141	92,938,911	83,041,682	73,138,855	63,205,763	53,272,671	43,297,297	33,311,923	23,326,549
Typology 11 [Scenario 2]	1,346	£4,636,310	147,267,210	137,154,082	127,040,953	116,927,823	106,807,137	96,686,686	86,566,235	76,445,784	66,325,333	56,204,882	46,084,431	35,963,980	25,843,529
Typology 11 [Scenario 3]	1,374	£4,636,310	152,219,042	141,861,096	131,503,150	121,145,203	110,787,257	100,429,287	90,071,317	79,713,347	69,355,377	58,997,407	48,639,437	38,281,467	27,923,497
Typology 12 [Scenario 1]	233	£825,000	26,321,551	24,198,773	22,075,997	19,953,220	17,830,443	15,707,666	13,584,889	11,462,112	9,339,335	7,216,558	5,093,781	2,971,004	808,227
Typology 13 [Scenario 2]	238	£825,000	27,380,845	25,201,267	23,021,690	20,842,112	18,662,534	16,482,956	14,303,379	12,119,959	9,924,496	7,729,033	5,533,569	3,338,106	1,142,642
Typology 13 [Scenario 3]	244	£825,000	28,494,716	26,252,840	24,010,963	21,769,087	19,527,210	17,285,333	15,043,457	12,801,580	10,546,651	8,288,168	6,029,684	3,771,201	1,512,717
Typology 14 [Scenario 1]	82	£250,000	10,826,516	9,903,939	8,981,362	8,058,786	7,136,209	6,212,635	5,289,060	4,364,483	3,439,906	2,515,329	1,590,752	606,175	111,598
Typology 14 [Scenario 2]	84	£250,000	11,359,951	10,409,885	9,459,818	8,509,751	7,559,684	6,609,617	5,659,550	4,699,483	3,749,416	2,798,947	1,848,478	897,999	397,520
Typology 14 [Scenario 3]	85														

Appendix 5 - Appraisal results (First Homes)

WHAM LOCAL PLAN VIABILITY TESTING
ICHMARK LAND VALUE 1 (SECONDARY OFFICES)

AH tenure Rented 65% SO 10% Frst Hms 25%

Incorporating infrastructure costs

£6,321,552 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
Typology 1 [Scenario 1]	570	£44,250,867	58,668,980	53,278,792	47,844,452	42,407,479	36,970,507	31,533,534	26,085,392	20,588,572	15,091,753	9,587,921	4,017,994
Typology 1 [Scenario 2]	582	£44,250,867	65,303,538	59,521,079	53,738,620	47,956,162	42,173,607	36,335,283	30,496,958	24,658,634	18,787,656	12,880,585	6,971,028
Typology 1 [Scenario 3]	593	£44,250,867	66,347,209	60,600,235	54,853,260	49,106,284	43,359,309	37,579,872	31,777,183	25,974,494	20,161,933	14,290,779	8,419,625
Typology 2 [Scenario 1]	84	£3,123,049	3,608,719	2,752,719	1,887,265	1,020,140	153,015	725,006	1,605,362	2,498,770	3,393,814	4,288,857	5,183,901
Typology 2 [Scenario 2]	86	£3,123,049	4,080,664	3,206,982	2,329,916	1,444,856	559,797	330,225	1,228,789	2,134,613	3,048,167	3,961,721	4,875,275
Typology 2 [Scenario 3]	87	£3,123,049	4,471,588	3,586,600	2,701,612	1,807,051	910,516	13,981	896,020	1,808,479	2,733,876	3,659,271	4,584,668
Typology 3 [Scenario 1]	184	£6,530,619	2,300,303	3,822,894	5,370,841	6,918,388	8,466,135	10,013,881	11,561,629	13,109,376	14,657,123	16,204,869	17,752,617
Typology 3 [Scenario 2]	187	£6,530,619	1,492,488	3,042,255	4,605,854	6,181,547	7,757,239	9,332,931	10,908,625	12,484,317	14,060,010	15,635,703	17,211,395
Typology 3 [Scenario 3]	192	£6,530,619	615,419	2,204,831	3,794,985	5,410,977	7,026,969	8,642,961	10,258,953	11,874,945	13,490,937	15,106,929	16,722,921
Typology 4 [Scenario 1]	134	£5,709,677	2,432,222	1,263,714	95,206	1,089,679	2,276,016	3,476,984	4,683,175	5,889,366	7,095,556	8,301,746	9,507,937
Typology 4 [Scenario 2]	137	£5,709,677	3,087,466	1,891,640	696,236	506,785	1,720,430	2,940,160	4,174,107	5,408,054	6,642,001	7,875,949	9,109,896
Typology 4 [Scenario 3]	139	£5,709,677	3,693,851	2,479,098	1,264,343	49,589	1,182,944	2,416,233	3,668,085	4,921,998	6,175,912	7,429,826	8,683,739
Typology 5 [Scenario 1]	875	£37,717,916	42,863,020	37,260,418	31,657,816	26,055,215	20,417,442	14,747,539	9,077,635	3,368,771	2,417,493	8,279,243	14,211,276
Typology 5 [Scenario 2]	892	£37,717,916	45,874,213	40,159,317	34,444,421	28,729,525	23,014,571	17,230,821	11,447,070	5,657,497	211,160	6,166,142	12,208,828
Typology 5 [Scenario 3]	908	£37,717,916	48,766,237	42,977,132	37,161,627	31,346,121	25,530,615	19,679,892	13,794,121	7,908,350	1,966,648	4,063,463	10,180,337
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	71,123,395	57,404,565	43,497,141	29,333,883	14,805,326	290,884	16,527,546	33,519,679	51,006,435	69,112,997	87,506,717
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	78,295,248	64,395,723	50,316,631	36,016,361	21,395,130	6,292,111	9,729,341	26,847,080	44,483,950	62,728,457	81,491,629
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	85,265,268	71,178,905	56,941,932	42,505,607	27,863,555	12,640,813	3,203,426	20,307,463	38,084,433	56,452,335	75,461,296
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	25,745,915	11,496,913	3,174,530	18,783,711	34,903,022	51,399,377	68,386,220	85,826,350	103,284,009	120,741,668	138,199,327
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	33,097,936	18,828,581	4,124,242	11,347,696	27,600,036	44,279,589	61,395,988	79,065,087	96,869,506	114,673,925	132,478,344
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	40,281,729	25,920,209	11,168,142	4,177,061	20,473,793	37,271,189	54,541,861	72,356,685	90,501,109	108,645,533	126,789,957
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	144,735,658	120,788,806	96,595,368	72,061,787	47,045,725	21,285,859	5,752,994	35,322,223	69,391,499	107,106,007	146,777,018
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	157,204,019	132,887,204	108,363,780	83,537,331	58,277,832	32,396,375	5,492,789	23,526,740	56,239,505	93,894,954	133,974,578
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	169,399,038	144,731,876	119,885,058	94,755,163	69,252,124	43,199,014	16,281,718	12,288,696	43,978,328	81,015,761	121,211,114
Typology 7 - [Scenario 1]	528	£25,349,425	61,350,912	56,321,050	51,291,188	46,261,325	41,205,100	36,131,565	31,058,030	25,984,496	20,892,051	15,762,663	10,633,276
Typology 7 - [Scenario 2]	538	£25,349,425	63,692,674	58,587,627	53,482,580	48,377,533	43,269,903	38,120,293	32,970,683	27,821,071	22,671,461	17,468,731	12,262,259
Typology 7 - [Scenario 3]	550	£25,349,425	66,186,355	60,995,402	55,804,449	50,613,495	45,422,542	40,207,194	34,970,696	29,734,199	24,497,701	19,229,694	13,935,211
Typology 8 - Opt 1 [Scenario 1]	126	£2,275,759	21,493,384	19,827,462	18,161,539	16,495,616	14,829,693	13,163,770	11,497,847	9,831,925	8,158,358	6,476,054	4,793,751
Typology 8 - Opt 1 [Scenario 2]	127	£2,275,759	22,082,179	20,402,228	18,722,035	17,041,842	15,361,648	13,681,454	12,001,262	10,321,068	8,639,922	6,943,142	5,246,361
Typology 8 - Opt 1 [Scenario 3]	130	£2,275,759	22,872,741	21,169,351	19,458,429	17,747,508	16,036,588	14,325,667	12,614,746	10,903,825	9,192,904	7,470,412	5,742,538
Typology 8 - Opt 2 [Scenario 1]	208	£2,275,759	31,770,631	29,363,669	26,956,708	24,549,746	22,142,784	19,735,822	17,328,861	14,921,899	12,506,946	10,076,396	7,645,847
Typology 8 - Opt 2 [Scenario 2]	211	£2,275,759	32,763,670	30,327,663	27,891,655	25,455,649	23,019,641	20,583,635	18,147,627	15,711,621	13,275,613	10,817,531	8,357,554
Typology 8 - Opt 2 [Scenario 3]	217	£2,275,759	34,063,613	31,623,309	29,092,923	26,603,537	24,114,151	21,624,765	19,135,379	16,645,993	14,156,607	11,653,973	9,139,999
Typology 9 [Scenario 1]	605	£29,900,943	82,353,814	76,699,144	71,020,625	65,306,166	59,593,707	53,949,249	48,258,789	42,568,331	36,846,053	31,106,216	25,366,378
Typology 9 [Scenario 2]	617	£29,900,943	85,040,896	79,297,768	73,554,639	67,776,324	61,996,500	56,216,676	50,436,853	44,657,029	38,868,204	33,037,956	27,207,708
Typology 9 [Scenario 3]	630	£29,900,943	87,760,729	81,927,880	76,095,032	70,251,218	64,380,767	58,510,316	52,639,866	46,769,415	40,898,965	34,990,760	29,068,833
Typology 10 [Scenario 1]	200	£8,534,096	29,524,311	27,189,646	24,854,980	22,520,315	20,185,650	17,850,985	15,516,319	13,177,605	10,820,055	8,462,505	6,104,955
Typology 10 [Scenario 2]	205	£8,534,096	30,728,015	28,345,994	25,963,974	23,581,953	21,199,933	18,817,913	16,435,893	14,053,872	11,654,124	9,248,661	6,843,199
Typology 10 [Scenario 3]	209	£8,534,096	31,792,705	29,374,902	26,957,098	24,539,295	22,121,493	19,703,690	17,285,887	14,868,083	12,442,001	10,000,312	7,558,623
Typology 11 [Scenario 1]	1,329	£58,617,347	138,941,801	128,476,714	118,000,842	107,524,971	97,061,331	86,472,027	75,890,706	65,271,064	54,578,331	43,777,015	32,830,893
Typology 11 [Scenario 2]	1,346	£58,617,347	143,846,926	133,226,357	122,560,244	111,894,131	101,219,070	90,492,666	79,753,849	68,955,129	58,093,600	47,146,216	36,060,674
Typology 11 [Scenario 3]	1,374	£58,617,347	148,798,756	137,987,283	127,156,350	116,295,125	105,433,901	94,535,125	83,612,067	72,636,422	61,610,411	50,497,976	39,262,315
Typology 12 [Scenario 1]	233	£10,430,562	24,673,201	22,369,223	20,065,244	17,761,267	15,438,477	13,112,346	10,786,215	8,460,083	6,133,952	3,799,299	1,442,510
Typology 12 [Scenario 2]	238	£10,430,562	25,732,496	23,390,134	21,047,772	18,705,409	16,354,755	13,999,768	11,624,781	9,259,795	6,894,808	4,529,821	2,135,027
Typology 12 [Scenario 3]	244	£10,430,562	26,846,367	24,461,020	22,075,674	19,690,328	17,304,982	14,898,598	12,490,113	10,081,629	7,673,144	5,264,659	2,835,673
Typology 14 [Scenario 1]	82	£3,160,776	10,826,516	9,760,025	8,693,534	7,627,043	6,560,913	5,474,087	4,397,262	3,320,436	2,243,611	1,156,850	65,839
Typology 14 [Scenario 2]	84	£3,160,776	11,359,951	10,272,192	9,184,432	8,096,673	7,004,382	5,906,036	4,807,690	3,709,345	2,610,999	1,507,470	394,633
Typology 14 [Scenario 3]	85	£3,160,776	11,805,981	10,705,230	9,604,478	8,503,726	7,402,975	6,292,172	5,180,664	4,069,154	2,957,644	1,845,772	719,577
Typology 15 [Scenario 1]	108	£6,195,121	3,783,067	2,494,815	1,206,563	82,937	1,390,845	2,702,672	4,032,316	5,361,959	6,691,603	8,021,245	9,350,888
Typology 15 [Scenario 2]	110	£6,195,121	4,386,061	3,085,119	1,775,849	466,577	855,552	2,184,800	3,531,836	4,883,172	6,234,508	7,585,843	8,937,179
Typology 15 [Scenario 3]	113	£6,195,121	5,058,276	3,739,108	2,402,676	1,066,075	2,746,651	4,093,651	5,446,651	6,799,651	8,152,651	9,505,651	10,858,651
Typology 16 [Scenario 1]	669	£42,101,539	76,097,441	69,857,915	63,618,389	57,378,862	51,101,508	44,807,860	38,514,213	32,220,565	25,900,078	19,537,170	13,174,263
Typology 16 [Scenario 2]	681	£42,101,539	78,939,604	72,613,127	66,286,648	59,960,170	53,625,538	47,243,888	40,862,237	34,480,586	28,098,936	21,648,296	15,196,204
Typology 16 [Scenario 3]	695	£42,101,539	81,912,510	75,486,173	69,059,836	62,633,498	56,207,161	49,745,713	43,263,040	36,780,367	30,297,693	23,772,656	17,248,218
Typology 17 [Scenario 1]	794	£49,308											

WHAM LOCAL PLAN VIABILITY TESTING

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£5,275,753

AH tenure

Rented 65%

SO 10% Frst Hms 25%

Incorporating infrastructure costs

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	
Typology 1 [Scenario 1]	570	£36,930,268	58,668,980	53,278,792	47,844,452	42,407,479	36,970,507	31,533,534	26,095,392	20,658,572	15,091,753	9,587,921	4,017,994	
Typology 1 [Scenario 2]	582	£36,930,268	65,303,538	59,521,079	53,738,620	47,956,162	42,173,607	36,335,283	30,496,958	24,658,634	18,787,656	12,880,585	6,971,028	
Typology 1 [Scenario 3]	593	£36,930,268	66,347,209	60,600,235	54,853,260	49,106,284	43,359,309	37,579,872	31,777,183	25,974,494	20,161,933	14,290,779	8,419,625	
Typology 2 [Scenario 1]	84	£2,606,391	3,608,719	2,752,719	1,887,265	1,020,140	153,015	725,006	1,605,362	2,498,770	3,393,814	4,288,857	5,183,901	
Typology 2 [Scenario 2]	86	£2,606,391	4,080,664	3,206,982	2,329,918	1,444,856	559,797	330,225	1,228,789	2,134,613	3,048,167	3,961,721	4,875,275	
Typology 2 [Scenario 3]	87	£2,606,391	4,471,588	3,586,600	2,701,612	1,807,051	910,516	13,981	896,020	1,808,479	2,733,876	3,659,271	4,584,668	
Typology 3 [Scenario 1]	184	£5,450,232	2,300,303	3,822,894	5,370,641	6,918,388	8,466,135	10,013,881	11,561,629	13,109,376	14,657,123	16,204,869	17,752,617	
Typology 3 [Scenario 2]	187	£5,450,232	1,492,488	3,042,255	4,605,854	6,181,547	7,757,239	9,332,931	10,908,625	12,484,317	14,060,010	15,635,703	17,211,395	
Typology 3 [Scenario 3]	192	£5,450,232	615,419	2,204,831	3,794,985	5,410,977	7,026,969	8,642,961	10,258,953	11,874,945	13,490,937	15,106,929	16,722,921	
Typology 4 [Scenario 1]	134	£4,765,102	2,432,222	1,263,714	95,206	1,089,679	2,276,016	3,476,984	4,683,175	5,889,366	7,095,556	8,301,746	9,507,937	
Typology 4 [Scenario 2]	137	£4,765,102	3,087,046	1,891,640	696,236	506,785	1,720,430	2,940,160	4,174,107	5,408,054	6,642,001	7,875,949	9,109,896	
Typology 4 [Scenario 3]	139	£4,765,102	3,693,851	2,479,098	1,264,343	49,589	1,182,444	2,416,233	3,668,085	4,921,998	6,175,912	7,429,826	8,683,739	
Typology 5 [Scenario 1]	875	£31,478,089	42,863,020	37,260,418	31,657,816	26,055,215	20,417,442	14,747,539	9,077,635	3,368,771	2,411,493	8,279,243	14,211,276	
Typology 5 [Scenario 2]	892	£31,478,089	45,874,213	40,159,317	34,444,421	28,729,525	23,014,571	17,230,821	11,447,070	5,657,497	211,160	6,166,142	12,208,828	
Typology 5 [Scenario 3]	908	£31,478,089	48,766,237	42,977,132	37,161,627	31,346,121	25,530,615	19,679,892	13,794,121	7,908,360	1,966,648	4,063,463	10,180,337	
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	71,123,395	57,404,565	43,497,141	29,333,883	14,805,326	290,884	16,527,546	33,519,679	51,006,435	69,112,997	87,506,717	
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	78,295,248	64,395,723	50,316,631	36,016,361	21,395,130	6,292,111	9,729,341	26,847,080	44,483,950	62,728,457	81,491,629	
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	85,265,268	71,178,905	56,941,932	42,505,607	27,783,655	12,640,813	3,203,426	20,307,463	38,084,433	56,452,335	74,461,296	
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	25,745,915	11,546,913	3,174,530	18,783,711	34,903,022	51,399,377	68,386,220	85,826,350	103,284,009	120,741,668	138,199,327	
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	33,097,936	18,828,581	4,124,242	11,347,696	27,600,036	44,279,859	61,395,988	79,065,087	96,869,506	114,673,925	132,478,344	
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	40,281,729	25,920,209	11,168,142	4,177,661	20,473,793	37,271,189	54,541,861	72,356,685	90,501,109	108,645,533	126,789,957	
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	144,735,568	120,788,806	96,595,368	72,061,787	47,045,725	21,285,859	5,752,994	35,322,223	69,391,499	107,106,007	146,777,018	
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	157,204,019	132,887,204	108,363,780	83,537,351	58,277,832	32,396,375	5,492,789	23,526,740	56,239,505	93,894,954	133,974,578	
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	169,399,038	144,731,876	119,885,058	94,755,163	69,252,124	43,199,014	16,281,718	12,288,696	43,978,328	81,015,761	121,211,114	
Typology 7 - [Scenario 1]	528	£21,155,768	61,350,912	56,321,050	51,291,188	46,261,325	41,205,100	36,131,565	31,058,030	25,984,496	20,892,051	15,762,663	10,630,676	
Typology 7 - [Scenario 2]	538	£21,155,768	63,692,674	58,587,627	53,482,580	48,377,533	43,269,903	38,120,923	32,970,683	27,821,071	22,671,461	17,468,731	12,262,259	
Typology 7 - [Scenario 3]	550	£21,155,768	66,186,355	60,995,402	55,804,449	50,613,495	45,422,542	40,207,194	34,970,696	29,734,199	24,497,701	19,229,694	13,935,211	
Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	21,493,384	20,827,462	18,161,539	16,495,616	14,829,693	13,163,770	11,497,847	9,831,925	8,158,358	6,476,054	4,793,751	
Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	22,082,179	20,422,228	17,822,035	17,041,842	15,361,648	13,681,454	12,001,262	10,321,068	8,639,922	6,943,142	5,246,361	
Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	22,872,741	21,169,351	19,458,429	17,747,508	16,036,588	14,325,667	12,614,746	10,903,825	9,192,904	7,470,412	5,742,538	
Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	31,770,631	29,363,669	26,956,708	24,549,746	22,142,784	19,735,822	17,328,861	14,921,899	12,506,946	10,076,396	7,645,847	
Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	32,763,670	30,327,663	27,891,655	25,455,649	23,019,641	20,583,635	18,147,627	15,711,621	13,275,613	10,817,531	8,357,554	
Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	34,063,613	31,582,309	29,092,923	26,603,537	24,114,151	21,624,765	19,135,379	16,645,993	14,156,607	11,653,973	9,139,999	
Typology 9 [Scenario 1]	605	£24,954,309	82,353,814	76,699,144	71,020,625	65,330,166	59,639,710	53,949,249	48,258,789	42,568,331	36,846,053	31,106,216	25,366,378	
Typology 9 [Scenario 2]	617	£24,954,309	85,040,896	79,297,768	73,554,639	67,776,324	61,996,500	56,216,676	50,436,853	44,657,029	38,868,204	33,037,956	27,207,803	
Typology 9 [Scenario 3]	630	£24,954,309	87,760,729	81,927,880	76,095,032	70,251,218	64,380,767	58,510,316	52,639,866	46,769,415	40,898,965	34,990,760	29,068,833	
Typology 10 [Scenario 1]	200	£7,122,266	29,524,311	27,189,646	24,854,980	22,520,315	20,185,650	17,850,985	15,516,319	13,177,605	10,820,055	8,462,505	6,104,955	
Typology 10 [Scenario 2]	205	£7,122,266	30,728,015	28,345,994	25,963,974	23,581,953	21,199,933	18,817,913	16,435,893	14,053,872	11,654,124	9,248,661	6,843,199	
Typology 10 [Scenario 3]	209	£7,122,266	31,792,705	29,374,902	26,957,098	24,539,295	22,121,493	19,703,690	17,285,887	14,868,083	12,442,001	10,000,312	7,558,623	
Typology 11 [Scenario 1]	1,320	£48,920,043	138,941,801	128,476,714	118,000,842	107,524,971	97,006,631	86,472,027	75,890,706	65,271,064	54,578,331	43,777,015	32,830,893	
Typology 11 [Scenario 2]	1,346	£48,920,043	143,846,926	133,226,357	122,560,244	111,894,131	101,219,070	90,492,686	79,753,849	68,955,129	58,093,600	47,146,216	36,060,674	
Typology 11 [Scenario 3]	1,374	£48,920,043	148,798,756	137,987,283	127,156,350	116,295,125	105,433,901	94,535,125	83,612,067	72,636,422	61,610,411	50,497,976	39,262,510	
Typology 12 [Scenario 1]	233	£8,704,992	24,673,201	22,369,223	20,065,244	17,761,267	15,438,477	13,112,346	10,786,215	8,460,083	6,133,952	3,799,299	1,442,515	
Typology 12 [Scenario 2]	238	£8,704,992	25,732,496	23,390,134	21,047,772	18,705,409	16,354,755	13,989,768	11,624,781	9,259,795	6,894,808	4,529,821	2,135,027	
Typology 12 [Scenario 3]	244	£8,704,992	26,846,367	24,461,020	22,075,674	19,690,328	17,304,982	14,898,598	12,490,113	10,081,629	7,673,144	5,264,659	2,835,673	
Typology 13 [Scenario 1]	82	£2,637,876	10,826,516	9,760,025	8,693,534	7,627,043	6,550,913	5,474,087	4,397,262	3,320,436	2,243,611	1,156,850	65,839	
Typology 13 [Scenario 2]	84	£2,637,876	11,359,951	10,272,192	9,184,432	8,096,673	7,004,382	5,906,396	4,807,960	3,709,345	2,610,999	1,507,470	394,633	
Typology 13 [Scenario 3]	85	£2,637,876	11,895,981	10,705,230	9,604,478	8,503,726	7,402,975	6,292,172	5,180,664	4,069,154	2,957,644	1,845,772	719,577	
Typology 14 [Scenario 1]	108	£5,170,237	3,783,067	2,494,815	1,206,563	82,937	1,380,845	2,702,672	4,032,316	5,361,959	6,691,603	8,021,245	9,350,888	
Typology 14 [Scenario 2]	110	£5,170,237	4,386,061	3,085,119	1,775,849	466,577	855,552	2,184,800	3,531,836	4,883,172	6,234,508	7,585,243	8,937,179	
Typology 14 [Scenario 3]	113	£5,170,237	5,058,276	3,739,108	2,402,676	1,066,075	274,655	1,631,651	2,997,864	4,377,408	5,756,953	7,136,497	8,516,042	
Typology 15 [Scenario 1]	669	£35,136,512	76,097,441	69,857,915	63,618,389	57,378,862	51,101,508	44,807,860	38,514,213	32,220,565	25,900,078	19,537,190	13,174,263	
Typology 15 [Scenario 2]	681	£35,136,512	78,939,604	72,613,127	66,286,648	59,960,170	53,625,538	47,243,888	40,862,237	34,480,586	28,098,936	21,648,296	15,196,204	
Typology 15 [Scenario 3]	695	£35,136,512	81,912,510	75,486,173	69,059,836	62,633,498	56,207,161	49,745,713	43,263,040	36,780,3				

WHAM LOCAL PLAN VIABILITY TESTING

CHMARK LAND VALUE 3 (CLEARED /UNDEVELOPED S		£500,000		AH tenure		Rented 65%		SO 10% Frst Hms 25%		Incorporating infrastructure costs					
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		
Typology 1 [Scenario 1]	570	£3,500,000	58,668,980	53,278,792	47,844,452	42,407,479	36,970,507	31,533,534	26,085,392	20,588,572	15,091,753	9,587,921	4,017,994		
Typology 1 [Scenario 2]	582	£3,500,000	65,303,538	59,521,079	53,738,620	47,956,162	42,173,607	36,335,283	30,496,958	24,658,634	18,787,656	12,880,585	6,971,028		
Typology 1 [Scenario 3]	593	£3,500,000	66,347,209	60,600,235	54,853,260	49,106,284	43,359,309	37,579,872	31,777,183	25,974,494	20,161,933	14,290,779	8,419,625		
Typology 2 [Scenario 1]	84	£247,016	3,608,719	2,752,719	1,887,265	1,020,140	559,015	275,007	140,504	72,252	36,126	18,063	9,031		
Typology 2 [Scenario 2]	86	£247,016	4,080,664	3,206,982	2,329,916	1,444,856	828,912	414,456	207,228	103,614	51,807	25,903	12,951		
Typology 2 [Scenario 3]	87	£247,016	4,471,588	3,586,600	2,701,612	1,807,051	1,010,516	505,258	252,629	126,314	63,157	31,578	15,789		
Typology 3 [Scenario 1]	184	£516,536	2,300,303	1,822,894	1,345,485	868,023	492,012	246,006	123,003	61,501	30,750	15,375	7,687		
Typology 3 [Scenario 2]	187	£516,536	1,492,488	1,042,255	748,584	492,012	246,006	123,003	61,501	30,750	15,375	7,687	3,843		
Typology 3 [Scenario 3]	192	£516,536	615,419	420,881	292,615	182,887	91,443	45,721	22,860	11,430	5,715	2,857	1,428		
Typology 4 [Scenario 1]	134	£451,604	2,432,222	1,263,714	631,857	315,928	157,964	78,982	39,491	19,745	9,872	4,936	2,468		
Typology 4 [Scenario 2]	137	£451,604	3,087,046	1,891,640	945,820	472,910	236,455	118,227	59,113	29,556	14,778	7,389	3,694		
Typology 4 [Scenario 3]	139	£451,604	3,693,851	2,479,098	1,264,343	632,171	316,085	158,042	79,021	39,510	19,755	9,877	4,938		
Typology 5 [Scenario 1]	875	£2,983,280	42,863,020	37,260,418	31,657,816	26,055,215	20,417,442	14,747,539	9,077,635	3,368,771	1,281,069	472,123	192,877		
Typology 5 [Scenario 2]	892	£2,983,280	45,874,213	40,159,317	34,444,421	28,729,525	23,014,571	17,230,821	11,447,070	5,657,497	2,111,160	772,023	308,809		
Typology 5 [Scenario 3]	908	£2,983,280	48,766,237	42,977,132	37,161,627	31,346,121	25,530,615	19,679,892	13,794,121	7,908,350	1,966,648	732,519	293,017		
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	71,123,395	57,404,565	43,497,141	29,333,883	14,805,326	7,402,663	3,701,331	1,850,665	925,332	462,666	231,333		
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	78,295,248	64,395,723	50,316,631	36,016,361	21,395,130	10,697,565	5,348,782	2,674,391	1,337,195	668,597	334,298		
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	85,265,268	71,178,905	56,941,932	42,505,607	27,783,655	12,640,813	6,320,406	3,160,203	1,580,101	790,050	395,025		
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	25,745,915	11,546,913	5,297,263	2,384,668	1,192,334	596,167	298,083	149,041	74,520	37,260	18,630		
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	33,097,936	18,828,581	8,424,242	3,811,117	1,720,430	810,215	405,107	202,553	101,276	50,638	25,319		
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	40,281,729	25,920,209	11,168,142	4,977,061	2,316,773	1,158,386	579,193	289,596	144,798	72,399	36,199		
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	144,735,658	120,788,806	96,595,368	72,061,787	47,045,725	21,285,859	10,642,929	5,321,464	2,660,732	1,330,366	665,183		
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	157,204,019	132,887,204	108,363,780	83,537,351	58,277,832	32,396,375	16,198,187	8,099,093	4,049,546	2,024,773	1,012,386		
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	169,399,038	144,731,876	119,885,058	94,755,163	69,252,124	43,199,014	21,599,507	10,799,753	5,399,876	2,699,938	1,349,969		
Typology 7 - [Scenario 1]	528	£2,005,000	61,350,912	56,321,050	51,291,188	46,261,325	41,205,100	36,131,565	31,058,030	25,984,496	20,892,051	15,762,663	10,633,276		
Typology 7 - [Scenario 2]	538	£2,005,000	63,692,674	58,587,627	53,482,580	48,377,533	43,269,903	38,120,933	32,970,683	27,821,071	22,671,461	17,468,731	12,262,259		
Typology 7 - [Scenario 3]	550	£2,005,000	66,186,355	60,995,402	55,804,449	50,613,495	45,422,542	40,207,194	34,970,696	29,734,199	24,497,701	19,229,694	13,935,211		
Typology 8 - Opt 1 [Scenario 1]	126	£180,000	21,493,384	20,827,462	18,161,539	16,495,616	14,829,693	13,163,770	11,497,847	9,831,925	8,158,358	6,476,054	4,793,751		
Typology 8 - Opt 1 [Scenario 2]	127	£180,000	22,082,179	20,422,228	18,722,035	17,041,842	15,361,648	13,681,454	12,001,262	10,321,068	8,639,922	6,943,142	5,246,361		
Typology 8 - Opt 1 [Scenario 3]	130	£180,000	22,872,741	21,169,351	19,458,429	17,747,508	16,036,588	14,325,667	12,614,746	10,903,825	9,192,904	7,470,412	5,742,538		
Typology 8 - Opt 2 [Scenario 1]	208	£180,000	31,770,631	29,363,669	26,956,708	24,549,746	22,142,784	19,735,822	17,328,861	14,921,899	12,506,946	10,076,396	7,645,847		
Typology 8 - Opt 2 [Scenario 2]	211	£180,000	32,763,670	30,327,663	27,891,655	25,455,649	23,019,641	20,583,635	18,147,627	15,711,621	13,275,613	10,817,531	8,357,554		
Typology 8 - Opt 2 [Scenario 3]	217	£180,000	34,063,613	31,582,309	29,092,923	26,603,537	24,114,151	21,624,765	19,135,379	16,645,993	14,156,607	11,653,973	9,139,999		
Typology 9 [Scenario 1]	605	£2,365,000	82,353,814	76,699,144	71,020,625	65,330,166	59,639,707	53,949,249	48,258,789	42,568,331	36,846,053	31,106,216	25,366,378		
Typology 9 [Scenario 2]	617	£2,365,000	85,400,896	79,297,768	73,554,639	67,776,324	61,996,500	56,216,676	50,436,853	44,657,029	38,868,204	33,037,956	27,207,708		
Typology 9 [Scenario 3]	630	£2,365,000	87,760,729	81,927,880	76,095,032	70,251,218	64,380,767	58,510,316	52,639,866	46,769,415	40,898,965	34,990,760	29,068,833		
Typology 10 [Scenario 1]	200	£675,000	29,524,311	27,189,646	24,854,980	22,520,315	20,185,650	17,850,985	15,516,319	13,177,605	10,820,055	8,462,505	6,104,955		
Typology 10 [Scenario 2]	205	£675,000	30,728,015	28,345,994	25,963,974	23,581,953	21,199,933	18,817,913	16,435,893	14,053,872	11,654,124	9,248,661	6,843,199		
Typology 10 [Scenario 3]	209	£675,000	31,792,705	29,374,902	26,957,098	24,539,295	22,121,493	19,703,690	17,285,887	14,868,083	12,442,001	10,000,312	7,558,623		
Typology 11 [Scenario 1]	1,320	£4,636,310	138,941,801	128,476,714	118,000,842	107,524,971	97,006,631	86,472,027	75,890,706	65,271,064	54,578,331	43,777,015	32,830,893		
Typology 11 [Scenario 2]	1,346	£4,636,310	143,846,926	133,226,357	122,560,244	111,894,131	101,219,070	90,492,686	79,753,849	68,955,129	58,093,600	47,146,216	36,060,674		
Typology 11 [Scenario 3]	1,374	£4,636,310	148,798,756	137,987,283	127,156,350	116,295,125	105,433,901	94,535,125	83,612,067	72,636,422	61,610,411	50,497,976	39,262,315		
Typology 12 [Scenario 1]	233	£825,000	24,673,201	22,369,223	20,065,244	17,761,267	15,438,477	13,112,346	10,786,215	8,460,083	6,133,952	3,799,299	1,442,510		
Typology 12 [Scenario 2]	238	£825,000	25,732,496	23,390,134	21,047,772	18,705,409	16,354,755	13,989,768	11,624,781	9,259,795	6,894,808	4,529,821	2,135,027		
Typology 12 [Scenario 3]	244	£825,000	26,846,367	24,461,020	22,075,674	19,690,328	17,304,982	14,988,598	12,490,113	10,081,629	7,673,144	5,264,659	2,835,673		
Typology 14 [Scenario 1]	82	£250,000	10,826,516	9,760,025	8,693,534	7,627,043	6,550,913	5,474,087	4,397,262	3,320,436	2,243,611	1,156,850	55,839		
Typology 14 [Scenario 2]	84	£250,000	11,359,951	10,272,192	9,184,432	8,096,673	7,004,382	5,906,396	4,807,690	3,709,345	2,610,999	1,507,470	394,633		
Typology 14 [Scenario 3]	85	£250,000	11,805,981	10,705,230	9,604,478	8,503,726	7,402,975	6,292,172	5,180,664	4,069,154	2,957,644	1,845,772	719,577		
Typology 15 [Scenario 1]	108	£490,000	3,783,067	2,494,815	1,206,563	82,937	1,380,845	2,702,672	4,032,316	5,361,959	6,691,603	8,021,245	9,350,888		
Typology 15 [Scenario 2]	110	£490,000	4,386,061	3,085,119	1,775,849	466,577	855,552	2,184,800	3,531,836	4,883,172	6,234,508	7,583,843	8,937,179		
Typology 15 [Scenario 3]	113	£490,000	5,058,276	3,739,108	2,402,676	1,066,075	274,655	1,631,651	2,997,864	4,377,408	5,756,953	7,136,497	8,516,042		
Typology 16 [Scenario 1]	669	£3,330,000	76,097,441	69,857,915	63,618,389	57,378,862	51,101,508	44,807,860	38,514,213	32,220,565	25,900,078	19,537,170	13,174,263		
Typology 16 [Scenario 2]	681	£3,330,000	78,939,604	72,613,127	66,286,648	59,960,170	53,625,538	47,243,888	40,862,237	34,480,586	28,098,936	21,648,296	15,196,204		
Typology 16 [Scenario 3]	695	£3,330,000	81,912,510	75,486,173	69,059,836	62,633,498	56,207,161	49,745,713	43,263,040	36,780,367	30,297,693	23,772,656	17,218,218		
Typology 17 [Scenario 1]	794	£3,900,000	91,854,548	84,779,018	77,658,295	70,534,404	63,399,311	56,215,699	49,032,088	41,848,476	34,636,925	27,378,743	20,120,561		
Typology 17 [Scenario 2]	809	£3,900,000	95,145,463	87,960,456	80,761,749	73,527,550	66,292,751	59,019,269	51,723,761	44,428,254	37,132,746	29,764,318	22,392,803		
Typology 17 [Scenario 3]	826	£3,900,000	98,550,652	91,231,698											

WHAM LOCAL PLAN VIABILITY TESTING
ICHMARK LAND VALUE 1 (SECONDARY OFFICES)

AH tenure Rented 60% SO 15% Frst Hms 25%

Incorporating infrastructure costs

£6,321,552 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	
Typology 1 [Scenario 1]	570	£44,250,867	58,668,980	53,541,522	48,378,390	43,208,387	38,038,383	32,868,380	27,698,376	22,487,482	17,261,935	12,036,390	6,774,415	
Typology 1 [Scenario 2]	582	£44,250,867	65,303,538	59,797,255	54,290,971	48,784,688	43,278,405	37,772,122	32,265,839	26,759,556	21,253,273	15,747,000	10,240,717	
Typology 1 [Scenario 3]	593	£44,250,867	66,347,209	60,870,239	55,393,267	49,916,296	44,439,325	38,962,354	33,485,383	28,008,412	22,531,441	17,054,470	11,577,499	
Typology 2 [Scenario 1]	84	£3,123,049	3,608,719	2,791,215	1,965,499	1,137,490	309,483	526,437	1,367,079	2,216,296	3,070,987	3,925,676	4,780,366	
Typology 2 [Scenario 2]	86	£3,123,049	4,080,664	3,245,507	2,408,210	1,562,297	716,384	1,315,505	990,325	1,851,923	2,725,092	3,598,263	4,471,433	
Typology 2 [Scenario 3]	87	£3,123,049	4,471,588	3,624,836	2,778,087	1,923,613	1,069,932	208,251	659,339	1,530,106	2,413,217	3,296,533	4,183,847	
Typology 3 [Scenario 1]	184	£6,530,619	2,300,303	3,751,485	5,226,171	6,701,683	8,177,195	9,652,707	11,128,219	12,603,730	14,079,243	15,554,755	17,030,266	
Typology 3 [Scenario 2]	187	£6,530,619	1,492,488	2,971,522	4,462,109	5,965,931	7,469,751	8,973,571	10,477,392	11,981,212	13,485,033	14,988,854	16,492,675	
Typology 3 [Scenario 3]	192	£6,530,619	615,419	2,133,898	3,652,377	5,194,748	6,738,664	8,282,580	9,826,496	11,370,411	12,914,326	14,458,242	16,002,158	
Typology 4 [Scenario 1]	134	£5,709,677	2,432,222	1,318,283	204,345	923,473	2,054,409	3,195,514	4,345,410	5,495,306	6,645,203	7,795,099	8,944,995	
Typology 4 [Scenario 2]	137	£5,709,677	3,087,066	1,946,200	805,354	340,610	1,498,863	2,658,740	3,836,403	5,014,066	6,191,729	7,369,392	8,547,056	
Typology 4 [Scenario 3]	139	£5,709,677	3,693,851	2,533,310	1,372,770	212,229	962,782	2,141,031	3,332,524	4,530,511	5,728,497	6,926,483	8,124,470	
Typology 5 [Scenario 1]	875	£37,717,916	42,863,020	37,518,192	32,173,364	26,828,537	21,465,145	16,057,168	10,649,190	5,231,758	255,879	5,823,343	11,465,811	
Typology 5 [Scenario 2]	892	£37,717,916	45,874,213	40,416,322	34,958,430	29,500,538	24,042,647	18,536,540	13,013,933	7,491,326	1,914,783	3,741,588	9,471,562	
Typology 5 [Scenario 3]	908	£37,717,916	48,766,237	43,232,887	37,673,135	32,113,384	26,553,633	20,979,261	15,353,364	9,727,468	4,079,097	1,650,698	7,456,378	
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	71,123,395	58,011,420	44,738,583	31,241,514	17,424,431	3,147,590	12,040,076	28,146,958	44,674,615	61,759,219	79,330,761	
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	78,295,248	64,994,452	51,540,488	37,995,545	23,963,797	9,635,143	5,396,813	21,552,636	38,263,123	55,500,284	73,338,334	
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	85,265,268	71,775,277	58,147,514	44,355,298	30,310,129	15,912,248	9,773,639	15,054,508	31,938,832	49,318,148	67,340,141	
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	25,745,915	12,191,999	1,816,863	16,632,604	31,989,135	47,674,474	63,803,193	80,394,435	97,076,106	113,757,776	130,439,448	
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	33,097,936	19,460,042	5,429,128	9,269,289	24,740,469	40,590,510	56,862,956	73,649,410	90,680,161	107,710,912	124,741,663	
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	40,281,729	26,535,524	12,450,291	2,142,792	17,623,485	33,651,479	50,058,691	66,966,155	84,331,807	101,705,068	119,078,329	
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	144,735,658	121,833,851	98,702,975	75,288,631	51,459,787	27,018,547	1,609,591	25,861,306	56,705,651	91,983,752	129,486,998	
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	157,204,019	133,921,006	110,448,093	86,717,385	62,633,113	38,011,667	12,564,800	14,481,394	44,366,418	79,120,268	116,732,440	
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	169,399,038	145,754,204	121,945,728	97,897,098	73,534,322	48,704,052	23,171,608	3,578,890	32,820,426	66,557,353	104,128,380	
Typology 7 - [Scenario 1]	528	£25,349,425	61,350,912	56,565,766	51,780,621	46,995,475	42,199,760	37,374,890	32,550,020	27,725,150	22,900,280	18,036,725	13,160,011	
Typology 7 - [Scenario 2]	538	£25,349,425	63,692,674	58,831,526	53,970,378	49,109,230	44,248,082	39,359,464	34,457,688	29,555,911	24,654,134	19,735,196	14,780,554	
Typology 7 - [Scenario 3]	550	£25,349,425	66,186,355	61,239,113	56,291,872	51,344,630	46,397,389	41,445,413	36,456,558	31,467,705	26,478,852	21,489,998	16,451,570	
Typology 8 - Opt 1 [Scenario 1]	126	£2,275,759	21,493,384	19,904,515	18,315,645	16,726,775	15,137,907	13,549,037	11,960,167	10,371,297	8,782,428	7,180,723	5,576,716	
Typology 8 - Opt 1 [Scenario 2]	127	£2,275,759	22,082,179	20,478,454	18,874,487	17,270,518	15,666,551	14,062,583	12,458,615	10,854,647	9,250,680	7,640,242	6,020,917	
Typology 8 - Opt 1 [Scenario 3]	130	£2,275,759	22,872,741	21,245,603	19,610,932	17,976,263	16,341,594	14,706,925	13,072,255	11,437,586	9,802,917	8,167,750	6,517,357	
Typology 8 - Opt 2 [Scenario 1]	208	£2,275,759	31,770,631	29,478,205	27,185,777	24,893,350	22,600,924	20,308,496	18,016,069	15,723,642	13,431,215	11,123,841	8,809,674	
Typology 8 - Opt 2 [Scenario 2]	211	£2,275,759	32,763,670	30,441,434	28,119,199	25,796,964	23,474,729	21,152,493	18,830,258	16,508,022	14,185,786	11,857,998	9,513,629	
Typology 8 - Opt 2 [Scenario 3]	217	£2,275,759	34,063,313	31,696,568	29,321,440	26,946,313	24,571,186	22,196,058	19,820,931	17,445,803	15,070,676	12,695,548	10,301,020	
Typology 9 [Scenario 1]	605	£29,900,943	82,353,814	76,972,473	71,576,108	66,163,391	60,750,673	55,337,957	49,925,239	44,512,522	39,099,805	33,646,221	28,188,606	
Typology 9 [Scenario 2]	617	£29,900,943	85,040,896	79,570,398	74,099,899	68,607,420	63,104,629	57,601,837	52,099,045	46,596,253	41,093,462	35,571,473	30,022,726	
Typology 9 [Scenario 3]	630	£29,900,943	87,760,729	82,199,991	76,639,254	71,078,516	65,486,786	59,892,840	54,298,894	48,704,948	43,111,003	37,517,057	31,878,492	
Typology 10 [Scenario 1]	200	£8,534,096	29,524,311	27,300,524	25,076,737	22,852,949	20,629,162	18,405,375	16,181,587	13,957,800	11,721,391	9,476,509	7,231,626	
Typology 10 [Scenario 2]	205	£8,534,096	30,728,015	28,457,084	26,186,153	23,915,223	21,644,293	19,373,362	17,102,431	14,831,501	12,557,182	10,264,602	7,972,021	
Typology 10 [Scenario 3]	209	£8,534,096	31,792,705	29,485,665	27,178,626	24,871,586	22,564,547	20,257,507	17,950,468	15,643,429	13,336,390	11,013,270	8,684,132	
Typology 11 [Scenario 1]	1,320	£58,617,347	138,941,801	128,975,124	118,997,661	109,020,199	99,023,485	88,993,096	78,953,598	68,858,872	58,720,969	48,515,513	38,208,336	
Typology 11 [Scenario 2]	1,346	£58,617,347	143,846,926	133,720,888	123,554,292	113,385,204	103,216,115	93,006,749	82,783,179	72,518,571	62,219,867	51,852,344	41,383,355	
Typology 11 [Scenario 3]	1,374	£58,617,347	148,748,756	138,477,880	128,148,184	117,872,877	107,417,569	97,043,588	86,622,222	76,191,928	65,702,699	55,158,410	44,533,218	
Typology 12 [Scenario 1]	233	£10,430,562	24,673,201	22,477,453	20,281,706	18,085,959	15,878,366	13,662,332	11,446,077	9,229,922	7,013,768	4,797,613	2,560,010	
Typology 12 [Scenario 2]	238	£10,430,562	25,732,496	23,498,175	21,263,855	19,029,534	16,793,895	14,538,694	12,283,492	10,028,290	7,773,088	5,517,886	3,250,576	
Typology 12 [Scenario 3]	244	£10,430,562	26,846,367	24,569,149	22,291,932	20,014,714	17,737,497	15,447,964	13,149,353	10,850,742	8,552,131	6,253,519	3,952,120	
Typology 14 [Scenario 1]	82	£3,160,776	10,826,516	9,807,139	8,787,762	7,768,384	6,742,409	5,713,457	4,684,506	3,655,554	2,626,602	1,594,661	552,296	
Typology 14 [Scenario 2]	84	£3,160,776	11,359,951	10,319,358	9,278,766	8,238,174	7,196,994	6,145,677	5,095,259	4,044,842	2,994,425	1,944,007	881,641	
Typology 14 [Scenario 3]	85	£3,160,776	11,895,981	10,752,055	9,698,129	8,644,203	7,590,277	6,536,350	5,482,424	4,428,211	3,378,294	2,324,365	1,203,057	
Typology 15 [Scenario 1]	108	£6,195,121	3,783,067	2,553,614	1,324,159	94,706	1,152,062	2,400,275	3,668,371	4,937,357	6,206,344	7,475,328	8,744,314	
Typology 15 [Scenario 2]	110	£6,195,121	4,386,061	3,143,749	1,893,107	642,465	617,456	1,887,182	3,168,942	4,459,794	5,750,648	7,041,500	8,332,354	
Typology 15 [Scenario 3]	113	£6,195,121	5,058,276	3,798,973	2,520,273	1,242,470	35,874	1,333,175	2,633,922	3,952,810	5,271,698	6,590,585	7,909,473	
Typology 16 [Scenario 1]	669	£42,101,539	76,097,441	70,163,105	64,228,771	58,294,435	52,341,968	46,358,435	40,374,903	34,391,370	28,407,838	22,373,198	16,325,405	
Typology 16 [Scenario 2]	681	£42,101,539	78,939,604	72,917,001	66,894,396	60,871,791	54,849,188	48,827,772	42,714,696	36,642,024	30,569,150	24,472,086	18,334,749	
Typology 16 [Scenario 3]	695	£42,101,539	81,912,510	75,789,322	69,666,134	63,542,945	57,419,758	51,285,915	45,111,282	38,936,648	32,762,014	26,587,381	20,348,278	
Typology 17 [Scenario 1]	794	£49,												

WHAM LOCAL PLAN VIABILITY TESTING

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£5,275,753

AH tenure

Rented 60%

SO 15% Frst Hms 25%

Incorporating infrastructure costs

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		
Typology 1 [Scenario 1]	570	£36,930,268	58,668,980	53,541,522	48,378,390	43,208,387	38,038,383	32,868,380	27,698,376	22,528,372	17,358,368	12,188,364	7,018,360	1,848,356	
Typology 1 [Scenario 2]	582	£36,930,268	65,303,538	59,797,255	54,290,971	48,784,688	43,278,405	37,772,122	32,265,839	26,759,556	21,253,273	15,747,000	10,240,717	4,734,434	
Typology 1 [Scenario 3]	593	£36,930,268	66,347,209	60,870,239	55,393,267	49,916,296	44,439,325	38,962,354	33,485,383	28,008,412	22,531,441	17,054,470	11,577,500	6,100,529	
Typology 2 [Scenario 1]	84	£2,606,391	3,608,719	2,791,215	1,965,499	1,137,995	309,483	526,437	1,367,079	2,216,296	3,070,987	3,925,676	4,780,366	5,635,055	
Typology 2 [Scenario 2]	86	£2,606,391	4,080,664	3,245,507	2,408,210	1,562,297	716,384	131,505	990,325	1,851,923	2,725,092	3,598,263	4,471,433	5,344,604	
Typology 2 [Scenario 3]	87	£2,606,391	4,471,588	3,624,838	2,778,087	1,923,613	1,065,932	208,251	659,339	1,530,106	2,413,217	3,298,533	4,183,847	5,069,161	
Typology 3 [Scenario 1]	184	£5,450,232	2,300,303	3,751,485	5,226,771	6,701,683	8,177,195	9,652,707	11,128,219	12,603,730	14,079,243	15,554,755	17,030,268	18,505,780	
Typology 3 [Scenario 2]	187	£5,450,232	1,492,488	2,971,522	4,462,109	5,955,931	7,469,751	8,973,571	10,477,392	11,981,212	13,485,033	14,988,854	16,492,675	18,000,496	
Typology 3 [Scenario 3]	192	£5,450,232	615,419	2,133,898	3,652,377	5,194,748	6,748,664	8,282,580	9,826,495	11,370,411	12,914,326	14,458,242	16,002,158	17,546,074	
Typology 4 [Scenario 1]	134	£4,765,102	2,432,222	1,318,283	204,345	923,473	2,054,409	3,195,514	4,345,410	5,495,306	6,645,203	7,795,099	8,944,995	10,094,891	
Typology 4 [Scenario 2]	137	£4,765,102	3,087,046	1,946,200	805,354	340,610	1,498,863	2,658,740	3,836,403	5,014,066	6,191,729	7,369,392	8,547,056	9,724,720	
Typology 4 [Scenario 3]	139	£4,765,102	3,693,851	2,533,310	1,372,770	212,229	962,782	2,141,031	3,332,524	4,530,511	5,728,497	6,926,483	8,124,470	9,322,456	
Typology 5 [Scenario 1]	875	£31,478,089	42,863,020	37,518,192	32,173,364	26,828,537	21,465,145	16,057,168	10,649,190	5,231,758	255,879	5,823,343	11,465,811	17,108,279	
Typology 5 [Scenario 2]	892	£31,478,089	45,874,213	40,416,322	34,958,430	29,500,538	24,042,647	18,584,755	13,126,863	7,668,971	2,211,079	6,945,066	12,587,134	18,228,203	
Typology 5 [Scenario 3]	908	£31,478,089	48,766,237	43,232,887	37,673,135	32,113,384	26,553,633	20,992,261	15,535,364	9,977,468	4,079,097	1,650,698	7,456,378	13,097,447	
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	71,123,395	58,011,420	44,738,583	31,241,514	17,424,431	3,147,590	12,040,076	28,146,958	44,674,615	61,759,219	79,330,761	97,302,303	
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	78,295,248	64,994,452	51,540,488	37,895,545	23,963,797	9,635,143	5,396,813	21,552,636	38,263,123	55,500,284	73,338,334	91,300,386	
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	85,265,268	71,775,277	58,147,514	44,355,298	30,310,129	15,912,248	977,639	15,054,508	31,938,832	49,318,148	67,340,101	85,362,154	
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	25,745,915	12,191,999	1,816,863	16,632,604	31,989,135	47,674,474	63,803,193	80,394,435	97,078,106	113,757,776	130,439,448	147,121,120	
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	33,097,936	19,600,042	5,429,128	9,269,289	24,740,469	40,590,510	56,862,956	73,649,410	90,680,161	107,710,912	124,741,663	141,772,414	
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	40,281,729	26,535,524	12,450,291	2,142,792	17,623,485	33,651,479	50,058,691	66,966,155	84,331,807	101,705,068	119,078,329	136,451,590	
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	144,735,568	121,833,851	98,702,975	75,288,631	51,459,787	27,018,547	18,099,591	25,861,306	56,705,651	91,983,752	129,486,998	167,000,244	
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	157,204,019	133,921,006	110,448,093	86,717,385	62,633,113	38,011,667	25,564,080	34,461,394	84,366,418	148,120,268	216,732,340	285,244,412	
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	169,399,038	145,754,204	121,945,728	97,897,098	73,534,322	48,704,052	33,171,608	42,578,890	104,320,426	188,557,353	272,690,280	356,829,207	
Typology 7 - [Scenario 1]	528	£21,155,768	61,350,912	56,565,766	51,780,621	46,995,475	42,199,760	37,374,890	32,550,020	27,725,150	22,900,280	18,075,410	13,250,540	8,425,670	
Typology 7 - [Scenario 2]	538	£21,155,768	63,692,674	58,831,526	53,970,378	49,109,230	44,248,082	39,386,934	34,525,786	29,664,638	24,803,490	19,942,342	15,081,194	10,220,046	
Typology 7 - [Scenario 3]	550	£21,155,768	66,186,355	61,239,113	56,291,872	51,344,630	46,397,389	41,445,143	36,495,558	31,546,705	26,597,852	21,648,998	16,699,144	11,749,290	
Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	21,493,384	19,904,515	18,315,645	16,726,775	15,137,907	13,549,037	11,960,167	10,371,297	8,782,428	7,189,553	5,596,678	4,003,803	
Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	22,082,179	20,478,454	18,874,487	17,270,518	15,666,551	14,062,583	12,458,615	10,854,647	9,250,680	7,640,723	6,029,761	4,418,800	
Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	22,872,741	21,245,603	19,610,932	17,976,263	16,341,594	14,706,925	13,072,255	11,437,586	9,802,917	8,167,750	6,532,583	4,897,416	
Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	31,770,631	29,478,205	27,185,777	24,893,350	22,600,924	20,308,498	18,016,069	15,723,642	13,431,215	11,138,788	8,846,361	6,553,934	
Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	32,763,670	30,441,434	28,119,199	25,796,964	23,474,729	21,152,493	18,830,258	16,508,022	14,185,786	11,870,550	9,555,314	7,240,078	
Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	34,063,613	31,696,568	29,321,440	26,946,313	24,571,186	22,196,059	19,820,931	17,445,803	15,070,676	12,695,548	10,310,420	7,925,292	
Typology 9 [Scenario 1]	605	£24,954,309	82,353,814	76,972,473	71,576,108	66,163,391	60,750,673	55,337,957	49,925,239	44,512,522	39,099,805	33,646,221	28,188,606	22,731,991	
Typology 9 [Scenario 2]	617	£24,954,309	85,040,896	79,570,398	74,099,899	68,607,420	63,104,629	57,601,837	52,099,045	46,596,253	41,093,462	35,571,473	30,022,726	24,494,979	
Typology 9 [Scenario 3]	630	£24,954,309	87,760,729	82,199,991	76,639,254	71,078,516	65,486,786	59,892,840	54,298,894	48,704,948	43,111,003	37,517,057	31,878,492	26,239,937	
Typology 10 [Scenario 1]	200	£7,122,266	29,524,311	27,300,524	25,076,737	22,852,949	20,629,162	18,405,375	16,181,587	13,957,800	11,721,391	9,476,509	7,231,626	5,000,743	
Typology 10 [Scenario 2]	205	£7,122,266	30,728,015	28,457,084	26,186,153	23,915,223	21,644,293	19,373,362	17,102,431	14,831,501	12,560,570	10,289,639	8,018,708	5,747,777	
Typology 10 [Scenario 3]	209	£7,122,266	31,792,705	29,485,665	27,178,626	24,871,586	22,564,547	20,257,507	17,950,468	15,643,429	13,336,390	11,031,351	8,722,312	6,413,273	
Typology 11 [Scenario 1]	1,320	£48,920,043	138,941,801	128,975,124	118,997,661	109,020,199	99,023,485	88,993,096	78,953,598	68,858,872	58,720,969	48,515,513	38,208,338	27,902,163	
Typology 11 [Scenario 2]	1,346	£48,920,043	143,846,926	133,720,888	123,554,292	113,385,204	103,216,115	93,046,749	82,873,179	72,518,571	62,219,867	51,852,344	41,383,355	30,918,366	
Typology 11 [Scenario 3]	1,374	£48,920,043	148,798,756	138,477,880	128,148,184	117,827,877	107,417,569	97,043,588	86,622,222	76,191,928	65,702,699	55,158,410	44,533,218	33,688,026	
Typology 12 [Scenario 1]	233	£8,704,992	24,673,201	22,477,453	20,281,706	18,085,959	15,878,386	13,662,322	11,446,077	9,229,922	7,013,768	4,797,613	2,580,010	400,000	
Typology 12 [Scenario 2]	238	£8,704,992	25,732,496	23,498,175	21,263,855	19,029,534	16,793,895	14,538,694	12,283,492	10,028,290	7,773,088	5,517,886	3,250,576	1,039,466	
Typology 12 [Scenario 3]	244	£8,704,992	26,846,367	24,569,149	22,291,932	20,014,714	17,737,497	15,462,964	13,149,353	10,850,742	8,552,131	6,253,519	3,952,120	1,646,611	
Typology 13 [Scenario 1]	82	£2,637,876	10,826,516	9,807,139	8,787,762	7,768,384	6,742,409	5,713,457	4,684,506	3,655,554	2,626,602	1,597,651	552,296	100,000	
Typology 13 [Scenario 2]	84	£2,637,876	11,359,951	10,319,358	9,278,766	8,238,174	7,196,994	6,145,677	5,095,259	4,044,842	2,994,425	1,944,007	861,641	300,000	
Typology 13 [Scenario 3]	85	£2,637,876	11,895,981	10,752,055	9,698,129	8,644,203	7,590,277	6,536,351	5,486,149	4,402,221	3,338,294	2,274,365	1,209,057	600,000	
Typology 14 [Scenario 1]	108	£5,170,237	3,783,067	2,553,614	1,324,159	94,706	-1,152,062	-2,400,275	-3,668,371	-4,937,357	-6,206,343	-7,475,328	-8,744,314	-10,013,300	
Typology 14 [Scenario 2]	110	£5,170,237	4,386,061	3,143,749	1,893,107	642,465	-617,456	-1,887,182	-3,168,942	-4,459,794	-5,750,648	-7,041,502	-8,332,356	-9,623,210	
Typology 14 [Scenario 3]	113	£5,170,237													

WHAM LOCAL PLAN VIABILITY TESTING

Description	No of units	BLV	AH tenure					SO 15% Frst Hms 25%					Incorporating infrastructure costs				
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
Typology 1 [Scenario 1]	570	£3,500,000	58,668,980	53,541,522	48,378,390	43,208,387	38,038,383	32,868,380	27,698,376	22,487,482	17,261,935	12,036,390	6,774,415				
Typology 1 [Scenario 2]	582	£3,500,000	65,303,538	59,797,255	54,290,971	48,784,688	43,278,405	37,738,429	32,180,735	26,623,040	21,065,345	15,446,948	9,825,028				
Typology 1 [Scenario 3]	593	£3,500,000	66,347,209	60,870,239	55,393,267	49,916,296	44,439,325	38,951,663	33,423,333	27,895,001	22,366,671	16,799,791	11,207,417				
Typology 2 [Scenario 1]	84	£247,016	3,608,719	2,791,215	1,965,499	1,137,490	309,483	526,437	-1,367,079	-2,216,296	-3,070,987	-3,925,676	-4,780,366				
Typology 2 [Scenario 2]	86	£247,016	4,080,664	3,245,507	2,408,210	1,562,297	716,384	-131,505	-990,325	-1,851,923	-2,725,092	-3,598,263	-4,471,433				
Typology 2 [Scenario 3]	87	£247,016	4,471,588	3,624,838	2,778,087	1,923,613	1,065,932	208,251	-659,339	-1,530,106	-2,413,217	-3,298,533	-4,183,847				
Typology 3 [Scenario 1]	184	£516,536	2,300,303	-3,751,485	-5,226,171	-6,701,683	-8,177,195	-9,652,707	-11,128,219	-12,603,730	-14,079,243	-15,554,755	-17,030,266				
Typology 3 [Scenario 2]	187	£516,536	1,492,488	-2,971,522	-4,462,109	-5,965,931	-7,469,751	-8,973,571	-10,477,392	-11,981,212	-13,485,033	-14,988,854	-16,492,675				
Typology 3 [Scenario 3]	192	£516,536	615,419	-2,133,898	-3,652,377	-5,194,748	-6,738,664	-8,282,580	-9,826,495	-11,370,411	-12,914,326	-14,458,242	-16,002,158				
Typology 4 [Scenario 1]	134	£451,604	2,432,222	1,318,283	204,345	-923,473	-2,054,409	-3,195,514	-4,345,410	-5,495,306	-6,645,203	-7,795,099	-8,944,995				
Typology 4 [Scenario 2]	137	£451,604	3,087,046	1,946,200	805,354	-340,610	-1,498,863	-2,658,740	-3,836,403	-5,014,066	-6,191,729	-7,369,392	-8,547,056				
Typology 4 [Scenario 3]	139	£451,604	3,693,851	2,533,310	1,372,770	-212,229	-962,782	-2,141,031	-3,332,524	-4,530,511	-5,728,497	-6,926,483	-8,124,470				
Typology 5 [Scenario 1]	875	£2,983,280	42,863,020	37,518,192	32,173,364	26,828,537	21,465,145	16,057,168	10,649,190	5,231,758	-255,879	-5,823,343	-11,465,811				
Typology 5 [Scenario 2]	892	£2,983,280	45,874,213	40,416,322	34,958,430	29,500,538	24,042,647	18,536,540	13,013,933	7,491,326	1,914,783	-3,741,588	-9,471,562				
Typology 5 [Scenario 3]	908	£2,983,280	48,766,237	43,232,887	37,673,135	32,113,384	26,553,633	20,979,261	15,353,364	9,727,468	4,079,097	-1,650,698	-7,456,378				
Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	71,123,395	58,011,420	44,738,583	31,241,514	17,424,431	3,147,590	-12,040,076	-28,146,958	-44,674,615	-61,759,219	-79,330,761				
Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	78,295,248	64,994,452	51,540,488	37,895,545	23,963,797	9,635,143	-5,396,813	-21,552,636	-38,263,123	-55,500,284	-73,338,334				
Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	85,265,268	71,775,277	58,147,514	44,355,298	30,310,129	15,912,248	977,639	-15,054,508	-31,938,832	-49,318,148	-67,340,101				
Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	25,745,915	12,191,999	-1,816,863	-16,632,604	-31,989,135	-47,674,474	-63,803,193	-80,394,435	-97,078,106	-113,757,776	-130,439,448				
Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	33,097,936	19,460,029	5,429,128	-9,269,289	-24,740,669	-40,590,510	-56,862,956	-73,649,410	-90,680,161	-107,710,912	-124,741,663				
Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	40,281,729	26,535,524	12,450,291	-2,142,792	-17,623,485	-33,651,479	-50,058,691	-66,966,155	-84,331,807	-101,705,068	-119,078,329				
Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	144,735,658	121,833,851	98,702,975	75,288,631	51,459,787	27,018,547	1,609,591	-25,861,306	-56,705,651	-91,983,752	-129,486,998				
Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	157,204,019	133,921,006	110,448,093	86,717,385	62,633,113	38,011,667	12,564,080	-14,481,394	-44,366,418	-79,120,268	-116,732,340				
Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	169,399,038	145,574,204	121,945,728	97,897,098	73,534,322	48,704,052	23,171,608	-3,578,890	-32,820,426	-66,557,353	-104,128,480				
Typology 7 - [Scenario 1]	528	£2,005,000	61,350,912	56,565,766	51,780,621	46,995,475	42,199,760	37,374,890	32,550,020	27,725,150	22,900,280	18,036,725	13,160,011				
Typology 7 - [Scenario 2]	538	£2,005,000	63,692,674	58,831,526	53,970,378	49,109,230	44,248,082	39,359,464	34,457,688	29,555,911	24,654,134	19,735,196	14,780,554				
Typology 7 - [Scenario 3]	550	£2,005,000	66,186,355	61,239,113	56,291,872	51,344,630	46,397,389	41,445,413	36,456,558	31,467,705	26,478,852	21,489,998	16,451,570				
Typology 8 - Opt 1 [Scenario 1]	126	£180,000	21,493,384	19,904,515	18,315,645	16,726,775	15,137,907	13,549,037	11,960,167	10,371,297	8,782,428	7,180,723	5,576,716				
Typology 8 - Opt 1 [Scenario 2]	127	£180,000	22,082,179	20,478,454	18,874,487	17,270,518	15,666,551	14,062,583	12,458,615	10,854,647	9,250,680	7,640,242	6,020,917				
Typology 8 - Opt 1 [Scenario 3]	130	£180,000	22,872,741	21,245,603	19,610,932	17,976,263	16,341,594	14,706,925	13,072,255	11,437,586	9,802,917	8,167,750	6,517,357				
Typology 8 - Opt 2 [Scenario 1]	208	£180,000	31,770,631	29,478,205	27,185,777	24,893,350	22,600,924	20,308,496	18,016,069	15,723,642	13,431,215	11,123,841	8,809,674				
Typology 8 - Opt 2 [Scenario 2]	211	£180,000	32,763,670	30,441,434	28,119,199	25,796,964	23,474,729	21,152,493	18,830,258	16,508,022	14,185,786	11,857,998	9,513,629				
Typology 8 - Opt 2 [Scenario 3]	217	£180,000	34,063,613	31,696,568	29,321,440	26,946,313	24,571,186	22,196,058	19,820,931	17,445,803	15,070,676	12,695,548	10,301,020				
Typology 9 [Scenario 1]	605	£2,365,000	82,353,814	76,972,473	71,576,108	66,163,391	60,750,673	55,337,957	49,925,239	44,512,522	39,099,805	33,646,221	28,188,606				
Typology 9 [Scenario 2]	617	£2,365,000	85,400,896	79,570,398	74,099,899	68,607,420	63,104,629	57,601,837	52,099,045	46,596,253	41,093,462	35,571,473	30,022,726				
Typology 9 [Scenario 3]	630	£2,365,000	87,760,729	82,199,991	76,639,254	71,078,516	65,486,786	59,892,840	54,298,894	48,704,948	43,111,003	37,517,057	31,878,492				
Typology 10 [Scenario 1]	200	£675,000	29,524,311	27,300,524	25,076,737	22,852,949	20,629,162	18,405,375	16,181,587	13,957,800	11,721,391	9,476,509	7,231,626				
Typology 10 [Scenario 2]	205	£675,000	30,728,015	28,457,084	26,186,153	23,915,223	21,644,293	19,373,362	17,102,431	14,831,501	12,557,182	10,264,602	7,972,021				
Typology 10 [Scenario 3]	209	£675,000	31,792,705	29,485,665	27,178,626	24,871,586	22,564,547	20,257,507	17,950,468	15,643,429	13,336,390	11,013,270	8,684,132				
Typology 11 [Scenario 1]	1,320	£4,636,310	138,941,801	128,975,124	118,997,661	109,020,199	99,023,485	88,993,096	78,953,598	68,858,872	58,720,969	48,515,513	38,208,336				
Typology 11 [Scenario 2]	1,346	£4,636,310	143,846,926	133,720,888	123,554,292	113,385,204	103,216,115	93,006,749	82,783,179	72,518,571	62,219,867	51,852,344	41,383,355				
Typology 11 [Scenario 3]	1,374	£4,636,310	148,798,756	138,477,880	128,148,184	117,827,877	107,417,569	97,043,588	86,622,222	76,191,928	65,702,699	55,158,410	44,533,218				
Typology 12 [Scenario 1]	233	£825,000	24,673,201	22,477,453	20,281,706	18,085,959	15,878,386	13,662,232	11,446,077	9,229,922	7,013,768	4,797,613	2,560,010				
Typology 13 [Scenario 2]	238	£825,000	25,732,496	23,498,175	21,263,855	19,029,534	16,793,895	14,538,694	12,283,492	10,028,290	7,773,088	5,517,886	3,250,576				
Typology 13 [Scenario 3]	244	£825,000	26,846,367	24,569,149	22,291,932	20,014,714	17,737,497	15,447,964	13,149,353	10,850,742	8,552,131	6,253,519	3,952,120				
Typology 14 [Scenario 1]	82	£250,000	10,826,516	9,807,139	8,787,762	7,768,384	6,742,409	5,713,457	4,684,506	3,655,554	2,626,602	1,594,661	552,296				
Typology 14 [Scenario 2]	84	£250,000	11,359,951	10,319,358	9,278,766	8,238,174	7,196,994	6,145,677	5,095,259	4,044,842	2,994,425	1,944,007	881,641				
Typology 14 [Scenario 3]	85	£250,000	11,805,981	10,752,055	9,698,129	8,644,203	7,590,277	6,530,078	5,468,149	4,402,221	3,338,294	2,274,365	1,203,057				
Typology 15 [Scenario 1]	108	£490,000	3,783,067	2,553,614	1,324,159	94,706	-1,152,062	-2,400,275	-3,668,371	-4,937,357	-6,206,343	-7,475,328	-8,744,314				
Typology 15 [Scenario 2]	110	£490,000	4,386,061	3,143,749	1,893,107	642,465	-617,456	-1,887,182	-3,168,942	-4,459,794	-5,750,648	-7,041,500	-8,332,354				
Typology 15 [Scenario 3]	113	£490,000	5,058,276	3,796,973	2,520,273	1,242,470	-35,874	-1,333,175	-2,633,922	-3,952,810	-5,271,698	-6,590,588	-7,909,473				
Typology 16 [Scenario 1]	669	£3,330,000	76,097,441	70,163,105	64,228,771	58,294,435	52,341,968	46,358,435	40,374,903	34,391,370	28,407,838	22,373,198	16,325,405				
Typology 16 [Scenario 2]	681	£3,330,000	78,939,604	72,917,001	66,894,396	60,871,791	54,849,188	48,787,772	42,714,898	36,642,024	30,569,150	24,472,086	18,333,749				
Typology 16 [Scenario 3]	695	£3,330,000	81,912,510	75,789,322	69,666,134	63,542,945	57,419,758	51,285,915	45,111,282	38,936,648	32,762,014	26,587,381	20,348,278				
Typology 17 [Scenario 1]	794	£3,900,000	91,854,548	85,121,454	78,353,500	71,577,212	64,800,924	57,981,753	51,151,352	44,320,951	37,490,550	30,608,884	23,709,606				
Typology 17 [Scenario 2]	8																

Appendix 6 - Appraisal results (Build to Rent)

NEWHAM LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

AH tenure Rented 65% SO 35% Frst Hms 0%

Incorporating infrastructure costs

£6,321,552 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 Typology 1 [Scenario 1]	570	£44,250,867	48,687,370	42,989,555	37,291,741	31,593,927	25,886,828	20,131,127	14,375,428	8,617,850	2,789,238	-3,085,749	-9,087,105		
2 Typology 1 [Scenario 2]	582	£44,250,867	54,734,089	48,639,935	42,540,298	36,393,030	30,245,761	24,098,491	17,923,162	11,708,166	5,492,773	-817,065	-7,241,207		
3 Typology 1 [Scenario 3]	593	£44,250,867	55,870,970	49,783,106	43,695,241	37,571,706	31,430,427	25,289,149	19,140,477	12,931,290	6,722,103	449,048	-5,944,028		
4 Typology 2 [Scenario 1]	84	£3,123,049	1,918,877	1,127,570	336,263	-461,988	-1,265,369	-2,072,953	-2,889,515	-3,706,077	-4,522,639	-5,339,202	-6,155,763		
5 Typology 2 [Scenario 2]	86	£3,123,049	2,372,186	1,557,560	742,935	-72,785	-899,841	-1,726,896	-2,566,145	-3,406,767	-4,247,388	-5,088,008	-5,928,629		
6 Typology 2 [Scenario 3]	87	£3,123,049	2,756,937	1,926,924	1,095,848	264,772	-574,945	-1,418,702	-2,270,093	-3,127,685	-3,985,277	-4,842,870	-5,700,462		
7 Typology 3 [Scenario 1]	184	£6,530,619	-5,419,703	-6,881,398	-8,343,093	-9,804,789	-11,266,485	-12,728,180	-14,189,875	-15,651,571	-17,113,267	-18,574,962	-20,036,658		
8 Typology 3 [Scenario 2]	187	£6,530,619	-4,627,127	-6,123,184	-7,619,242	-9,115,299	-10,611,357	-12,107,414	-13,603,472	-15,099,531	-16,595,588	-18,091,646	-19,587,703		
9 Typology 3 [Scenario 3]	192	£6,530,619	-3,789,593	-5,330,829	-6,872,960	-8,415,092	-9,957,224	-11,499,356	-13,041,488	-14,583,620	-16,125,751	-17,667,883	-19,210,015		
10 Typology 4 [Scenario 1]	134	£5,709,677	56,990	-1,062,861	-2,183,622	-3,314,034	-4,453,163	-5,592,292	-6,731,421	-7,870,550	-9,009,678	-10,148,807	-11,287,937		
11 Typology 4 [Scenario 2]	137	£5,709,677	678,920	-463,399	-1,616,076	-2,769,729	-3,941,312	-5,112,897	-6,284,481	-7,456,064	-8,627,649	-9,799,233	-10,970,816		
12 Typology 4 [Scenario 3]	139	£5,709,677	1,267,898	108,294	-1,067,352	-2,244,649	-3,433,962	-4,630,565	-5,827,167	-7,023,769	-8,220,371	-9,416,974	-10,613,576		
13 Typology 5 [Scenario 1]	875	£37,717,916	31,527,606	26,215,972	20,872,983	15,504,634	10,136,284	4,765,449	-684,236	-6,206,634	-11,787,168	-17,368,482	-23,104,521		
14 Typology 5 [Scenario 2]	892	£37,717,916	34,414,072	28,967,649	23,521,228	18,020,840	12,515,853	7,010,866	1,463,404	-4,177,444	-9,869,113	-15,621,445	-21,445,448		
15 Typology 5 [Scenario 3]	908	£37,717,916	37,230,413	31,660,557	26,090,701	20,501,084	14,870,938	9,240,792	3,599,343	-2,137,884	-7,930,032	-13,812,130	-19,739,892		
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	43,474,582	29,912,333	16,064,612	1,785,724	-13,361,121	-29,352,819	-45,767,515	-62,710,968	-80,162,283	-97,637,205	-115,112,128		
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	50,560,100	36,791,902	22,789,711	8,377,570	-6,684,529	-22,789,679	-39,436,364	-56,601,989	-74,390,771	-92,306,350	-110,221,928		
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	57,446,142	43,473,609	29,279,386	14,762,816	-257,011	-16,314,529	-33,210,176	-50,584,942	-68,610,736	-86,942,944	-105,275,154		
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	-3,309,231	-18,117,642	-33,394,346	-48,985,426	-64,993,957	-81,471,794	-98,057,413	-114,643,034	-131,228,653	-147,814,274	-164,399,893		
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	-4,259,188	-10,506,456	-25,976,466	-41,790,233	-58,019,211	-74,739,917	-91,740,052	-108,740,188	-125,740,322	-142,740,458	-159,740,593		
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	11,560,574	-3,145,537	-18,692,434	-34,751,762	-51,165,021	-68,087,337	-85,469,518	-102,877,200	-120,284,883	-137,692,564	-155,100,247		
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	96,755,789	73,129,870	49,113,932	24,224,669	-1,000,220	-28,475,327	-59,038,177	-94,016,821	-131,275,812	-169,188,327	-207,100,842		
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	108,985,513	84,959,370	60,579,742	35,706,188	10,058,446	-17,143,651	-46,963,567	-81,485,103	-118,980,045	-157,899,813	-196,699,581		
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	120,951,673	96,525,158	71,782,613	46,602,537	20,755,715	-6,275,140	-35,635,231	-69,245,436	-106,844,681	-146,505,761	-186,281,615		
25 Typology 7 - [Scenario 1]	528	£25,349,425	52,109,267	46,842,245	41,541,665	36,234,512	30,927,358	25,620,206	20,300,430	14,939,359	9,578,289	4,185,089	-1,262,873		
26 Typology 7 - [Scenario 2]	538	£25,349,425	54,352,660	48,980,454	43,598,522	38,184,968	32,771,416	27,357,862	21,944,308	16,484,061	11,015,216	5,533,141	5,232		
27 Typology 7 - [Scenario 3]	550	£25,349,425	56,724,378	51,233,617	45,742,856	40,223,383	34,689,957	29,156,531	23,623,106	18,062,588	12,472,370	6,882,141	1,228,281		
28 Typology 8 - Opt 1 [Scenario 1]	126	£2,275,759	18,608,721	16,971,530	15,334,339	13,697,146	12,059,955	10,422,764	8,785,573	7,137,352	5,485,783	3,834,214	2,182,645		
29 Typology 8 - Opt 1 [Scenario 2]	127	£2,275,759	19,188,699	17,531,052	15,873,406	14,215,759	12,558,113	10,900,466	9,242,819	7,580,345	5,908,029	4,235,714	2,563,399		
30 Typology 8 - Opt 1 [Scenario 3]	130	£2,275,759	19,945,510	18,249,248	16,552,985	14,856,723	13,160,461	11,464,198	9,767,936	8,071,674	6,361,092	4,649,710	2,938,329		
31 Typology 8 - Opt 2 [Scenario 1]	208	£2,275,759	27,482,760	25,049,178	22,615,595	20,182,014	17,748,431	15,314,849	12,881,267	10,428,575	7,973,621	5,518,667	3,063,714		
32 Typology 8 - Opt 2 [Scenario 2]	211	£2,275,759	28,444,602	25,970,458	23,496,313	21,022,169	18,548,025	16,073,881	13,599,736	11,115,397	8,619,360	6,123,321	3,627,282		
33 Typology 8 - Opt 2 [Scenario 3]	217	£2,275,759	29,674,127	27,132,377	24,590,628	22,048,879	19,507,129	16,965,380	14,423,630	11,879,828	9,315,424	6,751,018	4,186,614		
34 Typology 9 [Scenario 1]	605	£29,900,943	71,912,718	65,934,900	59,957,082	53,979,265	48,001,447	42,023,628	36,020,401	29,997,036	23,973,671	17,950,240	11,865,682		
35 Typology 9 [Scenario 2]	617	£29,900,943	74,506,967	68,404,962	62,302,958	56,200,952	50,098,948	43,996,944	37,890,892	31,741,923	25,592,953	19,443,984	13,251,401		
36 Typology 9 [Scenario 3]	630	£29,900,943	77,125,984	70,897,838	64,668,258	58,438,678	52,209,097	45,979,516	39,749,936	33,489,010	27,211,024	20,933,039	14,628,815		
37 Typology 10 [Scenario 1]	200	£8,534,096	25,373,337	23,017,452	20,661,567	18,305,681	15,949,796	13,593,911	11,221,416	8,844,841	6,468,267	4,091,693	1,703,837		
38 Typology 10 [Scenario 2]	205	£8,534,096	26,510,757	24,094,935	21,679,111	19,263,288	16,847,465	14,431,642	12,007,966	9,570,766	7,133,565	4,696,364	2,255,405		
39 Typology 10 [Scenario 3]	209	£8,534,096	27,529,647	25,065,644	22,601,640	20,137,637	17,673,633	15,209,630	12,745,627	10,260,762	7,774,795	5,288,830	2,802,863		
40 Typology 11 [Scenario 1]	1,320	£58,617,347	119,675,777	108,536,053	97,351,279	86,166,506	74,925,211	63,654,590	52,317,983	40,877,974	29,296,376	17,534,217	5,670,273		
41 Typology 11 [Scenario 2]	1,346	£58,617,347	124,399,506	113,043,509	101,658,796	90,246,907	78,813,134	67,332,634	55,787,622	44,162,488	32,404,064	20,440,962	8,372,026		
42 Typology 11 [Scenario 3]	1,374	£58,617,347	129,160,123	117,573,746	105,987,368	94,348,653	82,704,553	71,002,335	59,256,651	47,429,643	35,482,267	23,306,099	11,056,479		
43 Typology 12 [Scenario 1]	233	£10,430,562	20,348,463	18,045,852	15,724,267	13,402,593	11,080,921	8,759,247	6,437,575	4,115,902	1,770,873	-588,330	-2,974,553		
44 Typology 13 [Scenario 1]	238	£10,430,562	21,354,732	18,998,662	16,634,122	14,258,351	11,882,581	9,506,810	7,131,039	4,755,268	2,364,821	-41,566	-2,483,487		
45 Typology 13 [Scenario 3]	244	£10,430,562	22,404,458	19,988,979	17,573,499	15,139,476	12,703,606	10,267,737	7,831,868	5,395,999	2,952,550	486,690	-2,009,672		
46 Typology 14 [Scenario 1]	82	£3,160,776	8,943,921	7,943,061	6,935,301	5,926,166	4,917,031	3,907,896	2,898,760	1,889,625	871,840	-152,405	-1,189,232		
47 Typology 14 [Scenario 2]	84	£3,160,776	9,448,779	8,421,663	7,392,816	6,357,121	5,321,425	4,285,730	3,250,035	2,214,340	1,174,135	-125,606	-937,007		
48 Typology 14 [Scenario 3]	85	£3,160,776	9,882,397	8,837,777	7,793,158	6,743,319	5,689,892	4,636,463	3,583,036	2,529,607	1,475,993	409,669	-667,080		
49 Typology 15 [Scenario 1]	108	£6,195,121	1,448,667	213,846	-1,036,554	-2,290,217	-3,559,662	-4,833,841	-6,108,020	-7,382,201	-8,656,380	-9,930,559	-11,204,738		
50 Typology 15 [Scenario 2]	110	£6,195,121	2,034,064	771,777	-497,966	-1,779,543	-3,069,126	-4,371,642	-5,674,159	-6,976,675	-8,279,192	-9,581,707	-10,884,224		
51 Typology 15 [Scenario 3]	113	£6,195,121	2,675,993	1,378,949	-81,905	-1,233,680	-2,505,515	-3,788,532	-5,072,910	-6,365,286	-7,658,662	-8,952,039	-10,243,415		
52 Typology 16 [Scenario 1]	669	£42,101,539	64,571,999	58,003,390	51,386,605	44,767,947	38,149,289	31,530,631	24,889,810	18,203,912	11,518,013	4,785,525	-2,015,358		
53 Typology 16 [Scenario 2]	681	£42,101,539	67,302,777	60,609,642	53,897,957	47,153,208	40,408,459	33,663,710	26,918,962	20,109,606	13,295,970	6,459,319	-447,570		
54 Typology 16 [Scenario 3]	695	£42,101,539	70,142,906	63,313,035	56,483,164	49,611,234	42,728,293	35,845,351	28,962,410	22,039,342	15,085,745	8,132,148	1,090		

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

		AH tenure											Rented 65%											SO 35%											Frst Hms 0%																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
		£5,275,753																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
		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	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	Typology 1 [Scenario 1]	570	£36,930,268	48,687,370	42,989,555	37,291,741	31,593,927	25,886,828	20,131,127	14,375,428	8,617,850	2,789,238	-3,085,749	-9,081,105	£36,930,268	54,734,089	48,639,935	42,540,298	36,939,030	30,245,761	24,098,491	17,923,162	11,708,166	5,492,773	-1,708,166	-7,241,207	£36,930,268	55,870,970	49,783,106	43,695,241	37,571,706	31,430,427	25,289,149	19,140,477	12,931,290	6,722,103	449,048	-5,944,028	£2,606,391	1,918,877	1,127,570	336,263	-461,988	-1,265,369	-2,072,953	-2,889,515	-3,706,077	-4,522,639	-5,339,202	-6,155,763	£2,606,391	2,372,186	1,557,560	742,935	-72,785	-899,841	-1,726,896	-2,566,145	-3,406,767	-4,247,388	-5,088,008	-5,928,629	£2,606,391	2,756,937	1,926,924	1,095,848	264,772	-574,945	-1,418,702	-2,270,093	-3,127,685	-3,985,277	-4,842,870	-5,700,462	£5,450,232	-5,419,703	-6,881,398	-8,343,093	-9,804,789	-11,266,485	-12,728,180	-14,189,875	-15,651,571	-17,113,267	-18,574,962	-20,036,658	£5,450,232	-4,627,127	-6,123,184	-7,619,242	-9,115,299	-10,611,357	-12,107,414	-13,603,472	-15,099,531	-16,595,588	-18,091,646	-19,587,703	£5,450,232	-3,789,593	-5,330,829	-6,872,960	-8,415,092	-9,957,224	-11,499,356	-13,041,488	-14,583,620	-16,125,751	-17,667,883	-19,210,015	£4,765,102	56,990	-1,062,881	-2,183,622	-3,314,034	-4,453,163	-5,592,292	-6,731,421	-7,870,550	-9,009,678	-10,148,807	-11,287,937	£4,765,102	678,920	-463,399	-1,616,076	-2,769,729	-3,941,312	-5,112,897	-6,284,481	-7,456,064	-8,627,649	-9,799,233	-10,970,816	£4,765,102	1,267,898	108,294	-1,067,352	-2,244,649	-3,433,962	-4,630,565	-5,827,167	-7,023,769	-8,220,371	-9,416,974	-10,613,576	£31,478,089	31,527,606	26,215,972	20,872,983	15,504,634	10,136,284	4,765,449	-684,236	-2,066,634	-3,453,031	-4,839,428	-6,225,825	-7,612,222	-9,000,000	£31,478,089	34,414,072	28,967,649	23,521,228	18,020,840	12,515,853	7,010,866	1,463,404	-4,177,444	-9,869,113	-15,560,782	-21,252,451	-26,944,120	£31,478,089	37,230,413	31,660,557	26,090,701	20,501,084	14,870,938	9,240,792	3,599,343	-2,137,884	-7,930,032	-13,721,180	-19,512,328	-25,303,476	£116,594,131	43,474,582	29,912,333	16,064,612	1,785,724	-13,361,121	-29,352,819	-45,767,515	-62,710,968	-79,654,421	-96,598,874	-113,543,327	£116,594,131	50,560,100	36,791,902	22,769,711	8,377,570	-6,684,529	-22,789,679	-39,436,364	-56,083,049	-72,729,734	-89,376,419	-106,023,104	£116,594,131	57,446,142	43,473,609	29,279,386	14,762,816	-257,011	-16,314,529	-33,210,176	-50,094,942	-66,979,707	-83,864,472	-100,749,237	£116,594,131	-3,309,231	-18,117,642	-33,394,346	-48,985,426	-64,993,957	-81,471,794	-98,057,413	-114,643,034	-131,228,653	-147,814,274	-164,399,893	£116,594,131	4,259,188	-10,506,456	-25,976,466	-41,790,233	-58,019,211	-74,739,917	-91,740,052	-108,740,188	-125,740,322	-142,740,456	-159,740,593	£116,594,131	11,560,574	-3,145,537	-18,692,434	-34,751,762	-51,165,021	-68,087,337	-85,469,518	-102,877,200	-120,284,883	-137,692,566	-155,100,247	£116,594,131	96,755,789	73,129,870	49,113,932	24,524,669	1,000,220	-28,475,437	-59,038,177	-90,016,821	-131,275,812	-169,188,327	-207,100,842	£116,594,131	108,985,513	84,959,370	60,579,742	35,706,188	10,058,446	-17,143,651	-46,963,567	-81,485,103	-118,980,045	-157,839,813	-196,699,581	£116,594,131	120,951,673	96,525,158	71,782,613	46,602,537	20,755,715	-6,275,140	-35,635,231	-69,245,436	-106,844,681	-144,449,926	-182,055,171	-219,660,416	£21,155,768	52,109,267	46,842,245	41,541,665	36,234,512	30,927,358	25,620,206	20,300,430	14,939,359	9,578,289	4,185,089	-1,262,873	£21,155,768	54,352,660	48,980,454	43,598,522	38,184,968	32,771,416	27,357,862	21,944,308	16,484,061	11,015,216	5,533,141	-5,232	£21,155,768	56,724,378	51,233,617	45,742,556	40,223,383	34,689,957	29,156,531	23,623,106	18,062,598	12,472,370	6,882,141	1,226,281	£1,899,271	18,608,721	16,971,530	15,334,339	13,697,146	12,059,955	10,422,764	8,785,573	7,137,352	5,485,793	3,834,214	2,182,645	£1,899,271	19,188,699	17,531,052	15,873,406	14,215,759	12,558,113	10,900,466	9,242,819	7,580,345	5,908,029	4,235,714	2,563,399	£1,899,271	19,945,510	18,249,248	16,552,985	14,856,723	13,160,461	11,464,198	9,767,936	8,071,674	6,361,092	4,649,710	2,938,329	£1,899,271	27,482,760	25,049,178	22,615,595	20,182,014	17,748,431	15,314,849	12,881,267	10,428,575	7,973,621	5,518,667	3,063,714	£1,899,271	28,444,602	25,970,458	23,496,313	21,022,169	18,548,025	16,073,881	13,599,736	11,115,397	8,619,360	6,123,321	3,627,282	£1,899,271	29,674,127	27,132,377	24,590,628	22,048,879	19,507,129	16,965,380	14,423,630	11,879,828	9,315,424	6,751,018	4,186,614	£24,954,309	71,912,718	65,934,900	59,957,082	53,979,265	48,001,447	42,023,628	36,020,041	29,997,036	23,973,671	17,950,240	11,865,682	£24,954,309	74,506,967	68,404,962	62,302,958	56,200,952	50,098,948	43,996,944	37,890,892	31,741,923	25,592,953	19,443,984	13,251,401	£24,954,309	77,125,984	70,897,838	64,668,258	58,438,678	52,209,097	45,979,516	39,749,936	33,489,010	27,211,024	20,933,039	14,628,815	£7,122,266	25,373,337	23,017,452	20,661,567	18,305,681	15,949,796	13,593,911	11,221,416	8,844,841	6,468,267	4,091,693	1,703,837	£7,122,266	26,510,757	24,094,935	21,679,111	19,263,288	16,847,465	14,431,642	12,007,966	9,570,766	7,133,565	4,696,364	2,255,405	£7,122,266	27,529,647	25,065,644	22,601,640	20,137,637	17,673,633	15,209,300	12,745,627	10,260,762	7,774,795	5,288,320	2,802,863	£48,920,043	119,675,777	108,536,053	97,351,279	86,166,506	74,925,211	63,654,590	52,317,983	40,877,974	29,296,376	17,534,217	5,670,273	£48,920,043	124,399,506	113,043,509	101,658,796	90,246,907	78,813,134	67,332,634	55,787,622	44,162,488	32,404,064	20,440,962	8,372,026	£48,920,043	129,160,123	117,573,746	105,987,368	94,348,653	82,704,553	71,002,235	59,256,651	47,429,643	35,482,267	23,336,099	11,056,479	£8,704,992	20,348,463	18,045,852	15,724,267	13,402,593	11,080,921	8,759,247	6,437,575	4,115,902	1,770,873	-588,330	-2,974,553	£8,704,992	21,354,372	19,088,662	16,634,122	14,258,351	11,882,581	9,506,810	7,131,039	4,755,268	2,364,281	-41,566	-2,483,487	£8,704,992	22,404,458	19,988,979	17,573,499	15,139,476	12,703,606	10,267,737	7,831,868	5,395,999	2,952,850	486,990	-2,009,672	£2,637,876	8,943,921	7,943,061	6,935,301	5,926,166	4,917,031	3,907,896	2,898,760	1,889,625	871,840	-152,045	-1,189,232	£2,637,876	9,448,729	8,421,663	7,392,816	6,357,121	5,321,425	4,285,730	3,250,035	2,214,340	1,174,135	125,065	-937,007	£2,637,876	9,882,397	8,837,777	7,793,158	6,743,319	5,689,892	4,636,463	3,583,036	2,529,607	1,475,993	409,469	-667,080	£5,170,237	1,448,667	213,846	-1,036,554	-2,290,217	-3,559,662	-4,833,841	-6,108,020	-7,382,201	-8,656,380	-9,930,559	-11,204,738	£5,170,237	2,034,064	771,777	-4,097,966	-1,779,543	-3,069,126	-4,371,642	-5,674,159	-6,976,675	-8,279,192	-9,581,707	-10,884,224	£5,170,237	2,675,993	1,378,949	81,905	-1,233,680	-2,550,515	-3,888,332	-5,226,910	-6,565,286	-7,903,662	-9,242,039	-10,580,415	£35,136,512	64,571,999	58,003,390	51,386,605	44,767,947	38,149,289	31,530,631	24,889,810	18,203,912	11,518,013	4,785,252	2,015,358	£35,136,512	67,302,877	60,609,642	53,897,957	47,153,208	40,408,459	33,663,710	26,918,962	20,109,606	13,295,970	6,459,319	-447,570	£35,136,512	70,142,906	63,313,035	56,483,164	49,611,234	42,728,293	35,845,351	28,962,410	22,039,342	15,085,745	8,132,148	1,090,374	£41,150,870	78,722,784	71,194,250	63,640,814	56,057,198	48,473,583	40,889,967	33,281,803	25,626,236	17,970,669	10,247,361	2,502,714	£41,150,870	81,908,868	74,231,339	66,553,809	58,828,078	51,093,767	43,359,556	35,625,145	27,821,883	20,013,725	12,163,801	4,264,473	£41,150,870	85,190,110	77,353,059	69,515,997	61,682,147	53,766,534	45,807,921	37,975,307	30,037,911	22,066,458	14,078,677	6,014,036	£8,441,204	22,699,285	20,798,577	18,897,870	16,997,163	15,096,456	13,195,748	11,295,041	9,389,841	7,473,420	5,556,998	3,640,576	£8,441,204	23,502,598	21,565,431	19,628,265	17,691,099	15,753,932	13,816,766	11,879,599	9,942,432	7,991,624	6,038,278	4,084,932	£8,441,204	24,379,525	22,399,504	20,419,482	18,439,462	16,459,440	14,479,419	12,499,398	10,519,376	8,532,160	6,535,442	4,538,724	£50,460,505	107,058,166	96,858,282	86,500,328	76,418,001	66,149,286	55,828,920	45,447,813	34,971,806	24,344,673	13,594,939	2,730,388	£50,460,505	111,399,750	101,024,369	90,606,221	80,188,072	69,716,375	59,217,042	48,65

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 3 (CLEARED /UNDEVELOPED SITE)

Description	No of units	BLV	AH tenure					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 Typology 1 [Scenario 1]	570	£3,500,000	48,687,370	42,989,555	37,291,741	31,593,927	20,886,828	20,131,127	14,375,428	8,617,850	2,789,238	- 3,085,749	- 9,801,105
2 Typology 1 [Scenario 2]	582	£3,500,000	54,734,089	48,639,935	42,540,298	36,393,030	30,245,761	24,098,941	17,923,162	11,708,166	5,492,773	- 8,017,065	- 7,241,207
3 Typology 1 [Scenario 3]	593	£3,500,000	55,870,970	49,783,106	43,695,241	37,571,706	31,430,427	25,289,149	19,140,477	12,931,290	6,722,103	- 449,048	- 5,944,028
4 Typology 2 [Scenario 1]	84	£247,016	1,918,877	1,127,570	336,263	- 461,988	- 1,265,369	- 2,072,953	- 2,889,515	- 3,706,077	- 4,522,639	- 5,339,202	- 6,155,763
5 Typology 2 [Scenario 2]	86	£247,016	2,372,186	1,557,560	742,935	- 72,785	- 899,841	- 1,726,896	- 2,566,145	- 3,406,767	- 4,247,388	- 5,088,008	- 5,928,629
6 Typology 2 [Scenario 3]	87	£247,016	2,756,937	1,926,924	1,095,848	264,772	- 574,945	- 1,418,702	- 2,270,093	- 3,127,685	- 3,985,277	- 4,842,870	- 5,700,462
7 Typology 3 [Scenario 1]	184	£516,536	- 5,419,703	- 6,881,398	- 8,343,093	- 9,804,789	- 11,266,485	- 12,728,180	- 14,189,875	- 15,651,571	- 17,113,267	- 18,574,962	- 20,036,658
8 Typology 3 [Scenario 2]	187	£516,536	- 4,627,127	- 6,123,184	- 7,619,242	- 9,115,299	- 10,611,357	- 12,107,414	- 13,603,472	- 15,099,530	- 16,595,588	- 18,091,646	- 19,587,703
9 Typology 3 [Scenario 3]	192	£516,536	- 3,789,593	- 5,330,829	- 6,872,066	- 8,413,302	- 9,954,538	- 11,495,774	- 13,037,010	- 14,578,246	- 16,119,482	- 17,660,718	- 19,201,954
10 Typology 4 [Scenario 1]	134	£451,604	56,990	- 1,062,881	- 2,183,622	- 3,314,034	- 4,453,163	- 5,592,292	- 6,731,421	- 7,870,550	- 9,009,678	- 10,148,807	- 11,287,937
11 Typology 4 [Scenario 2]	137	£451,604	678,920	- 463,399	- 1,616,076	- 2,769,729	- 3,941,312	- 5,112,897	- 6,284,481	- 7,456,064	- 8,627,649	- 9,799,233	- 10,970,816
12 Typology 4 [Scenario 3]	139	£451,604	1,267,898	108,294	- 1,067,352	- 2,244,649	- 3,433,962	- 4,630,565	- 5,827,167	- 7,023,769	- 8,220,371	- 9,416,974	- 10,613,576
13 Typology 5 [Scenario 1]	875	£2,983,280	31,527,606	26,215,972	20,872,983	15,504,634	10,136,284	4,765,449	684,236	- 6,206,634	- 11,787,168	- 17,368,482	- 23,104,521
14 Typology 5 [Scenario 2]	892	£2,983,280	34,414,072	28,967,649	23,521,228	18,020,840	12,515,853	7,010,866	1,463,404	- 4,177,444	- 9,869,113	- 15,621,445	- 21,445,448
15 Typology 5 [Scenario 3]	908	£2,983,280	37,230,413	31,660,557	26,090,701	20,501,084	14,870,938	9,240,792	3,599,343	- 2,137,884	- 7,930,032	- 13,812,130	- 19,739,892
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	43,474,582	29,912,333	16,064,612	1,785,724	- 13,361,121	- 29,352,819	- 45,767,515	- 62,710,968	- 80,162,283	- 97,637,205	- 115,112,128
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	50,560,100	36,791,902	22,769,711	8,377,570	- 6,684,629	- 22,789,679	- 39,436,364	- 56,601,989	- 74,390,771	- 92,306,350	- 110,221,928
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	57,446,142	43,473,609	29,279,386	14,762,816	- 257,011	- 16,314,529	- 33,210,176	- 50,584,942	- 68,610,736	- 86,942,944	- 105,275,154
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	- 3,309,231	- 18,117,642	- 33,394,346	- 48,985,426	- 64,993,957	- 81,471,794	- 98,057,413	- 114,643,034	- 131,228,653	- 147,814,274	- 164,399,893
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	- 4,259,188	- 10,506,456	- 25,976,466	- 41,790,233	- 58,019,211	- 74,739,917	- 91,740,052	- 108,740,188	- 125,740,322	- 142,740,456	- 159,740,593
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	11,560,574	- 3,145,537	- 18,692,434	- 34,751,762	- 51,165,021	- 68,087,337	- 85,469,518	- 102,877,200	- 120,284,883	- 137,692,564	- 155,100,247
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	96,755,789	73,129,870	49,113,932	24,524,669	- 1,000,220	- 28,475,437	- 59,038,177	- 94,016,821	- 131,275,812	- 169,188,327	- 207,100,842
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	108,985,513	84,959,370	60,579,742	35,706,188	10,058,446	- 17,143,651	- 46,963,567	- 81,485,103	- 118,980,045	- 157,839,813	- 196,699,581
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	120,951,673	96,525,158	71,782,613	46,602,537	20,755,715	- 6,275,140	- 35,635,231	- 69,245,436	- 106,844,681	- 146,505,761	- 186,281,615
25 Typology 7 - [Scenario 1]	528	£2,005,000	52,109,267	46,842,245	41,541,665	36,234,512	30,927,358	25,620,206	20,300,430	14,939,359	9,578,289	4,185,089	- 1,262,873
26 Typology 7 - [Scenario 2]	538	£2,005,000	54,352,660	48,980,454	43,598,522	38,184,968	32,771,416	27,357,862	21,944,308	16,484,061	11,015,216	5,533,141	- 5,232
27 Typology 7 - [Scenario 3]	550	£2,005,000	56,724,378	51,233,617	45,742,856	40,223,383	34,689,957	29,156,531	23,623,106	18,062,598	12,472,370	6,882,141	- 1,226,281
28 Typology 8 - Opt 1 [Scenario 1]	126	£180,000	18,608,721	16,971,530	15,334,339	13,697,146	12,059,955	10,422,764	8,785,573	7,137,352	5,485,783	3,834,214	- 2,182,645
29 Typology 8 - Opt 1 [Scenario 2]	127	£180,000	19,188,699	17,531,052	15,873,406	14,215,759	12,558,113	10,900,466	9,242,819	7,580,345	5,908,029	4,235,714	- 2,563,399
30 Typology 8 - Opt 1 [Scenario 3]	130	£180,000	19,945,510	18,249,248	16,552,985	14,856,723	13,160,461	11,464,198	9,767,936	8,071,674	6,361,092	4,649,710	- 2,938,329
31 Typology 8 - Opt 2 [Scenario 1]	208	£180,000	27,482,760	25,049,178	22,615,595	20,182,014	17,748,431	15,314,849	12,881,267	10,428,575	7,973,621	5,518,667	- 3,063,714
32 Typology 8 - Opt 2 [Scenario 2]	211	£180,000	28,444,602	25,970,458	23,496,313	21,022,169	18,548,025	16,073,881	13,599,736	11,115,397	8,619,360	6,123,321	- 3,627,282
33 Typology 8 - Opt 2 [Scenario 3]	217	£180,000	29,674,127	27,132,377	24,590,628	22,048,879	19,507,129	16,965,380	14,423,630	11,879,828	9,315,424	6,751,018	- 4,186,614
34 Typology 9 [Scenario 1]	605	£2,365,000	71,912,718	65,934,900	59,957,082	53,979,265	48,001,447	42,023,628	36,020,401	29,997,036	23,973,671	17,950,240	11,865,682
35 Typology 9 [Scenario 2]	617	£2,365,000	74,506,967	68,404,962	62,302,958	56,200,952	50,098,948	43,996,944	37,890,892	31,741,923	25,592,953	19,443,984	13,251,401
36 Typology 9 [Scenario 3]	630	£2,365,000	77,125,984	70,897,838	64,668,258	58,438,678	52,209,097	45,979,516	39,749,936	33,489,010	27,211,024	20,933,039	14,628,815
37 Typology 10 [Scenario 1]	200	£675,000	25,373,337	23,017,452	20,661,567	18,305,681	15,949,796	13,593,911	11,221,416	8,844,841	6,468,627	4,091,693	- 1,703,837
38 Typology 10 [Scenario 2]	205	£675,000	26,510,757	24,094,935	21,679,111	19,263,288	16,847,465	14,431,642	12,007,966	9,570,766	7,133,565	4,696,364	- 2,255,405
39 Typology 10 [Scenario 3]	209	£675,000	27,529,647	25,065,644	22,601,640	20,137,637	17,673,633	15,209,630	12,745,627	10,260,762	7,774,795	5,288,330	- 2,802,863
40 Typology 11 [Scenario 1]	1,320	£4,636,310	119,675,777	108,536,053	97,351,279	86,166,506	74,925,211	63,654,590	52,317,983	40,877,974	29,296,376	17,534,217	5,670,273
41 Typology 11 [Scenario 2]	1,346	£4,636,310	124,399,506	113,043,509	101,658,796	90,246,907	78,813,134	67,332,634	55,787,622	44,162,488	32,404,064	20,440,962	8,372,026
42 Typology 11 [Scenario 3]	1,374	£4,636,310	129,160,123	117,573,746	105,987,368	94,348,653	82,704,553	71,002,235	59,256,651	47,429,643	35,827,263	23,336,099	11,056,479
43 Typology 12 [Scenario 1]	233	£825,000	20,348,463	18,045,852	15,724,267	13,402,593	11,080,921	8,759,247	6,437,575	4,115,902	1,770,873	- 588,330	- 2,974,553
44 Typology 13 [Scenario 2]	238	£825,000	21,354,732	18,988,662	16,634,122	14,258,351	11,882,581	9,506,810	7,131,039	4,755,268	2,364,281	- 41,566	- 2,483,487
45 Typology 13 [Scenario 3]	244	£825,000	22,404,458	19,988,979	17,573,499	15,139,476	12,703,606	10,267,737	7,831,868	5,395,999	2,952,850	- 486,690	- 2,009,672
46 Typology 14 [Scenario 1]	82	£250,000	8,943,921	7,943,061	6,935,301	5,926,166	4,917,031	3,907,896	2,898,760	1,889,625	871,840	- 152,045	- 1,189,232
47 Typology 14 [Scenario 2]	84	£250,000	9,448,779	8,421,663	7,392,816	6,357,121	5,321,425	4,285,730	3,250,035	2,214,340	1,174,135	- 125,606	- 937,007
48 Typology 14 [Scenario 3]	85	£250,000	9,882,397	8,837,777	7,793,158	6,743,319	5,689,892	4,636,463	3,583,036	2,529,607	1,475,993	- 409,469	- 667,080
49 Typology 15 [Scenario 1]	108	£490,000	1,448,667	213,848	- 1,036,554	- 2,290,217	- 3,559,662	- 4,833,841	- 6,108,020	- 7,382,201	- 8,656,380	- 9,930,559	- 11,204,738
50 Typology 15 [Scenario 2]	110	£490,000	2,034,064	771,777	- 497,996	- 1,779,543	- 3,069,126	- 4,371,642	- 5,674,159	- 6,976,675	- 8,279,192	- 9,581,707	- 10,884,224
51 Typology 15 [Scenario 3]	113	£490,000	2,675,993	1,378,949	81,905	- 1,233,680	- 2,550,515	- 3,888,332	- 5,226,910	- 6,565,286	- 7,903,662	- 9,242,039	- 10,580,415
52 Typology 16 [Scenario 1]	669	£3,330,000	64,571,999	58,003,390	51,386,605	44,767,947	38,149,289	31,530,631	24,889,810	18,203,912	11,518,013	4,785,525	- 2,015,358
53 Typology 16 [Scenario 2]	681	£3,330,000	67,302,877	60,609,642	53,897,957	47,153,208	40,408,459	33,663,710	26,918,962	20,109,606	13,295,970	6,459,319	- 447,570
54 Typology 16 [Scenario 3]	695	£3,330,000	70,142,906	63,313,035	56,483,164	49,611,234	42,728,923	35,845,351	28,962,410	22,039,34			

Appendix 7 - Appraisal results (Employment and training)

NEWHAM LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

AH tenure Rented 65% SO 10% Frst Hms 25%

Incorporating infrastructure costs
 25% construction phase and 25% end user phase

£6,321,552 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 Typology 1 [Scenario 1]	570	£44,250,867	57,020,435	51,607,725	46,170,752	40,733,780	35,296,807	29,859,835	24,386,156	18,889,336	13,392,517	7,862,757	2,292,830	
2 Typology 1 [Scenario 2]	582	£44,250,867	63,658,967	57,876,508	52,094,050	46,311,591	40,503,943	34,665,618	28,827,294	22,988,969	17,092,516	11,185,445	5,250,022	
3 Typology 1 [Scenario 3]	593	£44,250,867	64,709,001	58,962,027	53,215,051	47,468,076	41,719,356	35,916,668	30,113,978	24,311,289	18,473,351	12,602,196	6,725,212	
4 Typology 2 [Scenario 1]	84	£3,123,049	3,308,301	2,449,387	1,582,263	715,138	- 154,307	- 1,034,663	- 1,918,107	- 2,813,151	- 3,708,194	- 4,603,238	- 5,498,282	
5 Typology 2 [Scenario 2]	86	£3,123,049	3,780,016	2,906,333	2,024,681	1,139,621	254,561	- 640,118	- 1,538,683	- 2,449,234	- 3,362,788	- 4,276,343	- 5,189,897	
6 Typology 2 [Scenario 3]	87	£3,123,049	4,173,188	3,288,200	2,400,633	1,504,098	607,563	- 293,381	- 1,203,595	- 2,120,747	- 3,046,144	- 3,971,540	- 4,896,937	
7 Typology 3 [Scenario 1]	184	£6,530,619	- 3,097,433	- 4,632,187	- 6,179,934	- 7,727,682	- 9,275,429	- 10,823,175	- 12,370,923	- 13,918,670	- 15,466,416	- 17,014,163	- 18,561,911	
8 Typology 3 [Scenario 2]	187	£6,530,619	- 2,286,301	- 3,836,087	- 5,411,779	- 6,987,472	- 8,563,165	- 10,138,857	- 11,714,550	- 13,290,243	- 14,865,936	- 16,441,628	- 18,017,321	
9 Typology 3 [Scenario 3]	192	£6,530,619	- 1,411,099	- 3,000,512	- 4,602,805	- 6,218,797	- 7,834,789	- 9,450,781	- 11,066,773	- 12,682,765	- 14,298,757	- 15,914,749	- 17,530,741	
10 Typology 4 [Scenario 1]	134	£5,709,677	1,925,384	756,876	- 417,913	- 1,604,250	- 2,793,217	- 3,999,407	- 5,205,597	- 6,411,788	- 7,617,979	- 8,824,170	- 10,030,369	
11 Typology 4 [Scenario 2]	137	£5,709,677	2,580,299	1,384,894	189,490	- 1,021,264	- 2,234,908	- 3,462,488	- 4,696,436	- 5,930,383	- 7,164,330	- 8,398,277	- 9,632,225	
12 Typology 4 [Scenario 3]	139	£5,709,677	3,190,322	1,975,567	760,813	- 460,867	- 1,694,157	- 2,933,186	- 4,187,099	- 5,441,012	- 6,694,926	- 7,948,839	- 9,202,753	
13 Typology 5 [Scenario 1]	875	£37,717,916	39,392,391	33,789,790	28,187,188	22,563,762	16,893,859	11,223,955	5,541,355	- 211,759	- 6,049,425	- 11,966,591	- 17,905,971	
14 Typology 5 [Scenario 2]	892	£37,717,916	42,411,056	36,696,161	30,981,264	25,266,368	19,498,573	13,714,823	7,931,072	2,087,851	- 3,835,273	- 9,837,002	- 15,888,238	
15 Typology 5 [Scenario 3]	908	£37,717,916	45,341,611	39,526,105	33,710,599	27,895,094	22,061,980	16,176,209	10,290,438	4,378,546	- 1,614,764	- 7,688,793	- 13,846,859	
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	61,200,346	47,248,295	33,060,459	18,543,882	3,531,093	- 12,416,173	- 29,279,217	- 46,578,352	- 64,446,343	- 82,822,630	- 101,216,350	
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	68,500,140	54,387,356	40,055,991	25,430,835	10,375,932	- 5,398,066	- 22,304,600	- 39,773,466	- 57,778,483	- 76,412,007	- 95,175,179	
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	75,588,115	61,322,043	46,847,545	32,114,803	17,008,967	1,340,445	- 15,433,989	- 33,070,085	- 51,208,937	- 69,999,820	- 89,107,900	
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	18,452,490	3,999,030	- 11,187,431	- 27,106,183	- 43,405,411	- 60,108,648	- 77,345,767	- 94,803,426	- 112,261,085	- 129,718,744	- 147,176,403	
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	25,950,128	11,438,377	- 3,620,140	- 19,569,511	- 36,020,526	- 52,871,555	- 70,211,848	- 88,015,461	- 105,819,880	- 123,624,299	- 141,428,718	
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	33,266,062	18,683,236	3,663,856	- 12,164,722	- 28,754,276	- 45,772,677	- 63,251,594	- 81,278,224	- 99,422,648	- 117,567,072	- 135,711,496	
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	129,799,656	105,478,697	80,831,487	55,715,693	29,916,696	3,068,968	- 25,934,764	- 58,321,741	- 95,140,337	- 134,246,590	- 174,040,893	
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	142,484,413	117,830,385	92,889,062	67,542,989	42,597,429	14,747,159	- 13,783,634	- 45,217,250	- 81,451,255	- 120,585,763	- 161,176,071	
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	154,884,070	129,913,923	104,676,471	79,075,893	52,950,100	26,050,255	- 2,129,162	- 32,915,038	- 68,084,645	- 107,138,967	- 148,335,934	
25 Typology 7 - [Scenario 1]	528	£25,349,425	59,815,397	54,785,534	49,755,672	44,719,690	39,646,156	34,572,621	29,499,086	24,425,551	19,309,320	14,179,933	9,050,544	
26 Typology 7 - [Scenario 2]	538	£25,349,425	62,162,288	57,057,240	51,952,194	46,847,147	41,716,167	36,566,556	31,416,946	26,267,334	21,097,759	15,891,287	10,684,814	
27 Typology 7 - [Scenario 3]	550	£25,349,425	64,657,145	59,466,192	54,275,238	49,084,285	43,891,148	38,654,651	33,418,154	28,181,656	22,945,159	17,653,462	12,358,979	
28 Typology 8 - Opt 1 [Scenario 1]	126	£2,275,759	20,894,113	19,228,191	17,562,268	15,896,345	14,230,422	12,564,499	10,898,576	9,232,247	7,549,943	5,867,639	4,185,336	
29 Typology 8 - Opt 1 [Scenario 2]	127	£2,275,759	21,488,193	19,807,999	18,127,805	16,447,613	14,767,419	13,087,225	11,407,032	9,726,839	8,036,627	6,339,846	4,643,066	
30 Typology 8 - Opt 1 [Scenario 3]	130	£2,275,759	22,285,884	20,574,963	18,864,043	17,153,122	15,442,201	13,731,280	12,020,358	10,309,437	8,594,830	6,866,955	5,139,082	
31 Typology 8 - Opt 2 [Scenario 1]	208	£2,275,759	30,864,468	28,457,506	26,050,545	23,643,583	21,236,621	18,829,659	16,422,697	14,015,736	11,586,956	9,156,406	6,725,856	
32 Typology 8 - Opt 2 [Scenario 2]	211	£2,275,759	31,862,155	29,426,148	26,990,141	24,554,135	22,118,127	19,682,120	17,246,113	14,810,106	12,362,238	9,902,261	7,442,285	
33 Typology 8 - Opt 2 [Scenario 3]	217	£2,275,759	33,167,215	30,677,829	28,188,443	25,699,058	23,209,672	20,720,286	18,230,900	15,741,514	13,249,666	10,755,692	8,221,718	
34 Typology 9 [Scenario 1]	605	£29,900,943	79,798,812	74,117,097	68,426,638	62,736,179	57,045,721	51,355,262	45,664,803	39,952,325	34,212,487	28,472,649	22,732,812	
35 Typology 9 [Scenario 2]	617	£29,900,943	82,490,279	76,746,437	70,966,612	65,186,789	59,406,965	53,627,141	47,847,318	42,067,494	36,239,158	30,408,909	24,578,661	
36 Typology 9 [Scenario 3]	630	£29,900,943	85,213,371	79,380,532	73,535,442	67,664,991	61,794,541	55,924,091	50,053,640	44,183,190	38,287,001	32,365,073	26,443,146	
37 Typology 10 [Scenario 1]	200	£8,534,096	28,688,200	26,353,536	24,018,870	21,684,205	19,349,540	17,014,874	14,680,209	12,328,737	9,971,187	7,613,638	5,256,087	
38 Typology 10 [Scenario 2]	205	£8,534,096	29,890,614	27,508,593	25,126,574	22,744,553	20,362,533	17,980,512	15,598,492	13,209,408	10,803,946	8,398,483	5,993,021	
39 Typology 10 [Scenario 3]	209	£8,534,096	30,957,292	28,539,489	26,121,685	23,703,882	21,286,079	18,868,277	16,450,474	14,032,670	11,593,841	9,152,152	6,710,463	
40 Typology 11 [Scenario 1]	1,320	£58,617,347	135,049,493	124,573,621	114,097,749	103,578,586	93,043,982	82,472,802	71,867,595	61,186,568	50,431,513	39,566,569	28,506,194	
41 Typology 11 [Scenario 2]	1,346	£58,617,347	139,998,470	129,332,358	118,666,246	107,992,038	97,265,655	86,538,332	75,740,112	64,901,928	53,989,399	42,966,451	31,789,340	
42 Typology 11 [Scenario 3]	1,374	£58,617,347	144,970,440	134,130,844	123,269,619	112,408,395	101,512,148	90,589,091	79,627,336	68,626,752	57,543,039	46,364,820	35,029,471	
43 Typology 12 [Scenario 1]	233	£10,430,562	23,965,789	21,601,811	19,297,833	16,985,488	14,659,357	12,333,225	10,007,094	7,680,961	5,354,830	3,008,290	651,501	
44 Typology 13 [Scenario 2]	238	£10,430,562	24,965,827	22,623,465	20,281,103	17,938,741	15,576,388	13,211,402	10,846,415	8,481,428	6,116,441	3,740,991	1,344,784	
45 Typology 13 [Scenario 3]	244	£10,430,562	26,078,396	23,693,051	21,307,704	18,922,358	16,527,394	14,118,909	11,710,424	9,301,940	6,893,455	4,484,419	2,044,088	
46 Typology 14 [Scenario 1]	82	£3,160,776	10,236,730	9,170,239	8,103,748	7,028,954	5,952,129	4,875,302	3,798,477	2,721,652	1,639,840	548,928	- 550,353	
47 Typology 14 [Scenario 2]	84	£3,160,776	10,769,773	9,682,013	8,594,253	7,503,543	6,405,197	5,306,852	4,208,507	3,110,160	2,011,815	899,143	- 216,954	
48 Typology 14 [Scenario 3]	85	£3,160,776	11,218,318	10,117,566	9,016,815	7,916,063	6,807,051	5,695,542	4,584,033	3,472,524	2,361,014	1,240,039	- 113,843	
49 Typology 15 [Scenario 1]	108	£6,195,121	3,350,861	2,062,608	774,356	- 521,738	- 1,829,646	- 3,148,169	- 4,477,813	- 5,807,456	- 7,137,098	- 8,466,742	- 9,796,385	
50 Typology 15 [Scenario 2]	110	£6,195,121	3,961,578	2,654,160	1,344,888	35,617	- 1,293,088	- 2,624,712	- 3,976,048	- 5,327,384	- 6,678,719	- 8,030,055	- 9,381,391	
51 Typology 15 [Scenario 3]	113	£6,195,121	4,632,568	3,307,076	1,970,474	633,872	- 713,453	- 2,004,448	- 3,443,356	- 4,822,901	- 6,202,445	- 7,581,990	- 8,961,534	
52 Typology 16 [Scenario 1]	669	£42,101,539	74,182,468	67,942,943	61,703,416	55,450,965	49,157,317	42,863,669	36,570,022	30,276,374	23,926,222	17,563,314	11,200,407	
53 Typology 16 [Scenario 2]	681	£42,101,539	77,032,896	70,706,418	64,379,938	58,053,461	51,689,737	45,308,086	38,926,436	32,544,785	26,135,049	19,68		

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

AH tenure Rented 65% SO 10% Frst Hms 25%

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 Typology 1 [Scenario 1]	570	£36,930,268	57,020,435	51,607,725	46,170,752	40,733,780	35,296,807	29,859,835	24,386,156	18,889,336	13,392,517	7,862,757	2,292,830
2 Typology 1 [Scenario 2]	582	£36,930,268	63,658,967	57,876,508	52,094,050	46,311,591	40,503,943	34,665,618	28,827,294	22,988,969	17,092,516	11,185,445	5,250,022
3 Typology 1 [Scenario 3]	593	£36,930,268	64,709,001	58,962,027	53,215,051	47,468,076	41,719,356	35,916,668	30,113,978	24,311,289	18,473,351	12,602,196	6,725,212
4 Typology 2 [Scenario 1]	84	£2,606,391	3,308,301	2,449,387	1,582,263	715,138	154,307	1,034,663	1,918,107	2,813,151	3,708,194	4,603,238	5,498,282
5 Typology 2 [Scenario 2]	86	£2,606,391	3,780,016	2,906,333	2,024,681	1,139,621	254,561	640,118	1,538,683	2,449,234	3,362,788	4,276,343	5,189,897
6 Typology 2 [Scenario 3]	87	£2,606,391	4,173,188	3,288,200	2,400,633	1,504,098	607,563	293,381	1,203,595	2,120,747	3,046,144	3,971,540	4,896,937
7 Typology 3 [Scenario 1]	184	£5,450,232	3,097,432	4,632,187	6,179,932	7,727,682	9,275,429	10,823,175	12,370,923	13,918,670	15,466,416	17,014,163	18,561,911
8 Typology 3 [Scenario 2]	187	£5,450,232	2,286,301	3,836,087	5,411,779	6,987,472	8,563,165	10,138,857	11,714,550	13,290,243	14,865,936	16,441,628	18,017,321
9 Typology 3 [Scenario 3]	192	£5,450,232	1,411,099	3,000,512	4,602,805	6,218,797	7,834,789	9,450,781	11,066,773	12,682,765	14,298,757	15,914,749	17,530,741
10 Typology 4 [Scenario 1]	134	£4,765,102	1,925,384	756,876	417,913	1,604,250	2,793,217	3,999,407	5,205,597	6,411,788	7,617,979	8,824,170	10,030,359
11 Typology 4 [Scenario 2]	137	£4,765,102	2,580,299	1,384,894	189,490	1,021,264	2,234,908	3,462,488	4,696,436	5,930,383	7,164,330	8,398,277	9,632,225
12 Typology 4 [Scenario 3]	139	£4,765,102	3,190,322	1,975,567	780,813	460,867	1,694,157	2,933,186	4,187,099	5,441,012	6,694,926	7,948,839	9,202,753
13 Typology 5 [Scenario 1]	875	£31,478,089	39,392,391	33,789,790	28,187,188	22,563,762	16,893,859	11,223,955	5,541,355	211,759	6,049,425	11,966,591	17,905,971
14 Typology 5 [Scenario 2]	892	£31,478,089	42,411,056	36,696,161	30,981,264	25,266,368	19,498,573	13,714,823	7,931,072	2,087,851	3,835,273	9,837,002	15,888,238
15 Typology 5 [Scenario 3]	908	£31,478,089	45,341,611	39,526,105	33,710,599	27,895,094	22,061,980	16,176,209	10,290,438	4,378,546	1,614,764	7,688,934	13,648,859
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	61,200,346	47,248,295	33,060,459	18,543,882	3,531,093	12,416,173	29,279,217	46,578,352	64,446,344	82,822,630	101,216,350
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	68,500,140	54,387,356	40,055,991	25,430,835	10,375,932	5,398,066	22,304,600	39,773,466	57,778,483	76,412,007	95,175,179
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	75,588,115	61,322,043	46,847,545	32,114,803	17,008,967	1,340,045	15,433,989	33,070,085	51,208,937	69,999,820	89,107,900
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	18,452,490	3,999,030	11,187,431	27,106,183	43,405,411	60,108,648	77,345,767	94,803,426	112,261,085	129,718,744	147,176,403
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	25,950,128	11,438,377	3,620,140	19,569,511	36,020,526	52,871,555	70,211,848	88,015,461	105,819,880	123,624,299	141,428,718
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	33,266,062	18,683,236	3,663,856	12,164,722	28,754,276	45,772,677	63,251,594	81,278,224	99,422,648	117,567,072	135,711,496
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	129,799,656	105,478,697	80,831,487	55,715,693	29,916,696	3,068,968	25,934,764	58,321,741	95,140,337	134,246,590	174,040,893
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	142,484,413	117,830,385	92,889,062	67,542,989	41,596,607	14,747,159	13,783,634	45,217,250	81,451,255	120,585,767	161,176,071
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	154,884,070	129,913,923	104,676,471	79,075,893	52,950,100	26,050,255	2,129,162	32,915,038	68,084,645	107,138,967	148,335,934
25 Typology 7 - [Scenario 1]	528	£21,155,768	59,815,397	54,785,534	49,755,672	44,719,690	39,646,156	34,572,621	29,499,086	24,425,551	19,309,320	14,179,933	9,050,544
26 Typology 7 - [Scenario 2]	538	£21,155,768	62,162,288	57,057,240	51,952,194	46,847,147	41,716,167	36,566,556	31,416,946	26,267,334	21,097,759	15,891,287	10,684,814
27 Typology 7 - [Scenario 3]	550	£21,155,768	64,657,145	59,466,192	54,275,238	49,084,285	43,891,148	38,654,651	33,418,154	28,181,656	22,945,159	17,653,462	12,358,979
28 Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	20,894,113	19,228,191	17,562,268	15,896,345	14,230,422	12,564,499	10,898,576	9,232,247	7,549,943	5,867,639	4,185,336
29 Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	21,488,193	19,807,999	18,127,805	16,447,613	14,767,419	13,087,225	11,407,032	9,726,839	8,036,627	6,339,846	4,643,066
30 Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	22,285,884	20,574,963	18,864,043	17,153,122	15,442,201	13,731,280	12,020,358	10,309,437	8,594,830	6,866,955	5,139,082
31 Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	30,864,468	28,457,506	26,050,545	23,643,583	21,236,621	18,829,659	16,422,697	14,015,736	11,586,956	9,156,406	6,725,856
32 Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	31,862,155	29,426,148	26,990,141	24,554,135	22,118,127	19,682,120	17,246,113	14,810,106	12,362,238	9,902,261	7,442,285
33 Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	33,167,215	30,677,829	28,188,443	25,699,058	23,209,672	20,720,286	18,230,908	15,741,514	13,249,668	10,753,692	8,221,718
34 Typology 9 [Scenario 1]	605	£24,954,309	79,798,812	74,117,097	68,426,638	62,736,179	57,045,721	51,355,262	45,664,803	39,952,325	34,212,487	28,472,649	22,732,812
35 Typology 9 [Scenario 2]	617	£24,954,309	82,490,279	76,746,437	70,966,612	65,186,789	59,406,965	53,627,141	47,847,318	42,067,494	36,239,158	30,408,909	24,578,661
36 Typology 9 [Scenario 3]	630	£24,954,309	85,213,371	79,380,523	73,535,442	67,684,991	61,794,541	55,924,091	50,053,640	44,183,190	38,287,001	32,365,073	26,443,146
37 Typology 10 [Scenario 1]	200	£7,122,266	28,688,200	26,353,536	24,018,870	21,684,205	19,349,540	17,014,874	14,680,209	12,328,737	9,971,187	7,613,638	5,256,087
38 Typology 10 [Scenario 2]	205	£7,122,266	29,890,614	27,508,593	25,126,574	22,744,553	20,362,533	17,980,512	15,598,492	13,209,408	10,803,946	8,398,483	5,993,021
39 Typology 10 [Scenario 3]	209	£7,122,266	30,957,292	28,539,489	26,121,685	23,703,882	21,286,079	18,868,277	16,450,474	14,032,670	11,593,841	9,152,152	6,710,463
40 Typology 11 [Scenario 1]	1,320	£48,920,043	135,049,493	124,573,621	114,097,749	103,578,586	93,062,842	82,472,802	71,867,595	61,186,568	50,341,513	39,566,569	28,506,194
41 Typology 11 [Scenario 2]	1,346	£48,920,043	139,998,470	129,332,358	118,666,246	107,992,038	97,265,655	86,538,832	75,740,112	64,901,928	53,989,393	42,966,451	31,789,340
42 Typology 11 [Scenario 3]	1,374	£48,920,043	144,970,440	134,130,844	123,269,619	112,408,395	101,512,148	90,589,091	79,627,336	68,626,572	57,543,039	46,364,820	35,029,471
43 Typology 12 [Scenario 1]	233	£8,704,992	23,905,789	21,601,811	19,297,833	16,985,488	14,659,357	12,333,225	10,007,094	7,680,961	5,354,830	3,008,290	651,501
44 Typology 13 [Scenario 2]	238	£8,704,992	24,965,827	22,623,465	20,281,103	17,938,741	15,576,388	13,214,402	10,846,415	8,481,428	6,116,441	3,740,991	1,344,784
45 Typology 13 [Scenario 3]	244	£8,704,992	26,078,396	23,693,051	21,307,704	18,922,358	16,527,394	14,118,909	11,710,424	9,301,940	6,893,455	4,484,419	2,044,088
46 Typology 14 [Scenario 1]	82	£2,637,876	10,236,730	9,170,239	8,103,748	7,028,954	5,952,129	4,875,302	3,798,477	2,721,652	1,639,940	548,928	550,353
47 Typology 14 [Scenario 2]	84	£2,637,876	10,769,773	9,682,013	8,594,253	7,503,543	6,405,197	5,306,852	4,208,507	3,110,160	2,011,815	899,143	216,954
48 Typology 14 [Scenario 3]	85	£2,637,876	11,218,318	10,117,566	9,016,815	7,916,063	6,807,051	5,695,542	4,584,033	3,472,524	2,361,014	1,240,039	113,843
49 Typology 15 [Scenario 1]	108	£5,170,237	3,350,861	2,062,808	774,356	521,738	1,829,646	3,148,169	4,477,813	5,807,456	7,137,098	8,466,742	9,796,385
50 Typology 15 [Scenario 2]	110	£5,170,237	3,961,578	2,654,160	1,344,888	35,617	1,293,088	2,624,712	3,976,048	5,327,384	6,678,719	8,000,055	9,381,391
51 Typology 15 [Scenario 3]	113	£5,170,237	4,632,568	3,307,076	1,970,474	633,872	1,153,453	2,070,448	3,443,356	4,822,901	6,202,445	7,581,990	8,961,534
52 Typology 16 [Scenario 1]	669	£35,136,512	74,182,468	67,942,963	61,703,416	55,450,965	49,157,317	42,863,669	36,570,022	30,276,374	23,926,222	17,561,314	11,200,407
53 Typology 16 [Scenario 2]	681	£35,136,512	77,032,896	70,706,418	64,379,939	58,053,461	51,689,737	45,308,086	38,926,436	32,544,785	26,135,049	19,682,957	13,230,866
54 Typology 16 [Scenario 3]	695	£35,136,512	80,010,350	73,584,012	67,157,676	60,731,338	54,297,203	47,814,530	41,331,857	34,849,183	28,366,444	21,812,006	15,257,568

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 3 (CLEARED /UNDEVELOPED SITE)

Description	No of units	BLV	AH tenure					SO 10% Frst Hms 25%					
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Typology 1 [Scenario 1]	570	£3,500,000	57,020,435	51,607,725	46,170,752	40,733,780	35,296,807	29,859,835	24,386,156	18,889,336	13,392,517	7,862,757	2,292,830
2 Typology 1 [Scenario 2]	582	£3,500,000	63,658,967	57,876,508	52,094,050	46,311,591	40,503,943	34,665,618	28,827,294	22,988,969	17,092,516	11,185,445	5,250,022
3 Typology 1 [Scenario 3]	593	£3,500,000	64,709,001	58,962,027	53,215,051	47,468,076	41,719,356	35,916,668	30,113,978	24,311,289	18,473,351	12,602,196	6,725,212
4 Typology 2 [Scenario 1]	84	£247,016	3,308,301	2,449,387	1,582,263	715,138	- 154,307	- 1,034,663	- 1,918,107	- 2,813,151	- 3,708,194	- 4,603,238	- 5,498,282
5 Typology 2 [Scenario 2]	86	£247,016	3,780,016	2,906,333	2,024,681	1,139,621	254,561	- 640,118	- 1,538,683	- 2,449,234	- 3,362,788	- 4,276,343	- 5,189,897
6 Typology 2 [Scenario 3]	87	£247,016	4,173,188	3,288,200	2,400,633	1,504,098	607,563	- 293,381	- 1,203,595	- 2,120,747	- 3,046,144	- 3,971,540	- 4,896,937
7 Typology 3 [Scenario 1]	184	£516,536	- 3,097,433	- 4,632,187	- 6,179,682	- 7,727,682	- 9,275,429	- 10,823,175	- 12,370,923	- 13,918,670	- 15,466,416	- 17,014,163	- 18,561,911
8 Typology 3 [Scenario 2]	187	£516,536	- 2,286,301	- 3,836,087	- 5,411,779	- 6,987,472	- 8,563,165	- 10,138,857	- 11,714,550	- 13,290,243	- 14,865,936	- 16,441,628	- 18,017,321
9 Typology 3 [Scenario 3]	192	£516,536	- 1,411,099	- 3,000,512	- 4,602,805	- 6,218,797	- 7,834,789	- 9,450,781	- 11,066,773	- 12,682,765	- 14,298,757	- 15,914,749	- 17,530,741
10 Typology 4 [Scenario 1]	134	£451,604	1,925,384	756,876	- 417,913	- 1,604,250	- 2,793,217	- 3,999,407	- 5,205,597	- 6,411,788	- 7,617,979	- 8,824,170	- 10,030,359
11 Typology 4 [Scenario 2]	137	£451,604	2,580,299	1,384,894	189,490	- 1,021,264	- 2,234,908	- 3,462,488	- 4,696,436	- 5,930,383	- 7,164,330	- 8,398,277	- 9,632,225
12 Typology 4 [Scenario 3]	139	£451,604	3,190,322	1,975,567	760,813	- 460,867	- 1,694,157	- 2,933,186	- 4,187,099	- 5,441,012	- 6,694,926	- 7,948,839	- 9,202,753
13 Typology 5 [Scenario 1]	875	£2,983,280	39,392,391	33,789,790	28,187,188	22,563,762	16,949,859	11,223,955	5,541,355	211,759	- 6,049,425	- 11,966,591	- 17,905,971
14 Typology 5 [Scenario 2]	892	£2,983,280	42,411,056	36,696,161	30,981,264	25,266,368	19,498,573	13,714,823	7,931,072	2,087,851	- 3,835,273	- 9,837,002	- 15,888,238
15 Typology 5 [Scenario 3]	908	£2,983,280	45,341,611	39,526,105	33,710,599	27,895,094	22,061,980	16,176,209	10,290,438	4,378,546	- 1,614,764	- 7,688,793	- 13,846,859
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	61,200,366	47,248,295	33,060,459	18,543,882	3,531,093	- 12,416,173	- 29,279,217	- 46,578,352	- 64,446,343	- 82,822,630	- 101,216,350
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	68,500,140	54,387,356	40,055,991	25,430,835	10,375,932	- 5,398,066	- 22,304,600	- 39,773,466	- 57,778,483	- 76,412,007	- 95,175,179
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	75,588,115	61,322,043	46,847,545	32,114,803	17,008,967	1,340,045	- 15,433,989	- 33,070,085	- 51,208,937	- 69,999,820	- 89,107,900
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	18,452,490	3,999,030	- 11,187,431	- 27,106,183	- 43,405,411	- 60,108,648	- 77,345,767	- 94,803,426	- 112,261,085	- 129,718,744	- 147,176,403
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	25,950,128	11,438,377	- 3,620,140	- 19,569,511	- 36,200,526	- 52,871,555	- 70,211,848	- 88,015,461	- 105,819,880	- 123,624,299	- 141,428,718
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	33,266,062	18,683,236	3,663,856	- 12,164,722	- 28,754,276	- 45,772,677	- 63,251,594	- 81,278,224	- 99,422,648	- 117,567,072	- 135,711,496
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	129,799,656	105,478,697	80,831,487	55,715,693	29,916,696	3,068,968	- 25,934,764	- 58,321,741	- 95,140,337	- 134,246,590	- 174,040,893
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	142,484,413	117,830,385	92,889,062	67,542,989	41,596,607	14,747,159	- 13,783,634	- 45,217,250	- 81,451,255	- 120,585,763	- 161,176,071
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	154,884,070	129,913,923	104,676,471	79,075,893	52,950,100	26,050,255	- 2,129,162	- 32,915,038	- 68,084,645	- 107,138,967	- 148,335,934
25 Typology 7 - [Scenario 1]	528	£2,005,000	59,815,397	54,785,534	49,755,672	44,719,690	39,646,156	34,572,621	29,499,086	24,425,551	19,309,320	14,179,933	9,050,544
26 Typology 7 - [Scenario 2]	538	£2,005,000	62,162,288	57,057,240	51,952,194	46,847,147	41,716,167	36,566,556	31,416,946	26,267,334	21,097,759	15,891,287	10,684,814
27 Typology 7 - [Scenario 3]	550	£2,005,000	64,657,145	59,466,192	54,275,238	49,084,285	43,891,148	38,654,651	33,418,154	28,181,656	22,945,159	17,653,462	12,358,979
28 Typology 8 - Opt 1 [Scenario 1]	126	£180,000	20,894,113	19,228,191	17,562,268	15,896,345	14,230,422	12,564,499	10,898,576	9,232,247	7,549,943	5,867,639	4,185,336
29 Typology 8 - Opt 1 [Scenario 2]	127	£180,000	21,488,193	19,807,999	18,127,805	16,447,613	14,767,419	13,087,225	11,407,032	9,726,839	8,036,627	6,339,846	4,643,066
30 Typology 8 - Opt 1 [Scenario 3]	130	£180,000	22,285,884	20,574,962	18,864,043	17,153,122	15,442,201	13,731,280	12,020,358	10,309,437	8,594,830	6,866,955	5,139,082
31 Typology 8 - Opt 2 [Scenario 1]	208	£180,000	30,864,468	28,457,506	26,050,545	23,643,583	21,236,621	18,829,659	16,422,697	14,015,736	11,586,956	9,156,406	6,725,856
32 Typology 8 - Opt 2 [Scenario 2]	211	£180,000	31,862,155	29,426,148	26,990,141	24,554,135	22,118,127	19,682,120	17,246,113	14,810,106	12,362,238	9,902,261	7,442,285
33 Typology 8 - Opt 2 [Scenario 3]	217	£180,000	33,167,215	30,677,829	28,188,443	25,699,058	23,209,672	20,720,286	18,230,900	15,741,514	13,249,668	10,753,692	8,221,718
34 Typology 9 [Scenario 1]	605	£2,365,000	79,798,812	74,117,097	68,426,638	62,736,179	57,045,721	51,355,262	45,664,803	39,952,325	34,212,487	28,472,649	22,732,812
35 Typology 9 [Scenario 2]	617	£2,365,000	82,490,279	76,746,437	70,966,612	65,186,789	59,406,965	53,627,141	47,847,318	42,067,494	36,239,158	30,408,909	24,578,661
36 Typology 9 [Scenario 3]	630	£2,365,000	85,213,371	79,380,523	73,535,442	67,684,991	61,794,541	55,924,091	50,053,640	44,183,190	38,287,001	32,365,073	26,443,146
37 Typology 10 [Scenario 1]	200	£675,000	28,688,200	26,353,536	24,018,870	21,684,205	19,349,540	17,014,874	14,680,209	12,328,737	9,971,187	7,613,638	5,256,087
38 Typology 10 [Scenario 2]	205	£675,000	29,890,614	27,508,593	25,126,574	22,744,553	20,362,533	17,980,512	15,598,492	13,209,408	10,804,946	8,398,483	5,993,021
39 Typology 10 [Scenario 3]	209	£675,000	30,957,292	28,539,489	26,121,685	23,703,882	21,286,079	18,868,277	16,450,474	14,032,670	11,593,841	9,152,152	6,710,463
40 Typology 11 [Scenario 1]	1,320	£4,636,310	135,049,493	124,573,621	114,097,749	103,578,586	93,043,882	82,472,802	71,867,595	61,186,568	50,431,513	39,566,569	28,506,194
41 Typology 11 [Scenario 2]	1,346	£4,636,310	139,998,470	129,332,358	118,666,246	107,992,038	97,265,655	86,538,832	75,740,112	64,901,928	53,989,393	42,966,451	31,789,340
42 Typology 11 [Scenario 3]	1,374	£4,636,310	144,970,440	134,130,844	123,269,619	112,408,395	101,512,148	90,589,091	79,627,336	68,626,752	57,543,039	46,384,220	35,029,471
43 Typology 12 [Scenario 1]	233	£825,000	23,905,789	21,601,811	19,297,833	16,985,488	14,659,357	12,333,225	10,007,094	7,680,960	5,354,830	3,008,290	651,501
44 Typology 13 [Scenario 2]	238	£825,000	24,965,827	22,623,465	20,281,103	17,938,741	15,576,388	13,214,402	10,846,415	8,481,428	6,116,441	3,740,991	1,344,784
45 Typology 13 [Scenario 3]	244	£825,000	26,078,396	23,693,051	21,307,704	18,922,358	16,527,394	14,118,909	11,710,424	9,301,940	6,893,455	4,484,419	2,044,088
46 Typology 14 [Scenario 1]	82	£250,000	10,236,730	9,170,239	8,103,748	7,028,954	5,952,129	4,875,302	3,798,477	2,721,652	1,639,940	548,928	550,353
47 Typology 14 [Scenario 2]	84	£250,000	10,769,773	9,682,013	8,594,253	7,503,543	6,405,197	5,306,852	4,208,507	3,110,160	2,011,815	899,143	216,954
48 Typology 14 [Scenario 3]	85	£250,000	11,218,318	10,117,566	9,016,815	7,916,063	6,807,051	5,695,542	4,584,033	3,472,524	2,361,014	1,240,039	113,843
49 Typology 15 [Scenario 1]	108	£490,000	3,350,861	2,062,608	774,356	- 521,738	- 1,829,646	- 3,148,169	- 4,477,813	- 5,807,456	- 7,137,098	- 8,466,742	- 9,796,385
50 Typology 15 [Scenario 2]	110	£490,000	3,961,578	2,654,160	1,344,888	- 35,617	- 1,293,088	- 2,624,717	- 3,976,048	- 5,327,384	- 6,678,719	- 8,030,055	- 9,381,391
51 Typology 15 [Scenario 3]	113	£490,000	4,632,568	3,307,076	1,970,474	633,872	- 713,453	- 2,070,448	- 3,443,356	- 4,822,901	- 6,202,445	- 7,581,990	- 8,961,534
52 Typology 16 [Scenario 1]	669	£3,330,000	74,182,668	67,942,963	61,703,416	55,450,965	49,157,317	42,863,669	36,570,022	30,276,374	23,926,222	17,581,314	11,200,407
53 Typology 16 [Scenario 2]	681	£3,330,000	77,032,896	70,706,418	64,379,939	58,053,461	51,689,737	45,308,086	38,926,436	32,544,785	26,135,049	19,682,957	13,230,866
54 Typology 16 [Scenario 3]	695	£3,330,000	80,010,350	73,584,012	67,157,672	60,731,338	54,297,203	47,814,530	41,331,857	34,849,183</			

NEWHAM LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

AH tenure Rented 65% SO 10% Frst Hms 25%

Incorporating infrastructure costs
 35% construction phase and 50% end user phase

£6,321,552 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 Typology 1 [Scenario 1]	570	£44,250,867	56,361,017	50,938,246	45,501,274	40,064,301	34,627,329	29,190,356	23,766,461	18,209,642	12,712,822	7,172,692	1,602,764
2 Typology 1 [Scenario 2]	582	£44,250,867	63,001,138	57,218,680	51,436,221	45,653,762	39,836,077	33,997,752	28,159,428	22,321,104	16,414,459	10,507,389	4,561,620
3 Typology 1 [Scenario 3]	593	£44,250,867	64,053,718	58,306,743	52,559,767	46,812,792	41,054,074	35,251,386	29,448,697	23,646,007	17,797,917	11,926,764	6,039,474
4 Typology 2 [Scenario 1]	84	£3,123,049	3,188,133	2,327,387	1,460,261	593,137	- 278,169	- 1,158,524	- 2,043,860	- 2,938,904	- 3,833,947	- 4,728,990	- 5,624,034
5 Typology 2 [Scenario 2]	86	£3,123,049	3,659,756	2,786,074	1,902,586	1,017,526	132,467	- 764,076	- 1,662,640	- 2,575,083	- 3,488,637	- 4,402,191	- 5,315,746
6 Typology 2 [Scenario 3]	87	£3,123,049	4,053,828	3,168,840	2,279,452	1,382,916	486,382	- 416,411	- 1,326,626	- 2,245,655	- 3,171,051	- 4,096,448	- 5,021,844
7 Typology 3 [Scenario 1]	184	£6,530,619	3,468,896	- 5,009,318	- 6,557,066	- 8,104,812	- 9,652,559	- 11,200,306	- 12,748,053	- 14,295,800	- 15,843,547	- 17,391,294	- 18,939,041
8 Typology 3 [Scenario 2]	187	£6,530,619	2,656,437	- 4,211,870	- 5,787,562	- 7,363,256	- 8,938,948	- 10,514,641	- 12,090,334	- 13,666,026	- 15,241,719	- 16,817,412	- 18,393,105
9 Typology 3 [Scenario 3]	192	£6,530,619	1,781,981	- 3,371,393	- 4,979,347	- 6,595,338	- 8,211,330	- 9,827,322	- 11,443,314	- 13,059,306	- 14,675,298	- 16,291,290	- 17,907,282
10 Typology 4 [Scenario 1]	134	£5,709,677	1,722,649	554,141	- 623,741	- 1,810,078	- 3,002,185	- 4,208,376	- 5,414,567	- 6,620,757	- 7,826,947	- 9,033,138	- 10,239,329
11 Typology 4 [Scenario 2]	137	£5,709,677	2,377,601	1,182,195	- 13,411	- 1,227,055	- 2,440,700	- 3,671,419	- 4,905,367	- 6,139,314	- 7,373,262	- 8,607,208	- 9,841,156
12 Typology 4 [Scenario 3]	139	£5,709,677	2,988,909	1,774,155	559,400	- 665,353	- 1,898,642	- 3,140,792	- 4,394,704	- 5,648,618	- 6,902,531	- 8,156,445	- 9,410,357
13 Typology 5 [Scenario 1]	875	£37,717,916	37,638,546	32,035,945	26,433,342	20,783,155	15,113,252	9,443,349	3,733,580	- 2,047,117	- 7,897,921	- 13,829,954	- 19,797,765
14 Typology 5 [Scenario 2]	892	£37,717,916	40,660,200	34,745,304	29,230,407	23,504,752	17,721,001	11,937,251	6,148,641	283,157	- 5,667,504	- 11,697,189	- 17,750,958
15 Typology 5 [Scenario 3]	908	£37,717,916	43,595,606	37,780,100	31,964,594	26,149,089	20,289,333	14,403,562	8,517,791	2,578,853	- 3,441,917	- 9,543,825	- 15,701,892
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	58,006,352	41,922,632	27,573,315	12,839,355	- 2,492,721	- 18,888,482	- 35,897,201	- 53,888,407	- 71,460,148	- 89,853,867	- 108,247,587
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	63,379,871	49,143,764	34,665,199	19,855,467	4,550,632	- 11,669,644	- 28,844,747	- 46,482,459	- 64,693,772	- 83,432,811	- 102,195,984
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	70,533,847	56,154,653	41,547,195	26,644,200	11,307,497	- 4,734,317	- 21,929,139	- 39,705,848	- 58,032,749	- 77,005,846	- 96,113,925
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	15,488,947	910,516	- 14,472,611	- 30,476,883	- 46,853,483	- 63,641,923	- 80,954,093	- 98,411,752	- 115,869,412	- 133,327,071	- 150,784,730
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	23,039,764	8,431,865	- 6,807,319	- 22,904,818	- 39,406,725	- 56,361,876	- 73,808,689	- 91,613,108	- 109,417,527	- 127,221,945	- 145,026,364
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	30,408,629	15,737,939	590,405	- 15,439,372	- 32,129,618	- 49,199,521	- 66,783,811	- 84,864,336	- 103,008,760	- 121,153,184	- 139,297,608
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	122,687,197	98,174,145	73,289,217	47,851,731	21,623,445	- 5,923,587	- 35,919,403	- 69,926,443	- 107,386,148	- 146,910,360	- 186,704,663
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	135,479,998	110,651,627	85,491,629	59,851,656	33,526,100	6,154,123	- 23,311,278	- 56,099,303	- 93,454,002	- 133,224,581	- 173,814,887
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	147,985,141	122,852,922	97,414,308	71,562,453	45,098,612	17,228,557	- 11,280,701	- 43,184,618	- 79,852,379	- 119,589,136	- 160,944,083
25 Typology 7 - [Scenario 1]	528	£25,349,425	59,201,191	54,171,328	49,141,466	44,096,112	39,022,578	33,949,043	28,875,508	23,801,973	18,676,228	13,546,840	8,413,215
26 Typology 7 - [Scenario 2]	538	£25,349,425	61,550,134	56,445,086	51,340,039	46,234,992	41,094,672	35,945,601	30,795,451	25,645,839	20,466,781	15,260,309	10,053,837
27 Typology 7 - [Scenario 3]	550	£25,349,425	64,045,460	58,854,507	53,663,554	48,472,601	43,270,131	38,033,634	32,797,136	27,560,639	22,317,453	17,022,700	11,728,486
28 Typology 8 - Opt 1 [Scenario 1]	126	£2,275,759	20,604,492	18,938,569	17,272,646	15,606,723	13,940,801	12,274,878	10,608,955	8,938,205	7,255,902	5,573,599	3,891,296
29 Typology 8 - Opt 1 [Scenario 2]	127	£2,275,759	21,200,588	19,520,394	17,840,201	16,160,008	14,479,814	12,799,621	11,119,427	9,439,234	7,744,634	6,047,852	4,351,072
30 Typology 8 - Opt 1 [Scenario 3]	130	£2,275,759	21,998,217	20,287,296	18,576,374	16,865,453	15,154,532	13,443,612	11,732,691	10,021,770	8,302,773	6,574,898	4,847,024
31 Typology 8 - Opt 2 [Scenario 1]	208	£2,275,759	30,423,821	28,016,859	25,609,898	23,202,936	20,795,974	18,389,012	15,982,051	13,570,135	11,139,586	8,709,036	6,278,486
32 Typology 8 - Opt 2 [Scenario 2]	211	£2,275,759	31,423,368	28,987,361	26,551,354	24,115,347	21,679,341	19,243,333	16,807,326	14,371,319	11,916,756	9,456,779	6,996,803
33 Typology 8 - Opt 2 [Scenario 3]	217	£2,275,759	32,727,241	30,237,856	27,748,470	25,259,084	22,769,698	20,280,312	17,790,926	15,301,540	12,802,980	10,289,006	7,775,032
34 Typology 9 [Scenario 1]	605	£29,900,943	78,460,053	72,769,594	67,079,135	61,388,677	55,698,218	50,007,759	44,317,300	38,584,260	32,844,424	27,104,586	21,355,446
35 Typology 9 [Scenario 2]	617	£29,900,943	81,164,782	75,400,714	69,620,890	63,841,067	58,061,243	52,281,420	46,501,596	40,703,150	34,872,902	29,042,654	23,212,406
36 Typology 9 [Scenario 3]	630	£29,900,943	83,889,177	78,056,329	72,191,403	66,320,593	60,450,143	54,579,692	48,709,242	42,838,791	36,922,089	31,000,162	25,078,234
37 Typology 10 [Scenario 1]	200	£8,534,096	28,295,953	25,961,289	23,626,623	21,291,958	18,957,293	16,622,627	14,287,962	11,930,505	9,572,955	7,215,405	4,857,855
38 Typology 10 [Scenario 2]	205	£8,534,096	29,497,851	27,115,831	24,733,810	22,351,790	19,969,769	17,587,749	15,205,729	12,810,653	10,405,190	7,999,272	5,594,265
39 Typology 10 [Scenario 3]	209	£8,534,096	30,565,323	28,147,520	25,729,717	23,311,915	20,894,111	18,476,308	16,058,505	13,637,517	11,195,892	8,754,203	6,312,515
40 Typology 11 [Scenario 1]	1,320	£58,617,347	133,257,631	122,781,759	112,293,987	101,759,384	91,224,781	80,625,842	69,999,291	59,310,517	48,524,198	37,604,277	26,513,961
41 Typology 11 [Scenario 2]	1,346	£58,617,347	138,210,247	127,544,135	116,878,022	106,176,529	95,450,146	84,695,621	73,896,903	63,030,593	52,089,505	41,037,574	29,801,152
42 Typology 11 [Scenario 3]	1,374	£58,617,347	143,206,752	132,345,528	121,484,303	110,622,650	99,699,591	88,776,533	77,787,123	66,758,460	55,654,655	44,399,080	33,074,347
43 Typology 12 [Scenario 1]	233	£10,430,562	23,598,824	21,294,846	18,990,866	16,673,840	14,347,709	12,021,576	9,695,445	7,369,313	5,043,182	2,691,886	335,097
44 Typology 13 [Scenario 1]	238	£10,430,562	24,595,160	22,316,798	19,974,436	17,630,029	15,285,042	12,900,558	10,535,068	8,170,082	5,805,994	3,424,894	1,028,687
45 Typology 13 [Scenario 3]	244	£10,430,562	25,771,208	23,385,862	21,000,516	18,615,170	16,215,518	13,807,034	11,398,549	8,990,065	6,581,580	4,167,785	1,727,455
46 Typology 14 [Scenario 1]	82	£3,160,776	9,907,443	8,840,953	7,771,468	6,694,643	5,617,817	4,540,992	3,464,166	2,387,340	1,300,528	209,516	- 894,945
47 Typology 14 [Scenario 2]	84	£3,160,776	10,440,329	9,352,570	8,264,100	7,169,073	6,070,727	4,972,381	3,874,036	2,775,691	1,672,407	59,570	- 561,709
48 Typology 14 [Scenario 3]	85	£3,160,776	10,889,880	9,789,129	8,688,377	7,585,112	6,473,602	5,362,093	4,250,584	3,139,075	2,027,565	901,502	- 228,123
49 Typology 15 [Scenario 1]	108	£6,195,121	3,177,978	1,889,725	601,473	- 697,258	- 2,005,167	- 3,326,368	- 4,656,011	- 5,985,654	- 7,315,298	- 8,644,940	- 9,974,584
50 Typology 15 [Scenario 2]	110	£6,195,121	3,791,047	2,481,776	1,172,504	- 138,853	- 1,468,102	- 2,802,397	- 4,153,733	- 5,505,069	- 6,856,404	- 8,207,740	- 9,559,076
51 Typology 15 [Scenario 3]	113	£6,195,121	4,462,285	3,134,195	1,797,593	- 460,990	- 888,971	- 2,245,967	- 3,621,553	- 5,001,098	- 6,380,643	- 7,760,187	- 9,139,732
52 Typology 16 [Scenario 1]	669	£42,101,539	73,416,480	67,176,953	60,937,428	54,673,288	48,379,640	42,085,992	35,792,345	29,498,698	23,136,680	16,773,772	10,403,545
53 Typology 16 [Scenario 2]	681	£42,101,539	76,270,213	69,943,734	63,617,256	57,290,777	50,915,416	44,533,765	38,152,114	31,770,464	25,348,913	18,886,822	

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£5,275,753 AH tenure Rented 65% SO 10% Frst Hms 25%

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 Typology 1 [Scenario 1]	570	£36,930,268	56,361,017	50,938,246	45,501,274	40,064,301	34,627,329	29,190,356	23,706,461	18,209,642	12,712,822	7,172,962	1,602,764											
2 Typology 1 [Scenario 2]	582	£36,930,268	63,001,138	57,218,680	51,436,221	45,653,762	39,836,077	33,997,752	28,159,428	22,321,104	16,414,459	10,507,389	4,561,620											
3 Typology 1 [Scenario 3]	593	£36,930,268	64,053,718	58,306,743	52,559,767	46,812,792	41,054,074	35,251,386	29,448,697	23,646,007	17,797,917	11,926,764	6,039,474											
4 Typology 2 [Scenario 1]	84	£2,606,391	3,188,133	2,327,387	1,460,261	593,137	-	278,169	-	1,158,524	-	2,043,860	-	2,938,904	-	3,833,947	-	4,728,990	-	5,624,034				
5 Typology 2 [Scenario 2]	86	£2,606,391	3,659,756	2,786,074	1,902,586	1,017,526	-	132,467	-	764,076	-	1,662,640	-	2,575,083	-	3,488,637	-	4,402,191	-	5,315,746				
6 Typology 2 [Scenario 3]	87	£2,606,391	4,053,828	3,168,840	2,279,452	1,382,916	-	486,382	-	416,411	-	1,326,626	-	2,245,655	-	3,171,051	-	4,096,448	-	5,021,844				
7 Typology 3 [Scenario 1]	184	£5,450,232	-	3,468,896	-	5,009,318	-	6,557,062	-	8,104,812	-	9,652,559	-	11,200,306	-	12,748,053	-	14,295,800	-	15,843,547	-	17,391,294	-	18,939,041
8 Typology 3 [Scenario 2]	187	£5,450,232	-	2,656,437	-	4,211,870	-	5,787,562	-	7,363,256	-	8,938,948	-	10,514,641	-	12,090,334	-	13,666,026	-	15,241,719	-	16,817,412	-	18,393,105
9 Typology 3 [Scenario 3]	192	£5,450,232	-	1,781,981	-	3,371,393	-	4,979,347	-	6,595,338	-	8,211,330	-	9,827,322	-	11,443,314	-	13,059,306	-	14,675,298	-	16,291,290	-	17,907,282
10 Typology 4 [Scenario 1]	134	£4,765,102	-	1,722,649	-	554,141	-	623,741	-	1,810,078	-	3,002,185	-	4,208,376	-	5,414,567	-	6,620,757	-	7,826,947	-	9,033,138	-	10,239,329
11 Typology 4 [Scenario 2]	137	£4,765,102	-	2,377,601	-	1,182,195	-	13,411	-	1,227,055	-	2,440,700	-	3,671,419	-	4,905,367	-	6,139,314	-	7,373,262	-	8,607,208	-	9,841,156
12 Typology 4 [Scenario 3]	139	£4,765,102	-	2,988,909	-	1,774,155	-	559,400	-	665,353	-	1,898,642	-	3,140,792	-	4,394,704	-	5,648,618	-	6,902,531	-	8,156,445	-	9,410,357
13 Typology 5 [Scenario 1]	875	£31,478,089	37,638,546	32,035,945	26,433,342	20,783,155	15,113,252	9,443,349	3,733,580	-	2,047,117	-	7,897,921	-	13,829,954	-	19,797,765	-	25,766,576	-	31,735,387	-	37,704,198	
14 Typology 5 [Scenario 2]	892	£31,478,089	40,660,200	34,945,304	29,230,407	23,504,752	17,721,001	11,937,251	6,148,641	-	283,157	-	5,667,504	-	11,697,189	-	17,750,958	-	23,809,769	-	29,868,580	-	35,937,391	
15 Typology 5 [Scenario 3]	908	£31,478,089	43,595,606	37,780,100	31,964,594	26,149,089	20,329,333	14,403,562	8,517,791	-	2,578,853	-	3,441,917	-	9,543,825	-	15,701,892	-	21,869,763	-	28,037,634	-	34,215,505	
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	56,006,352	41,922,632	27,573,314	12,839,355	-	2,492,721	-	18,888,482	-	35,897,201	-	53,388,407	-	71,460,148	-	89,853,867	-	108,247,587				
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	63,379,871	49,143,764	34,665,199	19,855,467	-	4,550,632	-	11,669,464	-	28,844,747	-	46,482,459	-	64,693,772	-	83,432,811	-	102,195,984				
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	70,533,847	56,154,653	41,547,195	26,644,320	-	11,307,497	-	4,734,317	-	21,929,139	-	39,705,808	-	58,032,749	-	77,005,846	-	96,113,925				
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	15,488,947	910,516	-	14,472,611	-	30,476,883	-	46,853,483	-	63,641,923	-	80,954,093	-	98,411,752	-	115,869,412	-	133,327,071	-	150,784,730		
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	23,039,764	8,431,865	-	6,807,319	-	22,904,818	-	39,406,725	-	56,361,876	-	73,808,689	-	91,613,108	-	109,417,527	-	127,221,945	-	145,026,364		
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	30,408,629	15,737,939	-	590,405	-	15,439,372	-	32,129,618	-	49,199,521	-	66,783,811	-	84,864,336	-	103,008,760	-	121,153,184	-	139,297,608		
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	122,687,197	98,174,145	73,289,217	47,851,731	21,623,445	-	5,923,587	-	35,919,403	-	69,926,443	-	107,386,148	-	146,910,360	-	186,704,663					
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	135,479,998	110,651,627	85,491,629	59,851,656	33,526,100	6,154,123	-	23,311,278	-	56,099,303	-	93,454,002	-	133,224,581	-	173,814,887						
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	147,985,141	122,852,922	97,414,308	71,562,453	45,098,612	17,728,557	-	11,280,701	-	43,184,618	-	79,852,379	-	119,589,136	-	160,944,083						
25 Typology 7 - [Scenario 1]	528	£21,155,768	59,201,191	54,171,328	49,141,466	44,096,112	39,022,578	33,949,043	28,875,508	23,801,973	18,676,228	13,546,840	8,413,215											
26 Typology 7 - [Scenario 2]	538	£21,155,768	61,550,134	56,445,086	51,340,039	46,234,992	41,094,672	35,945,061	30,795,451	25,645,839	20,466,781	15,260,309	10,053,837											
27 Typology 7 - [Scenario 3]	550	£21,155,768	64,045,460	58,954,507	53,863,554	48,772,601	43,270,131	38,033,634	32,797,136	27,560,639	22,317,453	17,022,970	11,728,486											
28 Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	20,604,492	17,272,646	14,938,569	12,722,554	10,506,723	8,340,801	6,274,878	4,208,955	2,153,296	573,599	3,891,296											
29 Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	21,200,588	19,520,394	17,840,201	16,160,008	14,479,814	12,799,621	11,119,427	9,439,234	7,744,634	6,047,852	4,351,072											
30 Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	21,998,217	20,287,296	18,576,374	16,865,453	15,154,532	13,443,612	11,732,691	10,021,770	8,302,773	6,574,898	4,847,024											
31 Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	30,423,821	28,016,859	25,609,898	23,202,936	20,795,974	18,389,012	15,982,051	13,570,135	11,139,586	8,709,036	6,278,486											
32 Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	31,423,368	28,987,361	26,551,354	24,115,347	21,679,341	19,243,333	16,807,326	14,371,319	11,916,756	9,456,779	6,996,803											
33 Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	32,727,241	30,237,856	27,742,470	25,259,084	22,769,698	20,280,312	17,790,926	15,301,540	12,802,980	10,299,006	7,775,032											
34 Typology 9 [Scenario 1]	605	£24,954,309	78,460,053	72,769,594	67,079,135	61,388,677	55,698,218	50,007,759	44,317,300	38,584,260	32,844,424	27,104,586	21,355,446											
35 Typology 9 [Scenario 2]	617	£24,954,309	81,164,782	75,400,714	69,620,890	63,841,067	58,061,243	52,281,420	46,501,596	40,703,150	34,872,902	29,042,654	23,212,406											
36 Typology 9 [Scenario 3]	630	£24,954,309	83,889,177	78,056,329	72,191,043	66,320,593	60,504,143	54,579,692	48,709,242	42,838,791	36,922,089	31,000,162	25,078,234											
37 Typology 10 [Scenario 1]	200	£7,122,266	28,295,953	25,961,289	23,626,623	21,291,958	18,957,293	16,627,627	14,287,962	11,930,505	9,572,955	7,215,405	4,857,855											
38 Typology 10 [Scenario 2]	205	£7,122,266	29,497,851	27,115,831	24,733,810	22,351,790	19,969,769	17,587,749	15,205,729	12,810,653	10,405,950	7,999,727	5,594,265											
39 Typology 10 [Scenario 3]	209	£7,122,266	30,565,323	28,147,520	25,729,717	23,311,915	20,894,111	18,476,308	16,058,505	13,637,581	11,195,892	8,754,203	6,312,515											
40 Typology 11 [Scenario 1]	1,320	£48,920,043	133,257,631	122,781,759	112,293,987	101,759,384	91,224,781	80,625,842	69,999,291	59,310,517	48,524,198	37,604,277	26,513,961											
41 Typology 11 [Scenario 2]	1,346	£48,920,043	138,210,247	127,544,135	116,878,022	106,176,529	95,450,146	84,695,621	73,896,903	63,030,593	52,089,505	41,037,574	29,801,152											
42 Typology 11 [Scenario 3]	1,374	£48,920,043	143,206,752	132,345,528	121,484,303	110,622,650	99,699,591	88,776,333	77,787,123	66,758,460	55,654,655	44,439,080	33,074,347											
43 Typology 12 [Scenario 1]	233	£8,704,992	23,598,824	21,294,846	18,990,868	16,673,840	14,347,709	12,021,576	9,695,445	7,369,313	5,043,182	2,691,886	335,097											
44 Typology 13 [Scenario 2]	238	£8,704,992	24,659,160	22,316,798	19,974,436	17,630,029	15,265,042	12,900,055	10,535,068	8,170,082	5,805,094	3,424,894	1,028,687											
45 Typology 13 [Scenario 3]	244	£8,704,992	25,717,208	23,385,862	21,000,516	18,615,110	16,215,518	13,807,034	11,398,549	8,990,065	6,581,580	4,167,785	1,727,455											
46 Typology 14 [Scenario 1]	82	£2,637,876	9,907,443	8,840,953	7,771,468	6,694,643	5,617,817	4,540,992	3,464,166	2,387,340	1,300,528	209,516	894,945											
47 Typology 14 [Scenario 2]	84	£2,637,876	10,440,329	9,352,570	8,264,810	7,169,073	6,070,727	4,972,381	3,874,036	2,775,691	1,672,407	559,570	-											
48 Typology 14 [Scenario 3]	85	£2,637,876	10,889,880	9,789,129	8,688,377	7,585,112	6,473,602	5,362,093	4,250,584	3,139,075	2,027,565	901,502	-											
49 Typology 15 [Scenario 1]	108	£5,170,237	3,177,978	1,889,725	601,473	-	697,258	-	2,005,167	-	4,856,011	-												

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 3 (CLEARED /UNDEVELOPED SITE)

AH tenure Rented 65% SO 10% Frst Hms 25%

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 Typology 1 [Scenario 1]	570	£3,500,000	56,361,017	50,938,246	45,501,274	40,064,301	34,627,329	29,190,356	23,706,461	18,209,642	12,712,822	7,172,692	1,602,764	
2 Typology 1 [Scenario 2]	582	£3,500,000	63,001,138	57,218,680	51,436,221	45,653,762	39,871,303	34,088,844	28,306,385	22,523,926	16,741,467	10,959,008	5,176,549	
3 Typology 1 [Scenario 3]	593	£3,500,000	64,053,718	58,306,743	52,559,767	46,812,792	41,054,074	35,251,386	29,448,697	23,646,007	17,797,917	11,926,764	6,039,474	
4 Typology 2 [Scenario 1]	84	£247,016	3,188,133	2,327,387	1,460,261	593,137	- 278,169	- 1,158,524	- 2,043,660	- 2,938,904	- 3,833,947	- 4,728,990	- 5,624,034	
5 Typology 2 [Scenario 2]	86	£247,016	3,659,756	2,786,074	1,902,586	1,017,526	132,467	- 764,076	- 1,662,640	- 2,575,083	- 3,488,637	- 4,402,191	- 5,315,746	
6 Typology 2 [Scenario 3]	87	£247,016	4,053,828	3,168,840	2,279,452	1,382,916	486,382	- 416,411	- 1,326,626	- 2,245,655	- 3,171,051	- 4,096,448	- 5,021,844	
7 Typology 3 [Scenario 1]	184	£516,536	- 3,468,896	- 5,009,318	- 6,557,066	- 8,104,812	- 9,652,559	- 11,200,306	- 12,748,053	- 14,295,800	- 15,843,547	- 17,391,294	- 18,939,041	
8 Typology 3 [Scenario 2]	187	£516,536	- 2,656,437	- 4,211,870	- 5,787,562	- 7,363,256	- 8,938,948	- 10,514,641	- 12,090,334	- 13,666,026	- 15,241,719	- 16,817,412	- 18,393,105	
9 Typology 3 [Scenario 3]	192	£516,536	- 1,781,981	- 3,371,393	- 4,979,347	- 6,595,338	- 8,211,330	- 9,827,322	- 11,443,314	- 13,059,306	- 14,675,298	- 16,291,290	- 17,907,282	
10 Typology 4 [Scenario 1]	134	£451,604	1,722,649	554,141	- 623,741	- 1,810,078	- 3,002,185	- 4,208,376	- 5,414,567	- 6,620,757	- 7,826,947	- 9,033,138	- 10,239,329	
11 Typology 4 [Scenario 2]	137	£451,604	2,377,601	1,182,195	- 13,411	- 1,227,055	- 2,440,700	- 3,671,419	- 4,905,367	- 6,139,314	- 7,373,262	- 8,607,208	- 9,841,156	
12 Typology 4 [Scenario 3]	139	£451,604	2,988,909	1,774,155	559,400	- 665,353	- 1,898,642	- 3,140,792	- 4,394,704	- 5,648,618	- 6,902,531	- 8,156,445	- 9,410,357	
13 Typology 5 [Scenario 1]	875	£2,983,280	37,638,546	32,035,945	26,433,342	20,783,155	15,113,252	9,443,349	3,733,580	- 2,047,117	- 7,897,921	- 13,829,954	- 19,797,765	
14 Typology 5 [Scenario 2]	892	£2,983,280	40,660,200	34,945,304	29,230,407	23,504,752	17,721,001	11,937,251	6,148,641	283,157	- 5,667,504	- 11,697,189	- 17,750,958	
15 Typology 5 [Scenario 3]	908	£2,983,280	43,595,606	37,780,100	31,964,594	26,149,089	20,289,333	14,403,562	8,517,791	2,578,853	- 3,441,917	- 9,543,825	- 15,701,892	
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	56,006,352	41,922,632	27,573,315	12,839,355	- 2,492,721	- 18,888,482	- 35,897,201	- 53,388,407	- 71,460,148	- 89,553,867	- 108,247,587	
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	63,379,871	49,143,764	34,665,199	19,855,467	4,550,632	- 11,669,464	- 28,844,747	- 46,482,459	- 64,693,772	- 83,432,811	- 102,195,984	
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	70,533,847	56,154,653	41,547,195	26,644,320	11,307,497	- 4,734,317	- 21,929,139	- 39,705,808	- 58,032,749	- 77,005,846	- 96,113,925	
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	15,488,947	910,516	- 14,472,611	- 30,476,883	- 46,853,483	- 63,641,923	- 80,954,093	- 98,411,752	- 115,869,412	- 133,327,071	- 150,784,730	
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	23,039,764	8,431,865	- 6,807,319	- 22,904,818	- 39,406,725	- 56,361,876	- 73,808,689	- 91,613,108	- 109,417,527	- 127,221,945	- 145,026,364	
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	30,408,629	15,737,939	590,405	- 15,439,372	- 32,129,618	- 49,199,521	- 66,783,811	- 84,864,336	- 103,008,760	- 121,153,184	- 139,297,608	
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	122,687,197	98,174,145	73,289,217	47,851,731	21,623,445	5,923,587	35,919,403	69,926,443	107,386,148	146,910,360	186,704,663	
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	135,479,998	110,651,627	85,491,629	59,851,656	33,526,100	6,154,123	23,311,278	56,099,303	93,454,002	133,224,581	173,814,887	
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	147,985,141	122,852,922	97,414,308	71,562,453	45,098,612	17,228,557	11,280,701	43,184,618	79,852,379	119,559,136	160,944,083	
25 Typology 7 - [Scenario 1]	528	£2,005,000	59,201,191	54,171,328	49,141,466	44,096,112	39,022,578	33,949,043	28,875,508	23,801,973	18,676,228	13,546,840	8,413,215	
26 Typology 7 - [Scenario 2]	538	£2,005,000	61,550,134	56,445,086	51,340,039	46,234,992	41,094,672	35,945,061	30,795,451	25,645,839	20,466,781	15,260,309	10,053,837	
27 Typology 7 - [Scenario 3]	550	£2,005,000	64,045,460	58,954,507	53,863,554	48,772,601	43,270,131	38,033,634	32,797,136	27,560,639	22,317,453	17,022,970	11,728,486	
28 Typology 8 - Opt 1 [Scenario 1]	126	£180,000	20,604,492	18,938,569	17,272,646	15,606,723	13,940,801	12,274,878	10,608,955	8,938,205	7,255,902	5,573,599	3,891,296	
29 Typology 8 - Opt 1 [Scenario 2]	127	£180,000	21,200,588	19,520,394	17,840,201	16,160,008	14,479,814	12,799,621	11,119,427	9,439,234	7,744,634	6,047,852	4,351,072	
30 Typology 8 - Opt 1 [Scenario 3]	130	£180,000	21,998,217	20,287,296	18,576,374	16,865,453	15,154,532	13,443,612	11,732,691	10,021,770	8,302,773	6,574,898	4,847,024	
31 Typology 8 - Opt 2 [Scenario 1]	208	£180,000	30,423,821	28,016,859	25,609,898	23,202,936	20,795,974	18,389,012	15,982,051	13,570,135	11,139,586	8,709,036	6,278,486	
32 Typology 8 - Opt 2 [Scenario 2]	211	£180,000	31,423,368	28,987,361	26,551,354	24,115,347	21,679,341	19,243,333	16,807,326	14,371,319	11,916,756	9,456,779	6,996,803	
33 Typology 8 - Opt 2 [Scenario 3]	217	£180,000	32,727,241	30,237,856	27,748,470	25,259,084	22,769,698	20,280,312	17,790,926	15,301,540	12,802,980	10,299,006	7,775,032	
34 Typology 9 [Scenario 1]	605	£2,365,000	78,460,053	72,769,594	67,079,135	61,388,677	55,698,218	50,007,759	44,317,300	38,584,260	32,844,424	27,104,586	21,355,446	
35 Typology 9 [Scenario 2]	617	£2,365,000	81,164,782	75,400,714	69,620,890	63,841,067	58,061,243	52,281,420	46,501,596	40,703,150	34,872,902	29,045,624	23,212,406	
36 Typology 9 [Scenario 3]	630	£2,365,000	83,889,177	78,056,329	72,191,043	66,320,593	60,450,143	54,579,692	48,709,242	42,838,791	36,922,089	31,000,162	25,078,234	
37 Typology 10 [Scenario 1]	200	£675,000	28,295,953	25,961,289	23,626,623	21,291,958	18,957,293	16,627,627	14,287,962	11,930,505	9,572,955	7,215,405	4,857,855	
38 Typology 10 [Scenario 2]	205	£675,000	29,497,851	27,115,831	24,733,810	22,351,790	19,969,769	17,587,749	15,205,729	12,810,653	10,405,190	7,999,727	5,594,265	
39 Typology 10 [Scenario 3]	209	£675,000	30,565,323	28,147,520	25,729,717	23,311,915	20,894,111	18,476,308	16,058,505	13,637,581	11,195,892	8,754,203	6,312,515	
40 Typology 11 [Scenario 1]	1,320	£4,636,310	133,257,631	122,781,759	112,293,987	101,759,384	91,224,781	80,625,842	69,999,291	59,310,517	48,524,198	37,604,277	26,513,961	
41 Typology 11 [Scenario 2]	1,346	£4,636,310	138,210,247	127,544,135	116,878,022	106,176,529	95,450,146	84,695,621	73,896,903	63,030,593	52,089,505	41,037,574	29,801,152	
42 Typology 11 [Scenario 3]	1,374	£4,636,310	143,206,752	132,345,528	121,484,303	110,622,650	99,699,591	88,776,533	77,787,123	66,758,460	55,654,655	44,439,080	33,074,347	
43 Typology 12 [Scenario 1]	233	£825,000	23,598,824	21,294,846	18,990,868	16,673,840	14,347,709	12,021,576	9,695,445	7,369,313	5,043,182	2,691,886	335,097	
44 Typology 13 [Scenario 2]	238	£825,000	24,659,160	22,316,798	19,974,436	17,630,029	15,285,042	12,900,055	10,535,068	8,170,082	5,805,994	3,424,894	1,028,687	
45 Typology 13 [Scenario 3]	244	£825,000	25,771,208	23,385,862	21,000,516	18,615,170	16,215,518	13,807,034	11,398,549	8,990,065	6,581,580	4,167,785	1,727,455	
46 Typology 14 [Scenario 1]	82	£250,000	9,907,443	8,840,953	7,771,468	6,694,643	5,617,817	4,540,992	3,464,166	2,387,340	1,300,528	209,516	894,945	
47 Typology 14 [Scenario 2]	84	£250,000	10,440,329	9,352,570	8,264,810	7,169,073	6,070,727	4,972,381	3,874,036	2,775,691	1,672,407	559,570	561,709	
48 Typology 14 [Scenario 3]	85	£250,000	10,889,880	9,789,129	8,688,377	7,585,112	6,473,602	5,362,093	4,250,584	3,139,075	2,027,565	901,502	228,123	
49 Typology 15 [Scenario 1]	108	£490,000	3,177,978	1,889,725	601,473	- 697,258	- 2,005,167	- 3,326,368	- 4,656,011	- 5,985,654	- 7,315,298	- 8,644,940	- 9,974,584	
50 Typology 15 [Scenario 2]	110	£490,000	3,791,047	2,481,776	1,172,504	- 138,853	- 1,468,102	- 2,802,397	- 4,153,733	- 5,505,069	- 6,856,404	- 8,207,740	- 9,559,076	
51 Typology 15 [Scenario 3]	113	£490,000	4,462,285	3,134,195	1,797,593	460,990	- 888,971	- 2,245,967	- 3,621,553	- 5,001,098	- 6,380,643	- 7,760,187	- 9,139,732	
52 Typology 16 [Scenario 1]	669	£3,330,000	73,416,480	67,176,953	60,937,428	54,673,288	48,379,640	42,085,992	35,792,345	29,498,698	23,136,680	16,773,172	10,403,545	
53 Typology 16 [Scenario 2]	681	£3,330,000	76,270,213	69,943,734	63,617,256	57,290,777	50,915,416	44,533,765	38,152,114	31,770,464	25,348,913	18,896,822	12,444,730	
54 Typology 16 [Scenario 3]	695	£3,330,000	79,249,486	72,823,149	66,396,811	59,970,474	53,524,730	47,042,057	40,559,383					

Appendix 8 - Appraisal results (Climate change)

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

AH tenure Rented 65% SO 10% Frst Hms 25%

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 Typology 1 [Scenario 1]	570	£36,930,268	54,283,920	48,846,947	43,409,974	37,973,002	32,536,029	27,080,072	21,583,252	16,086,433	10,587,014	5,017,086	-	561,277	
2 Typology 1 [Scenario 2]	582	£36,930,268	60,740,051	54,957,593	49,175,134	43,378,814	37,540,489	31,702,165	25,863,841	19,990,917	14,083,846	8,176,774	-	2,195,445	
3 Typology 1 [Scenario 3]	593	£36,930,268	61,874,549	56,127,573	50,380,598	44,633,623	38,841,656	33,038,966	27,236,277	21,422,895	15,551,741	9,680,587	-	3,759,024	
4 Typology 2 [Scenario 1]	84	£2,606,391	2,424,850	1,557,724	690,600	-	179,219	-	1,059,575	-	1,942,145	-	2,837,189	-	3,732,232
5 Typology 2 [Scenario 2]	86	£2,606,391	2,901,373	2,017,691	1,132,632	247,572	-	647,214	-	1,545,779	-	2,455,159	-	3,368,713	-
6 Typology 2 [Scenario 3]	87	£2,606,391	3,298,265	2,408,896	1,512,360	615,826	-	284,993	-	1,195,207	-	2,110,937	-	3,036,334	-
7 Typology 3 [Scenario 1]	184	£5,450,232	-	4,945,742	-	4,493,489	-	8,041,235	-	9,588,983	-	11,136,730	-	12,684,476	-
8 Typology 3 [Scenario 2]	187	£5,450,232	-	4,116,924	-	5,692,616	-	7,268,309	-	8,844,001	-	10,419,695	-	11,995,387	-
9 Typology 3 [Scenario 3]	192	£5,450,232	-	3,242,371	-	4,846,027	-	6,462,019	-	8,078,011	-	9,694,003	-	11,309,995	-
10 Typology 4 [Scenario 1]	134	£4,765,102	807,003	-	367,021	-	1,553,358	-	2,739,797	-	3,945,996	-	5,152,177	-	6,358,368
11 Typology 4 [Scenario 2]	137	£4,765,102	1,462,068	266,664	-	942,912	-	2,156,557	-	3,381,155	-	4,615,103	-	5,849,050	-
12 Typology 4 [Scenario 3]	139	£4,765,102	2,077,388	862,633	-	357,494	-	1,590,783	-	2,826,428	-	4,080,341	-	5,334,254	-
13 Typology 5 [Scenario 1]	875	£31,478,089	35,946,729	30,344,128	24,735,429	19,065,525	13,395,622	7,725,719	1,989,742	-	3,817,564	-	9,695,381	-	15,627,414
14 Typology 5 [Scenario 2]	892	£31,478,089	38,975,200	33,260,304	27,545,408	21,794,042	16,010,291	10,226,541	4,411,829	-	1,475,836	-	7,436,170	-	13,487,406
15 Typology 5 [Scenario 3]	908	£31,478,089	41,921,672	36,106,166	30,290,661	24,475,155	18,589,588	12,704,087	6,818,317	-	853,447	-	5,193,649	-	11,322,286
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	49,648,729	35,500,389	21,033,821	6,119,253	-	9,614,354	-	26,339,930	-	43,542,753	-	61,229,041	-
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	57,068,946	42,778,241	28,204,812	13,245,857	-	2,340,669	-	19,044,704	-	36,397,008	-	54,246,615	-
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	64,270,965	49,837,422	35,157,215	20,127,744	-	4,597,868	-	11,887,770	-	29,385,943	-	47,354,580	-
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	6,937,850	-	8,057,557	-	23,863,847	-	40,042,223	-	56,631,443	-	73,659,073	-	91,116,732
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	14,638,833	-	247,443	-	15,994,874	-	32,362,754	-	49,091,017	-	66,270,119	-	83,957,317
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	22,124,392	-	7,223,852	-	8,367,998	-	24,822,804	-	41,682,280	-	59,006,453	-	76,853,411
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	114,778,426	90,352,978	65,538,141	40,165,180	13,952,825	-	13,816,013	-	44,250,597	-	79,243,608	-	117,213,667
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	127,539,427	102,805,097	77,722,885	52,163,339	25,872,911	-	1,570,547	-	31,392,101	-	65,113,393	-	103,075,521
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	140,026,616	114,980,513	89,628,581	63,848,892	37,450,743	-	10,081,007	-	19,191,480	-	51,705,588	-	89,276,944
25 Typology 7 - [Scenario 1]	528	£21,155,768	57,747,919	52,718,056	47,688,194	42,620,666	37,547,132	32,473,597	27,400,062	22,307,657	17,178,269	12,048,881	-	6,892,399	
26 Typology 7 - [Scenario 2]	538	£21,155,768	60,101,716	54,996,669	49,891,622	44,773,765	39,624,154	34,474,543	29,324,933	24,175,321	18,973,826	13,767,354	-	8,556,850	
27 Typology 7 - [Scenario 3]	550	£21,155,768	62,598,157	57,407,204	52,216,250	47,025,297	41,800,743	36,564,245	31,327,748	26,091,251	20,825,645	15,531,162	-	10,236,678	
28 Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	20,212,055	18,546,127	16,880,204	15,214,281	13,548,358	11,882,436	10,216,513	8,539,775	6,857,472	5,175,169	-	3,492,866	
29 Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	20,813,272	19,133,078	17,452,886	15,772,692	14,092,498	12,412,305	10,732,111	9,048,189	7,351,408	5,654,628	-	3,957,847	
30 Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	21,610,741	19,899,819	18,188,898	16,477,977	14,767,056	13,056,135	11,345,215	9,634,294	7,909,384	6,181,511	-	4,453,636	
31 Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	29,838,509	27,431,548	25,024,586	22,617,624	20,210,662	17,803,701	15,396,739	12,975,893	10,545,343	8,114,794	-	5,684,244	
32 Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	30,842,783	28,406,777	25,970,769	23,544,762	21,098,755	18,662,748	16,226,741	13,787,289	11,327,313	8,867,336	-	6,407,359	
33 Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	32,143,641	29,654,255	27,164,869	24,675,483	22,186,097	19,696,711	17,207,325	14,717,939	12,210,475	9,696,501	-	7,182,527	
34 Typology 9 [Scenario 1]	605	£24,954,309	77,258,672	71,568,213	65,877,755	60,187,295	54,496,837	48,806,378	43,104,386	37,364,548	31,624,712	25,884,874	-	20,117,124	
35 Typology 9 [Scenario 2]	617	£24,954,309	79,983,370	74,203,546	68,423,722	62,643,899	56,864,075	51,084,252	45,304,428	39,487,716	33,657,468	27,827,220	-	21,992,599	
36 Typology 9 [Scenario 3]	630	£24,954,309	82,713,087	76,867,458	70,997,008	65,126,557	59,256,106	53,385,656	47,515,205	41,631,762	35,709,833	29,787,906	-	23,865,979	
37 Typology 10 [Scenario 1]	200	£7,122,266	27,689,503	25,354,837	23,020,172	20,685,507	18,350,841	16,016,176	13,672,351	11,314,801	8,957,251	6,599,701	-	4,242,151	
38 Typology 10 [Scenario 2]	205	£7,122,266	28,890,088	26,508,067	24,126,047	21,744,027	19,362,006	16,979,986	14,597,965	12,193,616	9,788,154	7,382,691	-	4,977,229	
39 Typology 10 [Scenario 3]	209	£7,122,266	29,959,581	27,541,778	25,123,975	22,706,172	20,288,369	17,870,566	15,452,763	13,022,596	10,580,907	8,139,218	-	5,697,530	
40 Typology 11 [Scenario 1]	1,320	£48,920,043	130,583,384	120,107,513	109,610,269	99,075,665	88,532,492	77,927,285	67,280,447	56,565,856	45,748,101	34,791,045	-	23,657,803	
41 Typology 11 [Scenario 2]	1,346	£48,920,043	135,543,696	124,877,584	114,211,471	103,500,537	92,774,154	82,004,836	71,202,888	60,319,581	49,352,751	38,245,326	-	26,953,225	
42 Typology 11 [Scenario 3]	1,374	£48,920,043	140,546,351	129,885,127	118,823,902	107,952,831	97,029,773	86,099,706	75,102,547	64,053,707	52,924,220	41,677,375	-	30,239,268	
43 Typology 12 [Scenario 1]	233	£8,704,992	22,549,437	20,245,459	17,934,572	15,608,441	13,282,309	10,956,177	8,630,045	6,303,914	3,967,020	1,610,231	-	757,949	
44 Typology 13 [Scenario 2]	238	£8,704,992	23,610,187	21,267,825	18,925,661	16,565,051	14,200,664	11,835,077	9,470,090	7,105,104	4,739,874	2,343,667	-	53,343	
45 Typology 13 [Scenario 3]	244	£8,704,992	24,720,089	22,334,743	19,949,398	17,556,846	15,148,362	12,739,877	10,331,392	7,922,908	5,514,423	3,084,345	-	644,015	
46 Typology 14 [Scenario 1]	82	£2,637,876	9,713,470	8,646,979	7,574,535	6,497,709	5,420,884	4,344,058	3,267,232	2,190,407	1,100,590	9,578	-	1,097,933	
47 Typology 14 [Scenario 2]	84	£2,637,876	10,245,955	9,158,195	8,070,079	6,971,734	5,873,388	4,775,042	3,676,697	2,578,351	1,472,056	359,219	-	765,116	
48 Typology 14 [Scenario 3]	85	£2,637,876	10,698,064	9,597,312	8,496,561	7,390,369	6,278,860	5,167,350	4,055,841	2,944,332	1,829,984	703,788	-	428,854	
49 Typology 15 [Scenario 1]	108	£5,170,237	2,084,537	796,284	-	499,475	-	1,807,384	-	3,123,788	-	4,453,432	-	5,783,075	
50 Typology 15 [Scenario 2]	110	£5,170,237	2,699,161	1,389,890	-	80,618	-	1,247,400	-	2,576,648	-	3,927,858	-	5,279,194	
51 Typology 15 [Scenario 3]	113	£5,170,237	3,377,361	2,040,758	-	704,157	-	642,095	-	1,999,092	-	3,369,667	-	4,748,612	
52 Typology 16 [Scenario 1]	669	£35,136,512	71,604,075	65,364,549	59,125,023	52,833,228	46,539,581	40,245,933	33,952,287	27,631,452	21,268,545	14,905,937	-	8,506,905	
53 Typology 16 [Scenario 2]	681	£35,136,512	74,465,628	68,139,150	61,812,672	55,464,948	49,083,297	42,701,646	36,319,996	29,938,345	23,488,840	17,036,747	-	10,577,668	
54 Typology 16 [Scenario 3]	695	£35,136,512	77,449,207	71,022,869	64,596,332	58,170,195	51,696,982	45,214,308	38,731,635	32,248,962	25,726,548	19,172,110	-	12,617,671	
55 Typology 17 [Scenario 1]	794	£41,150,870	86,444,514	79,320,622	72,196,732	65,038,026	57,854,414	50,670,803	43,487,191	36,265,606	29,007,424	21,749,241	-	14,423,470	
56 Typology 17 [Scenario 2]	809	£41,150,870	89,778,523	82,552,445	75,317,946	68,083,4									

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 3 (CLEARED /UNDEVELOPED SITE)

AH tenure Rented 65% SO 10% Frst Hms 25%

Description	No of units	BLV	Residual land values					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 Typology 1 [Scenario 1]	570	£3,500,000	54,283,920	48,846,947	43,409,974	37,973,002	32,536,029	27,099,056	21,662,083	16,225,110	10,788,137	5,351,164	- 561,277
2 Typology 1 [Scenario 2]	582	£3,500,000	60,740,051	54,957,513	49,175,134	43,378,814	37,540,489	31,702,165	25,863,841	19,990,917	14,083,846	8,176,774	- 2,195,445
3 Typology 1 [Scenario 3]	593	£3,500,000	61,874,549	56,127,573	50,380,598	44,633,623	38,841,656	33,038,966	27,236,277	21,422,895	15,551,741	9,680,587	- 3,750,024
4 Typology 2 [Scenario 1]	84	£247,016	2,424,850	1,557,724	690,600	- 179,219	- 1,059,575	- 1,942,145	- 2,837,189	- 3,732,232	- 4,627,276	- 5,522,319	- 6,417,362
5 Typology 2 [Scenario 2]	86	£247,016	2,901,373	2,017,691	1,132,632	247,572	- 647,214	- 1,545,779	- 2,455,159	- 3,368,713	- 4,282,267	- 5,195,822	- 6,109,376
6 Typology 2 [Scenario 3]	87	£247,016	3,298,265	2,408,896	1,512,360	615,826	- 284,993	- 1,195,207	- 2,110,937	- 3,036,334	- 3,961,730	- 4,887,127	- 5,812,523
7 Typology 3 [Scenario 1]	184	£516,536	- 4,945,742	- 6,493,489	- 8,041,235	- 9,588,983	- 11,136,730	- 12,684,476	- 14,232,223	- 15,779,971	- 17,327,717	- 18,875,464	- 20,423,211
8 Typology 3 [Scenario 2]	187	£516,536	- 4,116,924	- 5,692,616	- 7,268,309	- 8,844,001	- 10,419,695	- 11,995,387	- 13,571,079	- 15,146,773	- 16,722,465	- 18,298,158	- 19,873,851
9 Typology 3 [Scenario 3]	192	£516,536	- 3,242,371	- 4,846,027	- 6,462,019	- 8,078,011	- 9,694,003	- 11,309,995	- 12,925,987	- 14,541,979	- 16,157,970	- 17,773,962	- 19,389,954
10 Typology 4 [Scenario 1]	134	£451,604	807,003	- 367,021	- 1,553,358	- 2,739,797	- 3,945,996	- 5,152,177	- 6,358,368	- 7,564,558	- 8,770,748	- 9,976,939	- 11,183,130
11 Typology 4 [Scenario 2]	137	£451,604	1,462,068	266,664	- 942,912	- 2,156,557	- 3,381,155	- 4,615,103	- 5,849,050	- 7,082,998	- 8,316,945	- 9,550,893	- 10,784,839
12 Typology 4 [Scenario 3]	139	£451,604	2,077,388	862,633	- 357,494	- 1,590,783	- 2,826,428	- 4,080,341	- 5,334,254	- 6,588,168	- 7,842,081	- 9,095,995	- 10,349,908
13 Typology 5 [Scenario 1]	875	£2,983,280	35,946,729	30,344,128	24,735,429	19,065,525	13,395,622	7,725,719	2,055,816	- 3,617,564	- 9,193,311	- 14,769,058	- 20,344,805
14 Typology 5 [Scenario 2]	892	£2,983,280	38,975,200	33,260,304	27,545,408	21,794,042	16,010,291	10,226,541	4,411,829	- 1,475,836	- 7,436,170	- 12,487,406	- 17,538,642
15 Typology 5 [Scenario 3]	908	£2,983,280	41,971,672	36,106,166	30,290,661	24,475,155	18,659,650	12,844,144	7,028,638	1,213,132	- 4,762,074	- 9,813,020	- 14,863,466
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	49,648,729	35,500,389	21,033,821	6,119,253	- 9,614,354	- 26,339,930	- 43,542,753	- 61,229,041	- 79,497,698	- 97,891,407	- 116,285,127
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	57,068,946	42,778,241	28,204,812	13,245,857	- 2,340,669	- 19,044,704	- 36,397,008	- 54,246,615	- 72,693,495	- 91,456,667	- 110,219,839
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	64,270,965	49,837,422	35,157,215	20,127,744	4,597,868	- 11,887,770	- 29,385,943	- 47,354,580	- 65,916,920	- 85,010,316	- 104,118,395
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	6,937,850	- 8,057,557	- 23,863,847	- 40,042,223	- 56,631,443	- 73,659,073	- 91,116,732	- 108,574,391	- 126,032,051	- 143,489,710	- 160,947,369
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	14,638,833	- 247,443	- 15,994,874	- 32,362,754	- 49,091,017	- 66,270,119	- 83,957,317	- 101,761,736	- 119,566,155	- 137,370,574	- 155,174,992
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	22,124,392	- 7,223,852	- 8,367,998	- 24,822,804	- 41,682,280	- 59,006,453	- 76,853,411	- 94,997,835	- 113,142,259	- 131,286,683	- 149,431,107
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	114,778,426	90,352,978	65,538,141	40,165,180	13,952,825	- 13,816,013	- 44,250,597	- 79,243,608	- 117,213,667	- 156,929,385	- 196,723,689
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	127,539,427	102,805,997	77,722,885	52,163,339	25,872,911	- 1,570,547	- 31,392,101	- 65,113,393	- 103,075,521	- 143,225,775	- 183,816,062
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	140,026,616	114,980,513	89,628,581	63,848,892	37,540,743	10,081,007	- 19,191,480	- 51,705,588	- 89,276,944	- 129,568,415	- 170,923,362
25 Typology 7 - [Scenario 1]	528	£2,005,000	57,747,919	52,718,056	47,688,194	42,620,666	37,547,132	32,473,597	27,400,062	22,307,657	17,178,269	12,048,881	6,892,399
26 Typology 7 - [Scenario 2]	538	£2,005,000	60,101,716	54,996,669	49,891,622	44,773,765	39,624,154	34,474,543	29,324,933	24,175,321	19,025,709	13,876,097	8,727,495
27 Typology 7 - [Scenario 3]	550	£2,005,000	62,598,157	57,407,204	52,216,250	47,025,297	41,800,743	36,564,245	31,327,748	26,091,251	20,825,645	15,531,162	10,236,678
28 Typology 8 - Opt 1 [Scenario 1]	126	£180,000	20,212,050	18,546,127	16,880,204	15,214,281	13,548,358	11,882,436	10,216,513	8,539,775	6,857,472	5,175,169	3,492,866
29 Typology 8 - Opt 1 [Scenario 2]	127	£180,000	20,813,272	19,133,078	17,452,886	15,772,692	14,092,498	12,412,305	10,732,111	9,048,189	7,351,408	5,654,628	3,957,847
30 Typology 8 - Opt 1 [Scenario 3]	130	£180,000	21,610,741	19,899,819	18,188,898	16,477,977	14,767,056	13,056,135	11,345,215	9,634,294	7,909,384	6,181,511	4,453,636
31 Typology 8 - Opt 2 [Scenario 1]	208	£180,000	29,838,509	27,431,548	25,024,586	22,617,624	20,210,662	17,803,701	15,396,739	12,975,893	10,545,344	8,114,794	5,684,244
32 Typology 8 - Opt 2 [Scenario 2]	211	£180,000	30,842,783	28,406,777	25,970,769	23,534,762	21,098,755	18,662,748	16,226,741	13,787,289	11,327,313	8,867,336	6,407,359
33 Typology 8 - Opt 2 [Scenario 3]	217	£180,000	32,143,641	29,654,255	27,164,869	24,675,483	22,186,097	19,696,711	17,207,325	14,717,939	12,210,475	9,696,501	7,182,527
34 Typology 9 [Scenario 1]	605	£2,365,000	77,258,672	71,568,213	65,877,755	60,187,295	54,496,837	48,806,378	43,104,386	37,364,548	31,624,712	25,884,874	20,117,124
35 Typology 9 [Scenario 2]	617	£2,365,000	79,983,370	74,203,546	68,423,722	62,643,899	56,864,075	51,084,252	45,304,428	39,487,716	33,657,468	27,827,220	21,992,599
36 Typology 9 [Scenario 3]	630	£2,365,000	82,713,087	76,867,458	70,997,008	65,126,557	59,256,106	53,385,656	47,515,205	41,631,762	35,709,833	29,787,906	23,865,979
37 Typology 10 [Scenario 1]	200	£675,000	27,689,503	25,354,837	23,020,172	20,685,507	18,350,841	16,016,176	13,672,351	11,314,801	8,957,251	6,599,701	4,242,151
38 Typology 10 [Scenario 2]	205	£675,000	28,890,088	26,508,067	24,126,047	21,744,027	19,362,006	16,979,986	14,597,965	12,193,616	9,788,154	7,382,691	4,977,229
39 Typology 10 [Scenario 3]	209	£675,000	29,959,581	27,541,778	25,123,975	22,706,172	20,288,369	17,870,566	15,452,763	13,022,596	10,580,907	8,139,218	5,697,530
40 Typology 11 [Scenario 1]	1,320	£4,636,310	130,583,384	120,107,513	109,610,269	99,075,665	88,532,492	77,927,285	67,280,447	56,565,856	45,748,101	34,791,045	23,657,803
41 Typology 11 [Scenario 2]	1,346	£4,636,310	135,543,696	124,877,584	114,211,471	103,500,537	92,774,154	82,004,836	71,202,888	60,319,581	49,352,751	38,245,326	26,953,225
42 Typology 11 [Scenario 3]	1,374	£4,636,310	140,546,351	129,885,127	118,823,902	107,952,831	97,029,773	86,099,706	75,102,547	64,053,707	52,924,220	41,677,375	30,239,268
43 Typology 12 [Scenario 1]	233	£825,000	22,549,437	20,245,459	17,934,572	15,608,441	13,282,309	10,956,177	8,630,045	6,303,914	3,967,020	1,610,231	- 757,949
44 Typology 13 [Scenario 2]	238	£825,000	23,610,187	21,267,825	18,925,463	16,565,051	14,200,604	11,835,077	9,470,090	7,105,104	4,739,874	2,343,667	- 53,343
45 Typology 13 [Scenario 3]	244	£825,000	24,720,089	22,334,743	19,949,398	17,556,846	15,148,362	12,739,877	10,331,392	7,922,908	5,514,423	3,084,345	644,015
46 Typology 14 [Scenario 1]	82	£250,000	9,713,470	8,646,979	7,574,535	6,497,709	5,420,884	4,344,058	3,267,232	2,190,407	1,100,590	9,578	- 1,097,933
47 Typology 14 [Scenario 2]	84	£250,000	10,245,955	9,158,195	8,070,799	6,971,734	5,873,388	4,775,042	3,676,697	2,578,351	1,472,056	359,219	- 765,116
48 Typology 14 [Scenario 3]	85	£250,000	10,698,064	9,597,312	8,496,561	7,390,369	6,278,860	5,167,350	4,055,841	2,944,332	1,829,984	703,788	- 428,854
49 Typology 15 [Scenario 1]	108	£490,000	2,084,537	1,869,284	- 499,475	- 1,807,384	- 3,123,788	- 4,453,432	- 5,783,075	- 7,112,718	- 8,442,361	- 9,772,004	- 11,101,648
50 Typology 15 [Scenario 2]	110	£490,000	2,699,161	1,389,890	80,618	- 1,247,400	- 2,576,648	- 3,927,858	- 5,279,194	- 6,630,529	- 7,981,865	- 9,333,201	- 10,684,537
51 Typology 15 [Scenario 3]	113	£490,000	3,377,361	2,040,758	704,157	- 642,095	- 1,999,092	- 3,369,067	- 4,748,612	- 6,128,156	- 7,507,701	- 8,887,245	- 10,266,790
52 Typology 16 [Scenario 1]	669	£3,330,000	71,604,075	65,364,549	59,125,023	52,833,228	46,539,581	40,246,033	33,952,287	27,631,452	21,268,545	14,903,626	8,506,905
53 Typology 16 [Scenario 2]	681	£3,330,000	74,465,628	68,139,150	61,812,672	55,464,948	49,083,297	42,701,646	36,319,996	29,938,345	23,488,840	17,036,747	10,577,668
54 Typology 16 [Scenario 3]	695	£3,330,000	77,449,207	71,022,869	64,596,532	58,170,195</							

NEWHAM LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

AH tenure Rented 65% SO 10% Frst Hms 25%

Incorporating infrastructure costs

£6,321,552 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 Typology 1 [Scenario 1]	570	£44,250,867	53,521,147	48,084,175	42,647,202	37,210,229	31,773,257	26,305,661	20,808,841	15,312,022	9,800,787	4,280,860	-1,359,500		
2 Typology 1 [Scenario 2]	582	£44,250,867	59,950,647	54,168,188	48,385,729	42,577,364	36,739,040	30,900,715	25,062,392	19,177,238	13,270,167	7,358,248	1,369,352		
3 Typology 1 [Scenario 3]	593	£44,250,867	61,102,785	55,355,809	49,608,834	43,860,804	38,058,116	32,255,426	26,452,737	20,627,400	14,756,246	8,885,092	2,951,391		
4 Typology 2 [Scenario 1]	84	£3,123,049	2,210,924	1,343,800	476,674	-396,409	-1,276,764	-2,162,648	-3,057,692	-3,952,735	-4,847,778	-5,742,822	-6,637,865		
5 Typology 2 [Scenario 2]	86	£3,123,049	2,688,662	1,803,602	918,542	33,483	-864,570	-1,763,134	-2,675,831	-3,589,386	-4,502,939	-5,416,493	-6,330,048		
6 Typology 2 [Scenario 3]	87	£3,123,049	3,088,971	2,196,408	1,299,872	403,338	-500,723	-1,410,936	-2,329,958	-3,255,355	-4,180,752	-5,106,147	-6,031,544		
7 Typology 3 [Scenario 1]	184	£6,530,619	5,260,044	6,808,151	8,355,898	9,903,644	11,451,392	12,999,139	14,546,886	16,094,632	17,642,380	19,190,127	20,737,873		
8 Typology 3 [Scenario 2]	187	£6,530,619	4,430,005	6,005,898	7,581,396	9,157,083	10,732,776	12,308,469	13,884,162	15,459,854	17,035,547	18,611,239	20,186,932		
9 Typology 3 [Scenario 3]	192	£6,530,619	3,551,623	5,159,998	6,775,990	8,391,981	10,007,973	11,623,965	13,239,958	14,855,950	16,471,942	18,087,934	19,703,926		
10 Typology 4 [Scenario 1]	134	£5,709,677	452,362	727,073	1,913,410	3,105,343	4,311,533	5,517,723	6,723,914	7,930,105	9,136,295	10,342,485	11,548,676		
11 Typology 4 [Scenario 2]	137	£5,709,677	1,107,492	89,255	-1,302,900	-2,516,543	-3,746,636	-4,980,584	-6,214,531	-7,448,478	-8,682,425	-9,916,373	-11,150,320		
12 Typology 4 [Scenario 3]	139	£5,709,677	1,725,606	510,306	715,196	1,948,486	3,189,589	4,443,502	5,697,416	6,951,328	8,205,242	9,459,156	10,713,069		
13 Typology 5 [Scenario 1]	875	£37,717,916	34,822,981	29,220,380	23,594,534	17,924,631	12,254,727	6,581,371	831,439	-4,993,539	-10,889,301	-16,821,333	-22,834,788		
14 Typology 5 [Scenario 2]	892	£37,717,916	37,854,707	32,139,912	26,425,016	20,656,554	14,872,804	9,089,053	3,256,985	-2,648,300	-8,626,524	-14,777,760	-20,777,007		
15 Typology 5 [Scenario 3]	908	£37,717,916	40,806,728	34,991,222	29,175,717	23,343,673	17,457,901	11,572,131	5,673,261	-300,294	-6,360,414	-12,506,853	-18,679,439		
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	46,946,054	32,735,122	18,195,224	3,167,226	-12,784,014	-29,629,123	-46,904,381	-64,694,036	-83,015,553	-101,409,273	-119,802,993		
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	54,402,972	40,052,522	25,413,956	10,349,959	-5,414,883	-22,297,009	-39,715,951	-57,650,077	-76,201,609	-94,964,781	-113,727,954		
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	61,642,518	47,152,850	32,410,469	17,302,388	1,646,480	-15,074,160	-32,674,873	-50,731,083	-69,396,539	-88,504,619	-107,612,699		
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	4,103,170	-11,061,429	-26,959,221	-43,207,471	-59,870,679	-76,997,913	-94,455,572	-111,913,231	-129,370,890	-146,828,549	-164,286,209		
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	11,855,362	-3,166,888	-19,071,290	-35,495,962	-52,272,033	-69,548,949	-87,286,176	-105,090,595	-122,895,014	-140,699,432	-158,503,851		
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	19,402,813	4,406,797	-11,353,192	-27,898,930	-44,852,994	-62,225,548	-80,171,490	-98,315,914	-116,460,338	-134,604,763	-152,749,187		
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	110,179,750	85,677,144	60,759,673	35,243,424	8,818,180	-19,379,565	-50,453,165	-86,200,143	-124,526,010	-164,320,313	-204,114,617		
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	122,989,531	98,181,466	73,019,052	47,326,637	20,861,049	-6,946,503	-37,270,310	-71,946,443	-110,226,148	-150,596,278	-191,186,585		
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	135,526,602	110,410,167	84,981,552	59,096,763	32,540,098	4,940,890	-24,818,598	-58,120,894	-96,296,113	-136,913,814	-178,268,759		
25 Typology 7 - [Scenario 1]	528	£25,349,425	57,048,122	52,018,259	46,983,727	41,910,192	36,836,657	31,763,122	26,689,588	21,586,342	16,456,954	11,327,566	6,160,079		
26 Typology 7 - [Scenario 2]	538	£25,349,425	59,404,257	54,299,210	49,194,162	44,065,664	38,916,053	33,766,442	28,616,832	23,461,393	18,254,920	13,048,448	7,826,976		
27 Typology 7 - [Scenario 3]	550	£25,349,425	61,901,233	56,710,280	51,519,327	46,328,374	41,093,187	35,856,689	30,620,192	25,383,695	20,107,292	14,812,809	9,518,325		
28 Typology 8 - Opt 1 [Scenario 1]	126	£2,275,759	19,991,697	18,325,774	16,659,851	14,993,928	13,328,006	11,662,083	9,996,160	8,316,061	6,633,757	4,951,454	3,269,150		
29 Typology 8 - Opt 1 [Scenario 2]	127	£2,275,759	20,595,286	18,915,093	17,234,899	15,554,706	13,874,513	12,194,319	10,514,126	8,826,876	7,130,095	5,433,315	3,736,534		
30 Typology 8 - Opt 1 [Scenario 3]	130	£2,275,759	21,392,680	19,681,759	17,970,838	16,259,917	14,548,996	12,838,075	11,127,155	9,415,871	7,687,997	5,960,123	4,232,248		
31 Typology 8 - Opt 2 [Scenario 1]	208	£2,275,759	29,510,969	27,104,007	24,697,046	22,290,084	19,883,122	17,476,160	15,069,199	12,643,534	10,212,805	7,782,255	5,351,705		
32 Typology 8 - Opt 2 [Scenario 2]	211	£2,275,759	30,517,425	28,081,418	25,645,411	23,209,404	20,773,396	18,337,390	15,901,383	13,456,966	10,996,990	8,537,013	6,077,036		
33 Typology 8 - Opt 2 [Scenario 3]	217	£2,275,759	31,816,891	29,327,505	26,838,119	24,348,733	21,859,347	19,369,961	16,880,575	14,391,189	11,878,739	9,364,765	6,850,791		
34 Typology 9 [Scenario 1]	605	£29,900,943	76,464,437	70,773,977	65,083,519	59,393,060	53,702,601	48,012,142	42,298,032	36,558,194	30,818,537	25,078,520	19,298,465		
35 Typology 9 [Scenario 2]	617	£29,900,943	79,191,163	73,411,340	67,631,516	61,851,693	56,071,868	50,292,044	44,512,221	38,683,421	32,853,173	27,022,925	21,176,032		
36 Typology 9 [Scenario 3]	630	£29,900,943	81,934,271	76,076,759	70,206,309	64,335,858	58,465,408	52,594,958	46,724,507	40,828,998	34,970,070	29,056,143	23,063,216		
37 Typology 10 [Scenario 1]	200	£8,534,096	27,372,420	25,037,754	22,703,088	20,368,424	18,033,758	15,699,093	13,350,429	10,992,879	8,635,330	6,277,780	3,920,230		
38 Typology 10 [Scenario 2]	205	£8,534,096	28,572,399	26,190,397	23,808,598	21,426,338	19,044,317	16,629,297	14,276,543	11,871,080	9,465,618	7,060,154	4,654,692		
39 Typology 10 [Scenario 3]	209	£8,534,096	29,642,825	27,225,022	24,807,219	22,389,416	19,971,613	17,553,810	15,136,007	12,709,000	10,291,319	7,873,630	5,375,941		
40 Typology 11 [Scenario 1]	1,320	£58,617,347	129,155,749	118,679,877	108,166,936	97,632,333	87,072,207	76,467,001	65,801,938	55,067,829	44,229,246	33,236,018	22,093,275		
41 Typology 11 [Scenario 2]	1,346	£58,617,347	134,120,029	123,453,916	112,787,598	102,061,215	91,334,832	80,548,610	69,728,489	58,839,220	47,844,828	36,708,959	25,393,046		
42 Typology 11 [Scenario 3]	1,374	£58,617,347	139,125,855	128,264,629	117,403,405	106,516,715	95,593,657	84,646,724	73,649,565	62,582,591	51,433,686	40,162,405	28,682,564		
43 Typology 12 [Scenario 1]	233	£10,430,562	22,024,881	19,720,902	17,402,011	15,075,880	12,749,748	10,423,617	8,097,485	5,771,353	3,426,334	1,069,545	-1,306,886		
44 Typology 13 [Scenario 2]	238	£10,430,562	23,085,879	20,743,517	18,397,728	16,032,742	13,667,755	11,302,768	8,937,781	6,572,795	4,199,443	1,803,235	-6,022,020		
45 Typology 13 [Scenario 3]	244	£10,430,562	24,194,591	21,809,245	19,423,899	17,023,329	14,614,845	12,206,360	9,797,876	7,389,391	4,980,907	2,542,688	-102,358		
46 Typology 14 [Scenario 1]	82	£3,160,776	9,550,632	8,844,141	7,409,213	6,332,387	5,255,562	4,178,736	3,101,910	2,023,756	932,745	-160,681	-1,268,339		
47 Typology 14 [Scenario 2]	84	£3,160,776	10,082,933	9,995,174	7,904,570	6,806,225	5,707,878	4,609,533	3,511,188	2,412,842	1,304,022	191,185	-935,715		
48 Typology 14 [Scenario 3]	85	£3,160,776	10,536,223	9,435,471	8,334,719	7,226,058	6,114,549	5,003,393	3,891,531	2,780,021	1,663,166	536,970	-598,217		
49 Typology 15 [Scenario 1]	108	£6,195,121	1,782,115	493,863	-806,510	-2,114,419	-3,435,509	-4,765,152	-6,094,795	-7,424,438	-8,754,081	-10,083,725	-11,413,368		
50 Typology 15 [Scenario 2]	110	£6,195,121	2,397,612	1,088,340	-224,302	-1,553,550	-2,887,343	-4,238,679	-5,590,015	-6,941,351	-8,292,686	-9,644,022	-10,995,358		
51 Typology 15 [Scenario 3]	113	£6,195,121	3,074,942	1,738,340	401,739	-949,128	-2,360,124	-3,680,784	-5,060,328	-6,439,873	-7,819,419	-9,198,963	-10,578,508		
52 Typology 16 [Scenario 1]	669	£42,101,539	70,731,344	64,491,818	58,240,829	51,947,181	45,653,534	39,359,887	33,066,240	26,731,886	20,368,978	14,006,071	7,593,614		
53 Typology 16 [Scenario 2]	681	£42,101,539	73,596,663	67,270,185	60,943,707	54,582,724	48,201,073	41,819,423	35,437,772	29,045,247	22,593,155	16,141,064	9,668,316		
54 Typology 16 [Scenario 3]	695	£42,101,539	76,582,315	70,155,978	63,729,641	57,299,537	50,868,663	44,334,190	37,851,516	31,368,84					

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

AH tenure Rented 65% SO 10% Frst Hms 25%

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 Typology 1 [Scenario 1]	570	£36,930,268	53,521,147	48,084,175	42,647,202	37,210,229	31,773,257	26,336,284	20,899,311	15,462,338	9,025,365	3,588,392	-1,857,619	-4,322,646
2 Typology 1 [Scenario 2]	582	£36,930,268	59,950,647	54,168,188	48,385,729	42,577,267	36,739,040	30,900,715	25,062,392	19,224,067	13,385,742	7,547,417	1,708,092	-3,137,183
3 Typology 1 [Scenario 3]	593	£36,930,268	61,102,785	55,355,809	49,608,834	43,860,804	38,058,116	32,255,426	26,452,737	20,627,400	14,756,246	8,885,092	2,951,391	-1,983,900
4 Typology 2 [Scenario 1]	84	£2,606,391	2,210,924	1,343,800	476,674	-396,409	-1,276,764	-2,162,648	-3,057,692	-3,952,735	-4,847,778	-5,742,822	-6,637,865	-7,532,908
5 Typology 2 [Scenario 2]	86	£2,606,391	2,688,662	1,803,602	918,542	33,483	864,570	1,763,134	2,675,831	3,589,386	4,502,939	5,416,493	6,330,048	7,243,601
6 Typology 2 [Scenario 3]	87	£2,606,391	3,088,971	2,196,408	1,299,872	403,338	500,723	1,410,936	2,329,958	3,255,355	4,180,752	5,106,147	6,031,544	6,956,939
7 Typology 3 [Scenario 1]	184	£5,450,232	5,260,404	-6,808,151	-8,355,898	-9,903,644	-11,451,392	-12,999,139	-14,546,886	-16,094,632	-17,642,378	-19,190,124	-20,737,870	-22,285,616
8 Typology 3 [Scenario 2]	187	£5,450,232	4,430,005	-6,005,998	-7,581,390	-9,157,083	-10,732,776	-12,308,468	-13,884,162	-15,459,854	-17,035,547	-18,611,239	-20,186,932	-21,762,624
9 Typology 3 [Scenario 3]	192	£5,450,232	3,551,623	-5,159,998	-6,775,990	-8,391,981	-10,007,973	-11,623,965	-13,239,958	-14,855,950	-16,471,942	-18,087,934	-19,703,926	-21,319,918
10 Typology 4 [Scenario 1]	134	£4,765,102	452,362	-727,073	-1,913,410	-3,105,343	-4,311,533	-5,517,723	-6,723,914	-7,930,105	-9,136,295	-10,342,485	-11,548,676	-12,754,866
11 Typology 4 [Scenario 2]	137	£4,765,102	1,107,492	-89,255	-1,302,900	-2,516,543	-3,746,636	-4,980,584	-6,214,531	-7,448,478	-8,682,425	-9,916,373	-11,150,320	-12,384,267
12 Typology 4 [Scenario 3]	139	£4,765,102	1,725,060	510,306	-715,196	-1,948,486	-3,189,589	-4,443,502	-5,697,416	-6,951,328	-8,205,242	-9,459,156	-10,713,069	-11,966,983
13 Typology 5 [Scenario 1]	875	£31,478,089	34,822,981	29,220,380	23,594,534	17,924,631	12,254,727	6,581,371	831,439	-4,993,539	-10,889,301	-16,821,333	-22,834,788	-28,848,243
14 Typology 5 [Scenario 2]	892	£31,478,089	37,854,807	32,139,912	26,425,016	20,656,554	14,872,804	9,089,053	3,256,985	-2,648,300	-8,626,524	-14,677,760	-20,777,007	-26,828,254
15 Typology 5 [Scenario 3]	908	£31,478,089	40,806,728	34,991,222	29,175,717	23,343,673	17,517,901	11,692,129	5,876,361	-300,294	-6,360,414	-12,506,653	-18,679,439	-24,850,225
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	46,946,054	32,735,122	18,955,224	3,167,226	-12,784,014	-29,629,123	-46,904,381	-64,694,036	-83,015,553	-101,409,273	-119,802,993	-138,196,713
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	54,402,972	40,052,522	25,413,956	10,349,959	-5,414,883	-22,297,009	-39,715,951	-57,650,077	-76,201,609	-94,964,781	-113,727,954	-132,493,126
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	61,642,518	47,152,850	32,410,469	17,302,388	1,646,480	-15,074,160	-32,674,873	-50,731,083	-69,396,539	-88,504,619	-107,612,699	-126,720,779
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	4,103,170	-11,061,429	-26,959,221	-43,207,471	-59,870,679	-76,997,913	-94,455,572	-111,913,231	-129,370,890	-146,828,549	-164,286,209	-181,743,868
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	11,855,362	-3,166,888	-19,071,290	-35,495,962	-52,272,033	-69,548,949	-87,286,176	-105,090,595	-122,895,014	-140,699,432	-158,503,851	-176,308,269
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	19,402,813	4,406,797	-11,353,192	-27,898,930	-44,852,994	-62,225,548	-80,171,490	-98,315,914	-116,460,338	-134,604,763	-152,749,187	-170,893,611
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	110,179,750	85,677,144	60,759,673	35,243,424	8,818,180	-19,379,565	-50,453,165	-86,200,143	-124,526,010	-164,320,313	-204,114,617	-243,908,920
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	122,989,531	98,181,466	73,019,052	47,326,637	20,861,049	-6,946,503	-37,270,310	-71,946,443	-110,226,148	-150,586,278	-191,186,585	-231,786,892
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	135,526,602	110,410,167	84,981,552	59,096,763	32,540,098	4,940,890	-24,818,598	-58,120,894	-96,296,113	-136,913,814	-178,268,759	-219,623,704
25 Typology 7 - [Scenario 1]	528	£21,155,768	57,048,122	52,018,259	46,983,727	41,910,192	36,836,657	31,763,122	26,689,588	21,586,342	16,456,954	11,327,566	6,160,079	1,000,691
26 Typology 7 - [Scenario 2]	538	£21,155,768	59,404,257	54,299,210	49,194,162	44,065,664	38,916,053	33,766,442	28,616,832	23,461,393	18,254,920	13,048,448	7,826,976	2,610,504
27 Typology 7 - [Scenario 3]	550	£21,155,768	61,901,233	56,710,280	51,519,327	46,328,374	41,093,187	35,856,689	30,620,192	25,383,695	20,107,292	14,812,809	9,518,325	4,223,842
28 Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	19,991,697	18,659,874	16,659,851	14,993,928	13,328,006	11,662,083	9,996,160	8,316,061	6,633,757	4,951,454	3,269,150	1,586,846
29 Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	20,595,286	18,915,093	17,234,899	15,554,706	13,874,513	12,194,319	10,514,126	8,826,876	7,130,095	5,433,315	3,736,534	2,039,753
30 Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	21,392,680	19,681,759	17,970,838	16,259,917	14,548,996	12,838,075	11,127,155	9,415,817	7,687,997	5,960,123	4,232,248	2,507,373
31 Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	29,510,969	27,104,007	24,697,046	22,290,084	19,883,122	17,476,160	15,069,199	12,643,354	10,212,805	7,782,255	5,351,705	2,921,155
32 Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	30,517,425	28,081,418	25,645,411	23,209,404	20,773,396	18,337,389	15,901,383	13,456,966	10,996,960	8,537,013	6,077,036	3,617,059
33 Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	31,818,991	29,327,505	26,838,119	24,348,733	21,859,347	19,369,961	16,880,575	14,391,189	11,878,739	9,364,765	6,850,791	4,336,817
34 Typology 9 [Scenario 1]	605	£24,954,309	76,464,437	70,773,977	65,083,519	59,393,060	53,702,601	48,012,142	42,298,032	36,588,194	30,818,357	25,078,520	19,298,465	13,518,410
35 Typology 9 [Scenario 2]	617	£24,954,309	79,191,163	73,411,340	67,631,516	61,851,693	56,071,868	50,292,044	44,512,221	38,683,421	32,853,173	27,022,925	21,176,032	15,345,784
36 Typology 9 [Scenario 3]	630	£24,954,309	81,934,271	76,076,759	70,206,309	64,335,858	58,465,408	52,594,958	46,724,507	40,828,998	34,907,070	28,985,143	23,063,216	17,141,289
37 Typology 10 [Scenario 1]	200	£7,122,266	27,372,420	25,037,754	22,703,088	20,368,424	18,033,758	15,699,093	13,350,429	10,992,879	8,635,330	6,277,780	3,920,230	1,562,680
38 Typology 10 [Scenario 2]	205	£7,122,266	28,572,399	26,190,379	23,808,358	21,426,338	19,044,317	16,662,297	14,276,543	11,871,080	9,465,618	7,060,154	4,654,692	2,249,230
39 Typology 10 [Scenario 3]	209	£7,122,266	29,642,825	27,225,022	24,807,219	22,389,416	19,971,613	17,553,810	15,136,007	12,701,008	10,259,319	7,817,630	5,375,941	2,929,252
40 Typology 11 [Scenario 1]	1,320	£48,920,043	129,155,749	118,679,877	108,166,936	97,632,333	87,102,207	76,467,001	65,801,938	55,067,829	44,229,246	33,236,018	22,093,275	10,849,532
41 Typology 11 [Scenario 2]	1,346	£48,920,043	134,120,029	123,453,916	112,787,598	102,061,215	91,334,832	80,548,610	69,728,489	58,839,220	47,844,828	36,708,595	25,393,046	13,927,597
42 Typology 11 [Scenario 3]	1,374	£48,920,043	139,125,855	128,264,929	117,403,405	106,516,715	95,593,657	84,624,734	73,649,565	62,582,591	51,433,686	40,162,405	28,682,564	17,173,723
43 Typology 12 [Scenario 1]	233	£8,704,992	22,024,881	19,720,902	17,402,011	15,075,880	12,749,748	10,423,617	8,097,485	5,771,353	3,426,334	1,069,545	-1,306,886	-2,643,017
44 Typology 13 [Scenario 2]	238	£8,704,992	23,085,879	20,743,517	18,397,728	16,032,742	13,667,755	11,302,768	8,937,781	6,572,795	4,199,443	1,803,235	-602,020	-1,393,011
45 Typology 13 [Scenario 3]	244	£8,704,992	24,194,591	21,809,245	19,423,899	17,023,329	14,614,845	12,206,360	9,797,876	7,389,391	4,980,907	2,542,688	-102,358	-1,413,049
46 Typology 14 [Scenario 1]	82	£2,637,876	9,550,632	8,484,141	7,409,213	6,332,387	5,255,562	4,178,736	3,101,910	2,023,756	932,745	-160,681	-1,268,339	-2,586,997
47 Typology 14 [Scenario 2]	84	£2,637,876	10,082,932	8,995,174	7,904,570	6,806,225	5,707,878	4,609,533	3,511,188	2,412,842	1,309,022	191,185	-935,715	-2,071,500
48 Typology 14 [Scenario 3]	85	£2,637,876	10,536,223	9,435,471	8,334,719	7,226,058	6,114,549	5,003,039	3,891,531	2,780,021	1,663,166	536,970	-958,217	-1,846,502
49 Typology 15 [Scenario 1]	108	£5,170,237	1,782,115	493,863	-806,510	-2,114,419	-3,435,509	-4,765,152	-6,094,795	-7,424,438	-8,754,081	-10,083,722	-11,413,368	-12,743,014
50 Typology 15 [Scenario 2]	110	£5,170,237	2,297,612	1,088,340	-2,242,302	-5,153,550	-8,068,547	-10,979,544	-13,889,541	-16,799,538	-19,709,535	-22,619,532	-25,529,529	-28,439,526
51 Typology 15 [Scenario 3]	113	£5,170,237	3,074,942	1,738,340	401,739	-949,128	-2,							

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 3 (CLEARED /UNDEVELOPED SITE)

AH tenure Rented 65% SO 10% Frst Hms 25%

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 Typology 1 [Scenario 1]	570	£3,500,000	53,521,147	48,084,175	42,647,202	37,210,229	31,773,257	26,336,284	20,899,311	15,462,338	9,025,365	3,588,392	-1,359,500	
2 Typology 1 [Scenario 2]	582	£3,500,000	59,950,647	54,168,188	48,385,729	42,577,364	36,739,040	30,900,715	25,062,392	19,177,238	13,270,167	7,358,248	-1,369,352	
3 Typology 1 [Scenario 3]	593	£3,500,000	61,102,785	55,355,809	49,608,834	43,860,804	38,058,116	32,255,426	26,452,737	20,627,400	14,756,246	8,885,092	2,951,391	
4 Typology 2 [Scenario 1]	84	£247,016	2,210,924	1,343,800	476,674	-396,409	-1,276,764	-2,162,648	-3,057,692	-3,952,735	-4,847,778	-5,742,822	-6,637,865	
5 Typology 2 [Scenario 2]	86	£247,016	2,688,662	1,803,602	918,542	33,483	864,570	1,763,134	2,675,831	3,589,386	4,502,939	5,416,493	6,330,048	
6 Typology 2 [Scenario 3]	87	£247,016	3,088,971	2,196,408	1,299,872	403,338	500,723	1,410,936	2,329,958	3,255,355	4,180,752	5,106,147	6,031,544	
7 Typology 3 [Scenario 1]	184	£516,536	5,260,404	6,808,151	8,355,898	9,903,644	11,451,392	12,999,139	14,546,886	16,094,632	17,642,378	19,190,124	20,737,870	
8 Typology 3 [Scenario 2]	187	£516,536	4,430,005	6,005,998	7,581,990	9,157,083	10,732,776	12,308,468	13,884,162	15,459,854	17,035,547	18,611,239	20,186,932	
9 Typology 3 [Scenario 3]	192	£516,536	3,551,623	5,159,988	6,775,980	8,391,981	10,007,973	11,623,965	13,239,958	14,855,950	16,471,942	18,087,934	19,703,926	
10 Typology 4 [Scenario 1]	134	£451,604	452,362	727,073	1,913,410	3,105,343	4,311,533	5,517,723	6,723,914	7,930,105	9,136,295	10,342,485	11,548,676	
11 Typology 4 [Scenario 2]	137	£451,604	1,107,492	89,255	1,302,900	2,516,543	3,746,636	4,980,584	6,214,531	7,448,478	8,682,425	9,916,373	11,150,320	
12 Typology 4 [Scenario 3]	139	£451,604	1,725,060	510,306	715,196	1,948,486	3,189,589	4,443,502	5,697,416	6,951,328	8,205,242	9,459,156	10,713,069	
13 Typology 5 [Scenario 1]	875	£2,983,280	34,822,981	29,220,380	23,594,534	17,924,631	12,254,727	6,581,371	831,439	-4,993,539	-10,889,301	-16,821,333	-22,834,788	
14 Typology 5 [Scenario 2]	892	£2,983,280	37,854,807	32,139,912	26,425,016	20,656,554	14,872,804	9,089,053	3,256,985	-2,648,300	-8,626,524	-14,677,760	-20,777,007	
15 Typology 5 [Scenario 3]	908	£2,983,280	40,806,728	34,991,222	29,175,717	23,343,673	17,457,901	11,572,131	5,673,261	-300,294	-6,360,414	-12,506,653	-18,679,439	
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	46,946,054	32,735,122	18,195,224	3,167,226	-12,784,014	-29,629,123	-46,904,381	-64,694,036	-83,015,553	-101,409,273	-119,802,993	
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	54,402,972	40,052,522	25,413,956	10,349,959	-5,414,883	-22,297,009	-39,715,951	-57,650,077	-76,201,609	-94,964,781	-113,727,954	
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	61,642,518	47,152,850	32,410,469	17,302,388	1,646,480	-15,074,160	-32,674,873	-50,731,083	-69,396,539	-88,504,619	-107,612,699	
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	4,103,170	11,061,429	-26,959,221	-43,207,471	-59,870,679	-76,997,913	-94,455,572	-111,913,231	-129,370,890	-146,828,549	-164,286,209	
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	11,855,362	3,166,888	-19,071,290	-35,495,962	-52,272,033	-69,548,949	-87,286,176	-105,090,595	-122,895,014	-140,699,432	-158,503,851	
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	19,402,813	4,406,797	-11,353,192	-27,898,930	-44,852,994	-62,225,548	-80,171,490	-98,315,914	-116,460,338	-134,604,763	-152,749,187	
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	110,179,750	85,677,144	60,759,673	35,243,424	8,818,180	-19,379,565	-50,453,165	-86,200,143	-124,526,010	-164,320,313	-204,114,617	
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	122,989,531	98,181,466	73,019,552	47,326,637	20,861,049	-6,946,503	-37,270,310	-71,946,443	-110,226,148	-150,586,278	-191,186,585	
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	135,526,602	110,410,167	84,981,552	59,096,763	32,540,098	-4,940,890	-24,818,598	-58,120,894	-96,296,113	-136,913,814	-178,268,759	
25 Typology 7 - [Scenario 1]	528	£2,005,000	57,048,122	52,018,259	46,983,727	41,910,192	36,836,657	31,763,122	26,689,588	21,586,342	16,456,954	11,327,566	6,160,079	
26 Typology 7 - [Scenario 2]	538	£2,005,000	59,404,257	54,299,210	49,194,162	44,065,664	38,916,053	33,766,442	28,616,832	23,461,393	18,254,920	13,048,448	7,826,976	
27 Typology 7 - [Scenario 3]	550	£2,005,000	61,901,233	56,710,280	51,519,327	46,328,374	41,093,187	35,856,689	30,620,192	25,383,695	20,107,292	14,812,809	9,518,325	
28 Typology 8 - Opt 1 [Scenario 1]	126	£180,000	19,991,697	18,325,774	16,659,851	14,993,928	13,328,006	11,662,083	9,996,160	8,316,061	6,633,757	4,951,454	3,269,150	
29 Typology 8 - Opt 1 [Scenario 2]	127	£180,000	20,595,286	18,915,093	17,234,899	15,554,706	13,874,513	12,194,319	10,514,126	8,826,876	7,130,095	5,433,315	3,736,534	
30 Typology 8 - Opt 1 [Scenario 3]	130	£180,000	21,392,680	19,681,759	17,970,838	16,259,917	14,548,996	12,838,075	11,127,155	9,415,817	7,687,997	5,960,123	4,232,248	
31 Typology 8 - Opt 2 [Scenario 1]	208	£180,000	29,510,969	27,104,007	24,697,046	22,290,084	19,883,122	17,476,160	15,069,199	12,643,351	10,212,805	7,782,255	5,351,705	
32 Typology 8 - Opt 2 [Scenario 2]	211	£180,000	30,517,425	28,081,418	25,645,411	23,209,404	20,773,396	18,337,390	15,901,383	13,456,966	10,996,990	8,537,013	6,077,036	
33 Typology 8 - Opt 2 [Scenario 3]	217	£180,000	31,816,991	29,327,505	26,838,119	24,348,733	21,859,347	19,369,961	16,880,575	14,391,189	11,878,739	9,364,765	6,850,791	
34 Typology 9 [Scenario 1]	605	£2,365,000	76,464,437	70,773,977	65,083,519	59,393,060	53,702,601	48,012,142	42,298,032	36,558,194	30,818,357	25,078,520	19,298,465	
35 Typology 9 [Scenario 2]	617	£2,365,000	79,191,163	73,411,340	67,631,516	61,851,693	56,071,868	50,292,044	44,512,221	38,683,421	32,853,173	27,022,925	21,176,032	
36 Typology 9 [Scenario 3]	630	£2,365,000	81,934,271	76,076,759	70,206,309	64,335,858	58,465,408	52,594,958	46,724,507	40,828,998	34,907,070	28,985,143	23,063,216	
37 Typology 10 [Scenario 1]	200	£675,000	27,372,420	25,037,754	22,703,088	20,368,424	18,033,758	15,699,093	13,350,429	10,992,879	8,635,330	6,277,780	3,920,230	
38 Typology 10 [Scenario 2]	205	£675,000	28,572,399	26,190,379	23,808,358	21,426,338	19,044,317	16,662,297	14,276,543	11,871,080	9,465,618	7,060,154	4,654,692	
39 Typology 10 [Scenario 3]	209	£675,000	29,642,825	27,225,022	24,807,219	22,389,416	19,971,613	17,553,810	15,136,007	12,701,008	10,259,319	7,817,630	5,375,941	
40 Typology 11 [Scenario 1]	1,320	£4,636,310	129,155,749	118,679,877	108,166,936	97,632,333	87,102,207	76,467,001	65,801,938	55,067,829	44,229,246	33,268,118	22,093,275	
41 Typology 11 [Scenario 2]	1,346	£4,636,310	134,120,029	123,453,916	112,787,598	102,061,215	91,334,832	80,548,610	69,728,489	58,839,220	47,844,828	36,708,595	25,393,046	
42 Typology 11 [Scenario 3]	1,374	£4,636,310	139,125,855	128,264,929	117,403,405	106,516,715	95,593,657	84,624,734	73,649,565	62,582,591	51,433,686	40,162,405	28,682,564	
43 Typology 12 [Scenario 1]	233	£825,000	22,024,881	19,720,602	17,402,011	15,075,880	12,749,748	10,423,617	8,097,485	5,771,353	3,426,334	1,069,545	-1,306,886	
44 Typology 13 [Scenario 2]	238	£825,000	23,085,879	20,743,517	18,397,728	16,032,742	13,667,755	11,302,768	8,937,781	6,572,795	4,199,443	1,803,235	602,020	
45 Typology 13 [Scenario 3]	244	£825,000	24,194,591	21,809,245	19,423,899	17,023,329	14,614,845	12,206,360	9,797,876	7,389,391	4,980,907	2,542,688	102,358	
46 Typology 14 [Scenario 1]	82	£250,000	9,550,632	8,484,141	7,409,213	6,332,387	5,255,562	4,178,736	3,101,910	2,023,756	932,745	160,681	-1,268,339	
47 Typology 14 [Scenario 2]	84	£250,000	10,082,933	8,995,174	7,904,570	6,806,225	5,707,878	4,609,533	3,511,188	2,412,842	1,304,022	191,185	-935,715	
48 Typology 14 [Scenario 3]	85	£250,000	10,536,223	9,435,471	8,334,719	7,226,058	6,114,549	5,003,039	3,891,531	2,780,021	1,663,166	536,970	-598,217	
49 Typology 15 [Scenario 1]	108	£490,000	1,782,115	493,863	-806,510	-2,114,419	-3,435,509	-4,765,152	-6,094,795	-7,424,438	-8,754,081	-10,083,725	-11,413,368	
50 Typology 15 [Scenario 2]	110	£490,000	2,397,612	1,088,340	-2,297,302	-1,553,550	-2,887,343	-4,238,799	-5,590,015	-6,941,351	-8,292,686	-9,644,021	-10,995,358	
51 Typology 15 [Scenario 3]	113	£490,000	3,074,942	1,738,340	401,739	949,128	2,306,124	3,680,784	5,060,328	6,439,873	7,819,419	9,198,963	10,578,508	
52 Typology 16 [Scenario 1]	669	£3,330,000	70,731,344	64,941,818	58,240,829	51,947,181	45,653,534	39,359,887	33,066,240	26,731,886	20,368,978	14,006,717	7,593,614	
53 Typology 16 [Scenario 2]	681	£3,330,000	73,596,663	67,270,185	60,943,707	54,582,724	48,201,073	41,819,423	35,437,772	29,045,247	22,593,155	16,141,064	9,668,316	
54 Typology 16 [Scenario 3]	695	£3,330,000	76,582,315	70,155,978	63,729,641	57,299,537	50,816,863	44,334,190	37,851,516	31,368,842	24,833,000	18,278,562	11,724,124	
55 Typology 17 [Scenario 1]	794	£3,900,000	85,450,530	78,326,640	71,202									

Appendix 9 - Appraisal results (Affordable Class E floorspace)

NEWHAM LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

AH tenure Rented 65% SO 10% Frst Hms 25%

Incorporating infrastructure costs

£6,321,552 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 Typology 1 [Scenario 1]	570	£44,250,867	58,668,980	53,278,792	47,844,452	42,407,479	36,970,507	31,533,534	26,085,392	20,588,572	15,091,753	9,587,921	4,017,994	
2 Typology 1 [Scenario 2]	582	£44,250,867	65,303,538	59,521,079	53,738,620	47,956,162	42,173,607	36,335,823	30,496,958	24,658,634	18,787,656	12,880,585	6,971,028	
3 Typology 1 [Scenario 3]	593	£44,250,867	66,347,209	60,600,235	54,853,260	49,106,284	43,359,309	37,579,872	31,777,183	25,974,474	20,161,933	14,290,779	8,419,625	
4 Typology 2 [Scenario 1]	84	£3,123,049	3,608,719	2,752,719	1,887,265	1,020,140	153,015	- 725,006	- 1,605,362	- 2,498,770	- 3,393,814	- 4,288,857	- 5,183,901	
5 Typology 2 [Scenario 2]	86	£3,123,049	4,080,664	3,206,982	2,329,916	1,444,856	559,797	- 330,225	- 1,228,789	- 2,134,613	- 3,048,167	- 3,961,721	- 4,875,275	
6 Typology 2 [Scenario 3]	87	£3,123,049	4,471,588	3,586,600	2,701,612	1,807,051	910,516	- 13,981	- 896,020	- 1,808,479	- 2,733,876	- 3,658,271	- 4,584,668	
7 Typology 3 [Scenario 1]	184	£6,530,619	- 2,300,303	- 3,822,894	- 5,370,641	- 6,918,388	- 8,466,135	- 10,013,881	- 11,561,629	- 13,109,376	- 14,657,123	- 16,204,869	- 17,752,617	
8 Typology 3 [Scenario 2]	187	£6,530,619	- 1,492,488	- 3,042,255	- 4,605,854	- 6,181,547	- 7,757,239	- 9,332,931	- 10,908,625	- 12,484,317	- 14,060,010	- 15,635,703	- 17,211,395	
9 Typology 3 [Scenario 3]	192	£6,530,619	- 615,419	- 2,204,831	- 3,794,985	- 5,410,977	- 7,026,969	- 8,642,961	- 10,258,953	- 11,874,945	- 13,490,937	- 15,106,929	- 16,722,921	
10 Typology 4 [Scenario 1]	134	£5,709,677	2,432,222	1,263,714	95,206	- 1,089,679	- 2,276,016	- 3,476,984	- 4,683,175	- 5,889,366	- 7,095,556	- 8,301,746	- 9,507,937	
11 Typology 4 [Scenario 2]	137	£5,709,677	3,087,046	1,891,640	696,236	- 506,785	- 1,720,430	- 2,940,160	- 4,174,107	- 5,408,054	- 6,642,001	- 7,875,949	- 9,109,896	
12 Typology 4 [Scenario 3]	139	£5,709,677	3,693,851	2,479,098	1,264,343	49,589	- 1,182,944	- 2,416,233	- 3,668,085	- 4,921,998	- 6,175,912	- 7,429,826	- 8,683,739	
13 Typology 5 [Scenario 1]	875	£37,717,916	42,983,020	37,260,418	31,657,816	26,055,215	20,417,442	14,747,539	9,077,635	3,368,771	- 2,417,493	- 8,279,243	- 14,211,276	
14 Typology 5 [Scenario 2]	892	£37,717,916	45,874,213	40,159,317	34,444,421	28,729,525	23,014,571	17,320,821	11,647,700	5,957,497	- 211,160	- 1,666,142	- 12,208,828	
15 Typology 5 [Scenario 3]	908	£37,717,916	48,766,237	42,977,132	37,161,627	31,346,121	25,530,615	19,679,892	13,794,121	7,908,350	1,966,648	- 4,063,463	- 10,180,337	
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	71,123,395	57,404,565	43,497,141	29,333,883	14,805,326	- 290,884	- 1,627,546	- 3,319,679	- 5,016,435	- 6,712,997	- 8,409,717	
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	78,295,248	64,395,723	50,316,631	36,106,317	21,995,130	6,292,111	- 9,729,341	- 26,847,080	- 44,483,950	- 62,728,547	- 81,491,629	
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	85,265,268	71,178,905	56,941,932	42,505,607	27,783,655	12,640,813	- 3,203,426	- 20,307,463	- 38,084,433	- 56,452,335	- 75,461,296	
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	25,745,915	11,546,913	- 3,174,530	- 18,783,711	- 34,903,022	- 51,399,377	- 68,386,220	- 85,826,350	- 103,284,009	- 120,741,668	- 138,199,327	
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	33,097,936	18,828,581	4,124,242	- 11,347,696	- 27,600,036	- 44,279,859	- 61,395,988	- 79,065,087	- 96,869,506	- 114,673,925	- 132,478,344	
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	40,281,729	25,920,209	11,168,142	- 4,177,061	- 20,473,793	- 37,271,189	- 54,541,861	- 72,356,685	- 90,501,109	- 108,645,533	- 126,789,957	
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	144,735,658	120,788,868	96,595,368	72,061,787	47,045,725	21,285,859	- 5,752,994	- 35,322,223	- 69,391,499	- 107,106,007	- 146,777,018	
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	157,204,019	132,887,204	108,363,780	83,537,351	58,277,832	32,966,375	5,492,789	- 23,526,746	- 56,239,505	- 93,894,954	- 133,974,578	
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	169,399,038	144,731,876	119,885,058	94,755,163	69,252,124	43,199,014	16,281,718	- 12,288,696	- 43,978,328	- 81,015,761	- 121,211,114	
25 Typology 7 - [Scenario 1]	528	£25,349,425	61,350,912	56,321,050	51,291,188	46,261,325	41,205,100	36,131,565	31,058,030	25,984,496	20,892,051	15,762,663	10,633,276	
26 Typology 7 - [Scenario 2]	538	£25,349,425	63,692,674	58,587,627	53,482,580	48,377,533	43,269,903	38,120,293	32,970,683	27,821,071	22,671,461	17,468,731	12,262,259	
27 Typology 7 - [Scenario 3]	550	£25,349,425	66,186,355	60,995,402	55,804,449	50,613,495	45,422,542	40,207,194	34,970,696	29,734,199	24,497,701	19,229,694	13,935,211	
28 Typology 8 - Opt 1 [Scenario 1]	126	£2,275,759	21,493,384	19,827,462	18,161,539	16,495,616	14,829,693	13,163,770	11,497,847	9,831,925	8,156,358	6,476,054	4,793,751	
29 Typology 8 - Opt 1 [Scenario 2]	127	£2,275,759	22,082,179	20,402,228	18,722,035	17,041,842	15,361,648	13,681,454	12,001,262	10,321,068	8,639,922	6,943,142	5,246,361	
30 Typology 8 - Opt 1 [Scenario 3]	130	£2,275,759	22,872,741	21,169,351	19,458,429	17,747,508	16,036,588	14,325,667	12,614,746	10,903,825	9,192,904	7,474,412	5,742,538	
31 Typology 8 - Opt 2 [Scenario 1]	208	£2,275,759	31,770,631	29,363,669	26,956,708	24,549,746	22,142,784	19,735,822	17,328,861	14,921,899	12,506,946	10,076,396	7,645,847	
32 Typology 8 - Opt 2 [Scenario 2]	211	£2,275,759	32,763,670	30,327,663	27,891,655	25,455,649	23,019,641	20,583,635	18,147,627	15,711,621	13,275,613	10,831,531	8,357,554	
33 Typology 8 - Opt 2 [Scenario 3]	217	£2,275,759	34,063,613	31,582,309	29,092,923	26,603,537	24,114,151	21,624,765	19,135,379	16,645,993	14,156,607	11,653,973	9,139,999	
34 Typology 9 [Scenario 1]	605	£29,900,943	82,353,814	76,699,144	71,020,625	65,330,166	59,639,707	53,949,249	48,258,789	42,568,331	36,846,053	31,106,216	25,366,378	
35 Typology 9 [Scenario 2]	617	£29,900,943	85,040,896	79,297,768	73,554,639	67,776,324	61,996,500	56,216,676	50,436,853	44,657,029	38,868,204	33,037,956	27,207,708	
36 Typology 9 [Scenario 3]	630	£29,900,943	87,760,729	81,927,880	76,095,032	70,251,218	64,380,767	58,510,316	52,639,866	46,769,415	40,898,965	34,990,760	29,068,833	
37 Typology 10 [Scenario 1]	200	£8,534,096	29,524,311	27,189,646	24,854,980	22,520,315	20,185,650	17,850,985	15,516,319	13,177,605	10,820,955	8,462,505	6,104,955	
38 Typology 10 [Scenario 2]	205	£8,534,096	30,728,015	28,345,994	25,963,974	23,581,953	21,199,933	18,817,913	16,435,893	14,053,872	11,654,124	9,248,661	6,843,199	
39 Typology 10 [Scenario 3]	209	£8,534,096	31,792,705	29,374,902	26,957,098	24,539,225	22,121,493	19,703,690	17,285,887	14,868,083	12,442,001	10,000,312	7,558,623	
40 Typology 11 [Scenario 1]	1,320	£58,617,347	138,941,801	128,476,714	118,000,842	107,524,971	97,006,631	86,472,027	75,890,706	65,271,064	54,578,331	43,777,015	32,830,893	
41 Typology 11 [Scenario 2]	1,346	£58,617,347	143,846,926	133,226,357	122,560,244	111,894,131	101,219,070	90,492,686	79,753,849	68,955,129	58,093,600	47,146,216	36,060,674	
42 Typology 11 [Scenario 3]	1,374	£58,617,347	148,798,756	137,987,283	127,156,350	116,295,125	105,433,901	94,535,125	83,612,067	72,636,422	61,610,411	50,497,976	39,262,315	
43 Typology 12 [Scenario 1]	233	£10,430,562	24,673,201	22,369,223	20,065,244	17,761,267	15,438,477	13,112,346	10,786,215	8,460,083	6,133,952	3,799,299	1,442,510	
44 Typology 13 [Scenario 2]	238	£10,430,562	25,732,496	23,390,134	21,047,772	18,705,409	16,354,755	13,998,768	11,624,781	9,259,793	6,894,808	4,529,821	2,135,027	
45 Typology 13 [Scenario 3]	244	£10,430,562	26,846,367	24,461,020	22,075,674	19,690,328	17,304,982	14,988,598	12,490,113	10,081,629	7,673,144	5,264,659	2,835,673	
46 Typology 14 [Scenario 1]	82	£3,160,776	10,826,516	9,760,025	8,693,534	7,627,043	6,550,913	5,474,087	4,397,262	3,320,436	2,243,611	1,156,850	65,839	
47 Typology 14 [Scenario 2]	84	£3,160,776	11,359,951	10,272,192	9,184,432	8,096,673	7,004,382	5,906,036	4,807,690	3,709,345	2,610,999	1,507,470	394,633	
48 Typology 14 [Scenario 3]	85	£3,160,776	11,805,981	10,705,230	9,604,478	8,503,726	7,402,975	6,292,172	5,180,664	4,069,154	2,957,644	1,845,772	719,577	
49 Typology 15 [Scenario 1]	108	£6,195,121	3,783,067	2,494,815	1,206,568	- 82,937	- 1,390,845	- 2,702,672	- 4,032,316	- 5,361,959	- 6,691,603	- 8,021,245	- 9,350,888	
50 Typology 15 [Scenario 2]	110	£6,195,121	4,386,061	3,085,119	1,775,849	466,577	- 855,552	- 2,184,800	- 3,531,836	- 4,883,172	- 6,234,508	- 7,585,843	- 8,937,179	
51 Typology 15 [Scenario 3]	113	£6,195,121	5,058,276	3,739,108	2,402,676	1,066,075	- 274,655	- 1,631,651	- 2,997,864	- 4,377,408	- 5,756,953	- 7,136,497	- 8,516,042	
52 Typology 16 [Scenario 1]	669	£42,101,539	76,097,441	69,857,915	63,618,389	57,378,862	51,101,508	44,807,860	38,514,213	32,220,565	25,900,078	19,537,170	13,174,263	
53 Typology 16 [Scenario 2]	681	£42,101,539	78,939,604	72,613,127	66,286,648	59,960,170	53,625,538	47,243,888	40,862,237	34,480,586	28,098,936	21,648,296	15,196,204	

NEWHAM LOCAL PLAN VIABILITY TESTING

AH tenure Rented 65% SO 10% Frst Hms 25%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

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 Typology 1 [Scenario 1]	570	£36,930,268	58,668,980	53,278,792	47,844,452	42,407,479	36,970,507	31,533,534	26,085,392	20,588,572	15,091,753	9,587,921	4,017,994
2 Typology 1 [Scenario 2]	582	£36,930,268	65,305,538	59,521,079	53,738,620	47,956,162	42,173,607	36,335,283	30,496,958	24,658,634	18,787,656	12,887,656	6,971,028
3 Typology 1 [Scenario 3]	593	£36,930,268	66,347,209	60,600,235	54,853,260	49,106,284	43,359,309	37,579,872	31,777,183	25,974,494	20,161,933	14,290,779	8,419,625
4 Typology 2 [Scenario 1]	84	£2,606,391	3,608,719	2,752,719	1,887,265	1,020,140	553,015	- 725,006	- 1,605,362	- 2,498,770	- 3,393,814	- 4,288,857	- 5,183,901
5 Typology 2 [Scenario 2]	86	£2,606,391	4,080,664	3,206,982	2,329,916	1,444,856	559,797	- 330,225	- 1,228,789	- 2,134,613	- 3,048,167	- 3,961,721	- 4,875,275
6 Typology 2 [Scenario 3]	87	£2,606,391	4,471,588	3,586,600	2,701,612	1,807,051	910,516	13,981	896,020	- 1,808,479	- 2,733,876	- 3,659,271	- 4,584,668
7 Typology 3 [Scenario 1]	184	£5,450,232	2,300,303	- 3,822,884	- 5,370,641	- 6,918,388	- 8,466,135	- 10,013,881	- 11,561,629	- 13,109,376	- 14,657,123	- 16,204,869	- 17,752,617
8 Typology 3 [Scenario 2]	187	£5,450,232	- 1,492,488	- 3,042,255	- 4,605,584	- 6,181,547	- 7,757,239	- 9,332,931	- 10,908,625	- 12,484,317	- 14,060,010	- 15,635,703	- 17,211,395
9 Typology 3 [Scenario 3]	192	£5,450,232	615,419	- 2,204,831	- 3,794,985	- 5,410,977	- 7,026,969	- 8,642,961	- 10,258,953	- 11,874,945	- 13,490,937	- 15,106,929	- 16,722,921
10 Typology 4 [Scenario 1]	134	£4,765,102	2,432,222	1,263,714	95,206	- 1,089,879	- 2,276,016	- 3,476,984	- 4,683,175	- 5,889,366	- 7,095,556	- 8,301,746	- 9,507,937
11 Typology 4 [Scenario 2]	137	£4,765,102	3,087,466	1,891,640	696,236	- 506,785	- 1,720,430	- 2,940,160	- 4,174,107	- 5,408,054	- 6,642,001	- 7,875,949	- 9,109,896
12 Typology 4 [Scenario 3]	139	£4,765,102	3,693,851	2,479,098	1,284,343	49,589	- 1,182,944	- 2,416,233	- 3,668,085	- 4,921,998	- 6,175,912	- 7,429,826	- 8,683,739
13 Typology 5 [Scenario 1]	875	£31,478,089	42,863,020	37,260,418	31,657,816	26,055,215	20,417,442	14,747,539	9,077,635	3,368,771	- 2,417,493	- 8,279,423	- 14,211,276
14 Typology 5 [Scenario 2]	892	£31,478,089	45,874,213	40,159,317	34,444,421	28,729,525	23,014,571	17,300,821	11,447,070	5,657,497	- 211,160	- 6,166,142	- 12,208,828
15 Typology 5 [Scenario 3]	908	£31,478,089	48,766,237	42,977,132	37,161,627	31,346,121	25,530,115	19,679,892	13,794,121	7,908,350	1,966,648	- 4,063,463	- 10,180,337
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	71,123,395	57,404,565	43,497,141	29,333,883	14,805,326	- 290,884	- 16,527,546	- 33,519,679	- 51,006,435	- 69,112,997	- 87,506,717
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	78,295,248	64,395,723	50,316,631	36,016,361	21,395,130	6,292,111	- 9,729,341	- 26,847,080	- 44,483,950	- 62,728,457	- 81,491,629
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	85,265,268	71,178,905	56,941,932	42,505,607	27,783,655	12,640,813	- 3,203,426	- 20,307,463	- 38,084,433	- 56,452,335	- 75,461,296
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	25,745,913	11,546,913	- 3,174,530	- 18,783,711	- 34,903,022	- 51,399,377	- 68,386,220	- 85,826,350	- 103,284,009	- 120,741,668	- 138,199,327
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	33,097,936	18,828,581	4,124,242	- 11,347,696	- 27,600,036	- 44,279,859	- 61,395,988	- 79,065,087	- 96,869,506	- 114,673,925	- 132,478,344
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	40,281,729	25,920,209	11,168,142	- 4,177,061	- 20,473,793	- 37,271,189	- 54,541,861	- 72,356,685	- 90,501,109	- 108,645,533	- 126,789,957
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	144,735,658	120,788,806	96,595,368	72,061,787	47,045,725	21,285,859	- 5,752,994	- 35,322,223	- 69,391,499	- 107,106,007	- 146,777,018
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	157,204,019	132,887,204	108,363,780	83,537,351	58,273,832	32,396,375	5,492,789	- 23,526,740	- 56,239,505	- 93,884,954	- 133,974,578
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	169,399,038	144,731,876	119,885,058	94,755,163	69,252,124	43,199,014	16,281,718	- 12,288,696	- 43,978,328	- 81,015,761	- 121,211,114
25 Typology 7 - [Scenario 1]	528	£21,155,768	61,350,912	56,321,050	51,291,188	46,261,325	41,205,100	36,131,565	31,058,030	25,984,496	20,892,051	15,762,663	10,633,276
26 Typology 7 - [Scenario 2]	538	£21,155,768	63,692,674	58,587,627	53,482,580	48,377,533	43,269,903	38,120,293	32,970,683	27,821,071	22,671,461	17,468,731	12,262,259
27 Typology 7 - [Scenario 3]	550	£21,155,768	66,186,355	60,995,402	55,804,449	50,613,495	45,422,542	40,207,194	34,970,696	29,734,199	24,497,701	19,229,694	13,935,211
28 Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	21,493,384	19,827,462	18,161,539	16,495,616	14,829,693	13,163,770	11,497,847	9,831,925	8,158,538	6,476,054	4,793,751
29 Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	22,082,179	20,402,228	18,722,035	17,041,842	15,361,648	13,681,454	12,001,262	10,321,068	8,639,922	6,943,142	5,246,361
30 Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	22,872,741	21,169,351	19,458,429	17,747,508	16,036,588	14,325,667	12,614,746	10,903,825	9,192,904	7,470,412	5,742,538
31 Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	31,770,631	29,363,669	26,956,708	24,549,746	22,142,784	19,735,822	17,328,861	14,921,899	12,506,946	10,076,396	7,645,847
32 Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	32,763,670	30,327,663	27,891,655	25,455,649	23,019,641	20,583,635	18,147,627	15,711,621	13,275,613	10,817,531	8,357,554
33 Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	34,063,613	31,582,309	29,092,923	26,603,537	24,114,151	21,624,765	19,135,379	16,645,993	14,156,607	11,653,733	9,139,999
34 Typology 9 [Scenario 1]	605	£24,954,309	82,353,814	76,699,144	71,020,625	65,330,166	59,639,707	53,949,249	48,258,789	42,568,331	36,846,053	31,106,216	25,366,378
35 Typology 9 [Scenario 2]	617	£24,954,309	85,040,896	79,297,768	73,554,639	67,776,324	61,996,500	56,216,676	50,436,853	44,657,029	38,868,204	33,073,956	27,207,708
36 Typology 9 [Scenario 3]	630	£24,954,309	87,760,729	81,927,880	76,095,032	70,251,218	64,380,767	58,510,316	52,639,866	46,769,415	40,898,965	34,990,760	29,068,833
37 Typology 10 [Scenario 1]	200	£7,122,266	29,524,311	27,189,646	24,854,980	22,520,315	20,185,650	17,850,985	15,516,319	13,177,665	10,820,055	8,462,505	6,104,955
38 Typology 10 [Scenario 2]	205	£7,122,266	30,728,015	28,345,994	25,963,974	23,581,953	21,199,933	18,817,913	16,435,893	14,053,872	11,654,124	9,248,661	6,843,199
39 Typology 10 [Scenario 3]	209	£7,122,266	31,792,705	29,374,902	26,957,982	24,539,295	22,121,499	19,703,990	17,285,887	14,868,083	12,442,001	10,000,312	7,558,623
40 Typology 11 [Scenario 1]	1,320	£48,920,043	138,941,801	128,476,714	118,000,842	107,524,971	97,006,631	86,472,027	75,890,706	65,271,064	54,578,331	43,777,015	32,830,893
41 Typology 11 [Scenario 2]	1,346	£48,920,043	143,846,926	133,226,357	122,560,244	111,894,131	101,219,070	90,492,686	79,753,849	68,955,129	58,093,600	47,146,216	36,060,674
42 Typology 11 [Scenario 3]	1,374	£48,920,043	148,798,756	137,987,283	127,156,350	116,295,125	105,433,901	94,535,125	83,612,067	72,636,422	61,610,411	50,497,976	39,262,315
43 Typology 12 [Scenario 1]	233	£8,704,992	24,673,201	22,369,223	20,065,244	17,761,267	15,438,477	13,112,346	10,786,215	8,460,083	6,133,952	3,799,299	1,442,510
44 Typology 13 [Scenario 2]	238	£8,704,992	25,732,496	23,390,134	21,047,772	18,705,409	16,354,755	13,989,768	11,624,781	9,259,795	6,894,808	4,529,821	2,135,027
45 Typology 13 [Scenario 3]	244	£8,704,992	26,846,367	24,461,020	22,075,674	19,690,328	17,304,982	14,898,598	12,490,113	10,081,629	7,673,144	5,264,659	2,835,673
46 Typology 14 [Scenario 1]	82	£2,637,876	10,826,516	9,760,025	8,693,534	7,627,043	6,550,913	5,474,087	4,397,262	3,320,436	2,243,611	1,156,850	65,839
47 Typology 14 [Scenario 2]	84	£2,637,876	11,359,951	10,272,192	9,184,432	8,096,673	7,004,382	5,906,036	4,807,690	3,709,345	2,610,999	1,507,470	394,633
48 Typology 14 [Scenario 3]	85	£2,637,876	11,805,981	10,705,230	9,604,478	8,503,726	7,402,975	6,292,172	5,180,664	4,069,154	2,957,644	1,845,772	719,577
49 Typology 15 [Scenario 1]	108	£5,170,237	3,783,067	2,494,815	1,206,563	- 82,937	- 1,390,845	- 2,702,672	- 4,032,316	- 5,361,959	- 6,691,603	- 8,021,245	- 9,350,888
50 Typology 15 [Scenario 2]	110	£5,170,237	4,386,061	3,085,119	1,775,849	466,577	- 855,552	- 2,184,800	- 3,531,836	- 4,883,172	- 6,234,508	- 7,585,843	- 8,937,179
51 Typology 15 [Scenario 3]	113	£5,170,237	5,058,276	3,739,108	2,402,676	1,066,075	- 274,655	- 1,631,651	- 2,997,864	- 4,377,408	- 5,756,953	- 7,136,497	- 8,516,042
52 Typology 16 [Scenario 1]	669	£35,136,512	76,097,441	69,857,915	63,618,389	57,378,862	51,101,508	44,807,860	38,514,213	32,220,565	25,900,078	19,537,170	13,174,263
53 Typology 16 [Scenario 2]	681	£35,136,512	78,939,604	72,613,127	66,286,648	59,960,170	53,625,538	47,243,888	40,862,237	34,480,586	28,098,936	21,648,296	15,196,204
54 Typology 16 [Scenario 3]	695	£35,136,512	81,912,510	75,									

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 3 (CLEARED /UNDEVELOPED SITE)

AH tenure Rented 65% SO 10% Frst Hms 25%

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 Typology 1 [Scenario 1]	570	£3,500,000	58,668,980	53,278,792	47,844,452	42,407,479	36,970,507	31,533,534	26,095,392	20,658,572	15,091,753	9,587,921	4,017,994
2 Typology 1 [Scenario 2]	582	£3,500,000	65,305,538	59,521,079	53,738,620	47,956,162	42,173,607	36,391,052	30,608,497	24,825,942	19,043,387	13,260,832	7,478,277
3 Typology 1 [Scenario 3]	593	£3,500,000	66,347,209	60,600,235	54,853,260	49,106,284	43,359,309	37,612,334	31,865,359	26,118,384	20,371,409	14,624,434	8,877,459
4 Typology 2 [Scenario 1]	84	£247,016	3,608,719	2,752,719	1,897,265	1,041,811	563,357	153,015	- 725,006	- 1,605,362	- 2,486,770	- 3,393,814	- 4,288,857
5 Typology 2 [Scenario 2]	86	£247,016	4,080,664	3,206,982	2,329,916	1,444,856	559,797	- 330,225	- 1,228,789	- 2,134,613	- 3,048,167	- 3,961,721	- 4,875,275
6 Typology 2 [Scenario 3]	87	£247,016	4,471,588	3,586,600	2,701,612	1,807,051	910,516	13,981	896,020	- 1,808,479	- 2,733,876	- 3,659,271	- 4,584,668
7 Typology 3 [Scenario 1]	184	£516,536	2,300,303	- 3,822,894	- 5,370,641	- 6,918,388	- 8,466,135	- 10,013,881	- 11,561,629	- 13,109,376	- 14,657,123	- 16,204,869	- 17,752,617
8 Typology 3 [Scenario 2]	187	£516,536	1,492,488	- 3,042,255	- 4,605,584	- 6,181,547	- 7,757,239	- 9,332,931	- 10,908,625	- 12,484,317	- 14,060,010	- 15,635,703	- 17,211,395
9 Typology 3 [Scenario 3]	192	£516,536	615,419	- 2,204,831	- 3,794,985	- 5,410,977	- 7,026,969	- 8,642,961	- 10,258,953	- 11,874,945	- 13,490,937	- 15,106,929	- 16,722,921
10 Typology 4 [Scenario 1]	134	£451,604	2,432,222	1,263,714	95,206	- 1,089,879	- 2,276,016	- 3,476,984	- 4,683,175	- 5,889,366	- 7,095,556	- 8,301,746	- 9,507,937
11 Typology 4 [Scenario 2]	137	£451,604	3,087,046	1,891,640	696,236	- 506,785	- 1,720,430	- 2,940,160	- 4,174,107	- 5,408,054	- 6,642,001	- 7,875,949	- 9,109,896
12 Typology 4 [Scenario 3]	139	£451,604	3,693,851	2,479,098	1,264,343	49,589	- 1,182,944	- 2,416,233	- 3,668,085	- 4,921,998	- 6,175,912	- 7,429,826	- 8,683,739
13 Typology 5 [Scenario 1]	875	£2,983,280	42,863,020	37,260,418	31,657,816	26,055,215	20,417,442	14,747,539	9,077,635	3,368,771	- 2,417,493	- 8,279,243	- 14,211,276
14 Typology 5 [Scenario 2]	892	£2,983,280	45,874,213	40,159,317	34,444,421	28,729,525	23,014,571	17,230,821	11,447,070	5,657,497	- 211,160	- 6,166,142	- 12,208,828
15 Typology 5 [Scenario 3]	908	£2,983,280	48,766,237	42,977,132	37,161,627	31,346,121	25,530,615	19,719,892	13,941,121	7,908,350	1,966,648	- 4,063,463	- 10,180,337
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	71,123,395	57,404,565	43,497,141	29,333,883	14,805,326	- 290,884	- 16,527,546	- 33,519,879	- 51,006,435	- 69,112,997	- 87,506,717
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	78,295,248	64,395,723	50,316,631	36,016,361	21,395,130	6,292,111	- 9,729,341	- 26,847,080	- 44,483,950	- 62,728,457	- 81,491,629
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	85,265,268	71,178,905	56,941,932	42,505,607	27,783,655	12,640,813	- 3,203,426	- 20,307,463	- 38,084,433	- 56,452,335	- 75,461,296
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	25,745,915	11,546,913	- 3,174,530	- 18,783,711	- 34,903,022	- 51,399,377	- 68,386,220	- 85,826,350	- 103,284,009	- 120,741,668	- 138,199,327
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	33,097,936	18,828,581	4,124,242	- 11,347,696	- 27,600,036	- 44,279,859	- 61,395,988	- 79,065,087	- 96,869,506	- 114,673,925	- 132,478,344
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	40,281,729	25,920,209	11,168,142	- 4,177,061	- 20,473,793	- 37,271,189	- 54,541,861	- 72,356,685	- 90,501,109	- 108,645,533	- 126,789,957
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	144,735,658	120,788,806	96,595,368	72,061,787	47,045,725	21,285,859	- 5,752,994	- 35,322,223	- 69,391,499	- 107,106,007	- 146,777,018
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	157,204,019	132,887,204	108,363,780	83,537,351	58,277,832	32,396,375	- 5,492,789	- 23,526,740	- 56,239,505	- 93,884,954	- 133,974,574
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	169,399,038	144,731,876	119,885,058	94,755,163	69,252,124	43,199,014	16,281,718	- 12,288,696	- 43,978,328	- 81,015,761	- 121,211,114
25 Typology 7 - [Scenario 1]	528	£2,005,000	61,350,912	56,321,050	51,291,188	46,261,325	41,205,100	36,131,565	31,058,030	25,984,496	20,892,051	15,762,663	10,633,276
26 Typology 7 - [Scenario 2]	538	£2,005,000	63,692,674	58,587,627	53,482,580	48,377,533	43,269,903	38,120,293	32,970,683	27,821,071	22,671,461	17,468,731	12,262,259
27 Typology 7 - [Scenario 3]	550	£2,005,000	66,186,355	60,995,402	55,804,449	50,613,495	45,422,542	40,207,194	34,970,696	29,734,199	24,497,701	19,229,694	13,935,211
28 Typology 8 - Opt 1 [Scenario 1]	126	£180,000	21,493,384	19,827,462	18,161,539	16,495,616	14,829,693	13,163,770	11,497,847	9,831,925	8,158,358	6,476,054	4,793,751
29 Typology 8 - Opt 1 [Scenario 2]	127	£180,000	22,082,179	20,402,228	18,722,035	17,041,842	15,361,648	13,681,454	12,001,262	10,321,068	8,639,922	6,943,142	5,246,361
30 Typology 8 - Opt 1 [Scenario 3]	130	£180,000	22,872,741	21,169,351	19,458,429	17,747,508	16,036,588	14,325,667	12,614,746	10,903,825	9,192,904	7,470,412	5,742,538
31 Typology 8 - Opt 2 [Scenario 1]	208	£180,000	31,770,631	29,363,669	26,956,708	24,549,746	22,142,784	19,735,822	17,328,861	14,921,899	12,506,946	10,076,396	7,645,847
32 Typology 8 - Opt 2 [Scenario 2]	211	£180,000	32,763,670	30,327,663	27,891,655	25,455,649	23,019,641	20,583,635	18,147,627	15,711,621	13,275,613	10,817,531	8,357,554
33 Typology 8 - Opt 2 [Scenario 3]	217	£180,000	34,663,613	31,582,309	29,092,923	26,603,537	24,114,151	21,624,765	19,135,379	16,645,993	14,156,607	11,653,737	9,139,999
34 Typology 9 [Scenario 1]	605	£2,365,000	82,353,814	76,699,144	71,020,625	65,330,166	59,639,707	53,949,249	48,258,789	42,568,331	36,846,053	31,106,216	25,366,378
35 Typology 9 [Scenario 2]	617	£2,365,000	85,400,896	79,297,768	73,554,639	67,776,324	61,996,500	56,216,676	50,436,853	44,657,029	38,868,204	33,079,956	27,207,708
36 Typology 9 [Scenario 3]	630	£2,365,000	87,760,729	81,927,880	76,095,032	70,251,128	64,380,767	58,510,316	52,639,866	46,769,415	40,898,965	34,990,760	29,068,833
37 Typology 10 [Scenario 1]	200	£675,000	29,524,311	27,189,646	24,854,980	22,520,315	20,185,650	17,850,985	15,516,319	13,177,605	10,820,555	8,462,505	6,104,955
38 Typology 10 [Scenario 2]	205	£675,000	30,728,015	28,345,994	25,963,974	23,581,953	21,199,933	18,817,913	16,435,893	14,053,872	11,654,124	9,248,661	6,843,199
39 Typology 10 [Scenario 3]	209	£675,000	31,792,705	29,374,902	26,957,098	24,539,295	22,121,493	19,703,690	17,285,887	14,868,083	12,442,001	10,000,312	7,558,623
40 Typology 11 [Scenario 1]	1,320	£4,636,310	138,941,801	128,476,714	118,000,842	107,524,971	97,006,631	86,472,027	75,890,706	65,271,064	54,578,331	43,777,015	32,830,893
41 Typology 11 [Scenario 2]	1,346	£4,636,310	143,846,926	133,226,357	122,560,244	111,894,131	101,219,070	90,492,686	79,753,849	68,955,129	58,093,600	47,146,216	36,060,674
42 Typology 11 [Scenario 3]	1,374	£4,636,310	148,798,756	137,967,283	127,156,350	116,295,125	105,433,901	94,535,125	83,612,067	72,636,422	61,610,411	50,497,976	39,262,315
43 Typology 12 [Scenario 1]	233	£825,000	24,673,201	22,967,223	20,065,244	17,761,267	15,384,477	13,112,346	10,786,215	8,460,083	6,133,952	3,799,299	1,442,510
44 Typology 13 [Scenario 2]	238	£825,000	25,732,496	23,390,134	21,047,772	18,705,409	16,354,755	13,989,768	11,624,781	9,259,795	6,894,808	4,529,821	2,135,027
45 Typology 13 [Scenario 3]	244	£825,000	26,846,367	24,461,020	22,075,674	19,690,328	17,304,982	14,898,598	12,490,113	10,081,629	7,673,144	5,264,659	2,835,673
46 Typology 14 [Scenario 1]	82	£250,000	10,826,516	9,760,025	8,693,534	7,627,043	6,550,913	5,474,087	4,397,262	3,320,436	2,243,611	1,156,850	65,839
47 Typology 14 [Scenario 2]	84	£250,000	11,359,951	10,272,192	9,184,432	8,096,673	7,004,382	5,906,036	4,807,690	3,709,345	2,610,999	1,507,470	394,633
48 Typology 14 [Scenario 3]	85	£250,000	11,805,981	10,705,230	9,604,478	8,503,726	7,402,975	6,292,172	5,180,664	4,069,154	2,957,644	1,845,772	719,577
49 Typology 15 [Scenario 1]	108	£490,000	3,783,067	2,494,815	1,206,563	- 82,937	- 1,390,845	- 2,702,672	- 4,032,316	- 5,361,959	- 6,691,603	- 8,021,245	- 9,350,888
50 Typology 15 [Scenario 2]	110	£490,000	4,386,061	3,085,119	1,775,849	- 466,577	- 855,552	- 1,684,800	- 3,531,836	- 4,883,172	- 6,234,508	- 7,585,843	- 8,937,179
51 Typology 15 [Scenario 3]	113	£490,000	5,058,276	3,739,108	2,402,676	1,066,075	- 274,655	- 1,631,651	- 2,997,864	- 4,377,408	- 5,756,953	- 7,136,497	- 8,516,042
52 Typology 16 [Scenario 1]	669	£3,330,000	76,097,441	69,857,915	63,618,389	57,378,862	51,101,508	44,807,860	38,514,213	32,220,565	25,900,078	19,537,170	13,174,263
53 Typology 16 [Scenario 2]	681	£3,330,000	78,939,604	72,613,127	66,286,648	59,960,170	53,625,538	47,243,888	40,862,237	34,480,586	28,098,936	21,648,296	15,196,204
54 Typology 16 [Scenario 3]	695	£3,330,000	81,912,510	75,486,173	69,059,836	62,633,498	56,207,161	49,745,713	43				

Appendix 10 - Appraisal results (cumulative policy impacts)

**NEWHAM LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)**

AH tenure

Rented 65%

SO 10% Frst Hms 25%

Incorporating infrastructure costs

£6,321,552 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 Typology 1 [Scenario 1]	570	£44,250,867	58,668,980	53,278,792	47,844,452	42,407,479	36,970,507	31,533,534	26,096,562	20,659,590	15,222,617	9,785,645	4,348,673	-1,094,301	-6,557,328	-12,014,356	-17,469,384	-22,924,412	-28,379,440	-33,834,468	-39,289,496	-44,744,524	-50,199,552	-55,654,580	-61,109,608	-66,564,636	-72,019,664	-77,474,692	-82,929,720	-88,384,748	-93,839,776	-99,294,804	-104,749,832	-110,204,860	-115,659,888	-121,114,916	-126,569,944	-132,024,972	-137,480,000	-142,935,028	-148,390,056	-153,845,084	-159,300,112	-164,755,140	-170,210,168	-175,665,196	-181,120,224	-186,575,252	-192,030,280	-197,485,308	-202,940,336	-208,395,364	-213,850,392	-219,305,420	-224,760,448	-230,215,476	-235,670,504	-241,125,532	-246,580,560	-252,035,588	-257,490,616	-262,945,644	-268,400,672	-273,855,700	-279,310,728	-284,765,756	-290,220,784	-295,675,812	-301,130,840	-306,585,868	-312,040,896	-317,495,924	-322,950,952	-328,405,980	-333,861,008	-339,316,036	-344,771,064	-350,226,092	-355,681,120	-361,136,148	-366,591,176	-372,046,204	-377,501,232	-382,956,260	-388,411,288	-393,866,316	-399,321,344	-404,776,372	-410,231,400	-415,686,428	-421,141,456	-426,596,484	-432,051,512	-437,506,540	-442,961,568	-448,416,596	-453,871,624	-459,326,652	-464,781,680	-470,236,708	-475,691,736	-481,146,764	-486,601,792	-492,056,820	-497,511,848	-502,966,876	-508,421,904	-513,876,932	-519,331,960	-524,786,988	-530,242,016	-535,697,044	-541,152,072	-546,607,100	-552,062,128	-557,517,156	-562,972,184	-568,427,212	-573,882,240	-579,337,268	-584,792,296	-590,247,324	-595,702,352	-601,157,380	-606,612,408	-612,067,436	-617,522,464	-622,977,492	-628,432,520	-633,887,548	-639,342,576	-644,797,604	-650,252,632	-655,707,660	-661,162,688	-666,617,716	-672,072,744	-677,527,772	-682,982,800	-688,437,828	-693,892,856	-699,347,884	-704,802,912	-710,257,940	-715,712,968	-721,167,996	-726,623,024	-732,078,052	-737,533,080	-742,988,108	-748,443,136	-753,898,164	-759,353,192	-764,808,220	-770,263,248	-775,718,276	-781,173,304	-786,628,332	-792,083,360	-797,538,388	-802,993,416	-808,448,444	-813,903,472	-819,358,500	-824,813,528	-830,268,556	-835,723,584	-841,178,612	-846,633,640	-852,088,668	-857,543,696	-862,998,724	-868,453,752	-873,908,780	-879,363,808	-884,818,836	-890,273,864	-895,728,892	-901,183,920	-906,638,948	-912,093,976	-917,549,004	-923,004,032	-928,459,060	-933,914,088	-939,369,116	-944,824,144	-950,279,172	-955,734,200	-961,189,228	-966,644,256	-972,099,284	-977,554,312	-983,009,340	-988,464,368	-993,919,396	-999,374,424	-1004,829,452	-1010,284,480	-1015,739,508	-1021,194,536	-1026,649,564	-1032,104,592	-1037,559,620	-1043,014,648	-1048,469,676	-1053,924,704	-1059,379,732	-1064,834,760	-1070,289,788	-1075,744,816	-1081,199,844	-1086,654,872	-1092,109,900	-1097,564,928	-1103,019,956	-1108,474,984	-1113,930,012	-1119,385,040	-1124,840,068	-1130,295,096	-1135,750,124	-1141,205,152	-1146,660,180	-1152,115,208	-1157,570,236	-1163,025,264	-1168,480,292	-1173,935,320	-1179,390,348	-1184,845,376	-1190,300,404	-1195,755,432	-1201,210,460	-1206,665,488	-1212,120,516	-1217,575,544	-1223,030,572	-1228,485,600	-1233,940,628	-1239,395,656	-1244,850,684	-1250,305,712	-1255,760,740	-1261,215,768	-1266,670,796	-1272,125,824	-1277,580,852	-1283,035,880	-1288,490,908	-1293,945,936	-1299,400,964	-1304,855,992	-1310,311,020	-1315,766,048	-1321,221,076	-1326,676,104	-1332,131,132	-1337,586,160	-1343,041,188	-1348,496,216	-1353,951,244	-1359,406,272	-1364,861,300	-1370,316,328	-1375,771,356	-1381,226,384	-1386,681,412	-1392,136,440	-1397,591,468	-1403,046,496	-1408,501,524	-1413,956,552	-1419,411,580	-1424,866,608	-1430,321,636	-1435,776,664	-1441,231,692	-1446,686,720	-1452,141,748	-1457,596,776	-1463,051,804	-1468,506,832	-1473,961,860	-1479,416,888	-1484,871,916	-1490,326,944	-1495,781,972	-1501,237,000	-1506,692,028	-1512,147,056	-1517,602,084	-1523,057,112	-1528,512,140	-1533,967,168	-1539,422,196	-1544,877,224	-1550,332,252	-1555,787,280	-1561,242,308	-1566,697,336	-1572,152,364	-1577,607,392	-1583,062,420	-1588,517,448	-1593,972,476	-1599,427,504	-1604,882,532	-1610,337,560	-1615,792,588	-1621,247,616	-1626,702,644	-1632,157,672	-1637,612,700	-1643,067,728	-1648,522,756	-1653,977,784	-1659,432,812	-1664,887,840	-1670,342,868	-1675,797,896	-1681,252,924	-1686,707,952	-1692,162,980	-1697,618,008	-1703,073,036	-1708,528,064	-1713,983,092	-1719,438,120	-1724,893,148	-1730,348,176	-1735,803,204	-1741,258,232	-1746,713,260	-1752,168,288	-1757,623,316	-1763,078,344	-1768,533,372	-1773,988,400	-1779,443,428	-1784,898,456	-1790,353,484	-1795,808,512	-1801,263,540	-1806,718,568	-1812,173,596	-1817,628,624	-1823,083,652	-1828,538,680	-1833,993,708	-1839,448,736	-1844,903,764	-1850,358,792	-1855,813,820	-1861,268,848	-1866,723,876	-1872,178,904	-1877,633,932	-1883,088,960	-1888,543,988	-1893,999,016	-1899,454,044	-1904,909,072	-1910,364,100	-1915,819,128	-1921,274,156	-1926,729,184	-1932,184,212	-1937,639,240	-1943,094,268	-1948,549,296	-1954,004,324	-1959,459,352	-1964,914,380	-1970,369,408	-1975,824,436	-1981,279,464	-1986,734,492	-1992,189,520	-1997,644,548	-2003,099,576	-2008,554,604	-2014,009,632	-2019,464,660	-2024,919,688	-2030,374,716	-2035,829,744	-2041,284,772	-2046,739,800	-2052,194,828	-2057,649,856	-2063,104,884	-2068,559,912	-2074,014,940	-2079,470,000	-2084,925,060	-2090,380,120	-2095,835,180	-2101,290,240	-2106,745,300	-2112,200,360	-2117,655,420	-2123,110,480	-2128,565,540	-2134,020,600	-2139,475,660	-2144,930,720	-2150,385,780	-2155,840,840	-2161,295,900	-2166,750,960	-2172,206,020	-2177,661,080	-2183,116,140	-2188,571,200	-2194,026,260	-2199,481,320	-2204,936,380	-2210,391,440	-2215,846,500	-2221,301,560	-2226,756,620	-2232,211,680	-2237,666,740	-2243,121,800	-2248,576,860	-2254,031,920	-2259,486,980	-2264,942,040	-2270,397,100	-2275,852,160	-2281,307,220	-2286,762,280	-2292,217,340	-2297,672,400	-2303,127,460	-2308,582,520	-2314,037,580	-2319,492,640	-2324,947,700	-2330,402,760	-2335,857,820	-2341,312,880	-2346,767,940	-2352,223,000	-2357,678,060	-2363,133,120	-2368,588,180	-2374,043,240	-2379,498,300	-2384,953,360	-2390,408,420	-2395,863,480	-2401,318,540	-2406,773,600	-2412,228,660	-2417,683,720	-2423,138,780	-2428,593,840	-2434,048,900	-2439,503,960	-2444,959,020	-2450,414,080	-2455,869,140	-2461,324,200	-2466,779,260	-2472,234,320	-2477,689,380	-2483,144,440	-2488,599,500	-2494,054,560	-2499,509,620	-2504,964,680	-2510,419,740	-2515,874,800	-2521,329,860	-2526,784,920	-2532,240,000	-2537,695,060	-2543,150,120	-2548,605,180	-2554,060,240	-2559,515,300	-2564,970,360	-2570,425,420	-2575,880,480	-2581,335,540	-2586,790,600	-2592,245,660	-2597,700,720	-2603,155,780	-2608,610,840	-2614,065,900	-2619,521,000	-2624,976,060	-2630,431,120	-2635,886,180	-2641,341,240	-2646,796,300	-2652,251,360	-2657,706,420	-2663,161,480	-2668,616,540	-2674,071,600	-2679,526,660	-2684,981,720	-2690,436,780	-2695,891,840	-2701,346,900	-2706,801,960	-2712,257,020	-2717,712,080	-2723,167,140	-2728,622,200	-2734,077,260	-2739,532,320	-2744,987,380	-2750,442,440	-2755,897,500	-2761,352,560	-2766,807,620	-2772,262,680	-2777,717,740	-2783,172,800	-2788,627,860	-2794,082,920	-2799,537,980	-2804,993,040	-2810,448,100	-2815,903,160	-2821,358,220	-2826,813,280	-2832,268,340	-2837,723,400	-2843,178,460	-2848,633,520	-2854,088,580	-2859,543,640	-2864,998,700	-2870,453,760	-2875,908,820	-2881,363,880	-2886,818,940	-2892,274,000	-2897,729,060	-2903,184,120	-2908,639,180	-2914,094,240	-2919,549,300	-2924,904,360	-2930,359,420	-2935,814,480	-2941,269,540	-2946,724,600	-2952,179,660	-2957,634,720	-2963,089,780	-2968,544,840	-2974,000,000	-2979,455,060	-2984,910,120	-2990,365,180	-2995,820,240	-3001,275,300	-3006,730,360	-3012,185,420	-3017,640,480	-3023,095,540	-3028,550,600	-3034,005,660	-3039,460,720	-3044,915,780	-3050,370,840	-3055,825,900	-3061,280,960	-3066,736,020	-3072,191,080	-3077,646,140	-3083,101,200	-3088,556,260	-3094,011,320	-3099,466,380	-3104,921,440	-3110,376,500	-3115,831,560	-3121,286,620	-3126,741,680	-3132,196,740	-3137,651,800	-3143,106,860	-3148,561,920	-3154,016,980	-3159,472,040	-3164,927,100	-3170,382,160	-3175,837,220	-3181,292,280	-3186,747,340	-3192,202,400	-3197,657,460	-3203,112,520	-3208,567,580	-3214,022,640	-3219,477,700	-3224,932,760	-3230,387,820	-3235,842,880	-3241,297,940	-3246,753,000	-3252,208,060	-3257,663,120	-3263,118,180	-3268,573,240	-3274,028,300	-3279,483,360	-3284,938,420	-3290,393,480	-3295,848,540	-3301,303,600	-3306,758,660	-3312,213,720	-3317,668,780	-3323,123,840	-3328,578,900	-3334,034,000	-3339,489,060	-3344,944,120	-3350,399,180	-3355,854,240	-3361,309,300	-3366,764,360	-3372,219,420	-3377,674,480	-3383,129,540	-3388,584,600	-3394,039,660	-3399,494,720	-3404,949,780	-3410,404,840	-3415,859,900	-3421,315,000	-3426,770,060	-3432,225,120	-3437,680,180	-3443,135,240	-3448,590,300	-3454,045,360	-3459,500,420	-3464,955,480	-3470,410,540	-3475,865,600	-3481,320,660	-3486,775,720	-3492,230,780	-3497,685,840	-3503,140,900	-3508,595,960	-3514,051,020	-3519,506,080	-3524,961,140	-3530,416,200	-3535,871,260	-3541,326,320	-3546,781,380	-3552,236,440	-3557,691,500	-3563,146,560	-3568,601,620	-3574,056,680	-3579,511,740	-3584,966,800	-3590,421,860	-3595,876,920	-3601,

NEWHAM LOCAL PLAN VIABILITY TESTING

AH tenure Rented 65% SO 10% Frst Hms 25%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		Residual land values												
		£5,275,753												
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	Typology 1 [Scenario 1]	570	£36,930,268	58,668,980	53,278,792	47,844,452	42,407,479	36,970,507	31,533,534	26,085,392	20,588,572	15,091,753	9,587,921	4,017,994
2	Typology 1 [Scenario 2]	582	£36,930,268	65,305,538	59,521,079	53,738,620	47,956,162	42,173,607	36,335,283	30,496,958	24,658,634	18,787,656	12,887,851	6,971,028
3	Typology 1 [Scenario 3]	593	£36,930,268	66,347,209	60,600,235	54,853,260	49,106,284	43,359,309	37,579,872	31,777,183	25,974,494	20,161,933	14,290,779	8,419,625
4	Typology 2 [Scenario 1]	84	£2,606,391	3,608,719	2,752,719	1,887,265	1,020,140	553,015	- 725,006	- 1,605,362	- 2,498,770	- 3,393,814	- 4,288,857	- 5,183,901
5	Typology 2 [Scenario 2]	86	£2,606,391	4,080,664	3,206,982	2,329,916	1,444,856	559,797	- 330,225	- 1,228,789	- 2,134,613	- 3,048,167	- 3,961,721	- 4,875,275
6	Typology 2 [Scenario 3]	87	£2,606,391	4,471,588	3,586,600	2,701,612	1,807,051	910,516	13,981	- 896,020	- 1,808,479	- 2,733,876	- 3,659,271	- 4,584,668
7	Typology 3 [Scenario 1]	184	£5,450,232	2,300,303	- 3,822,884	- 5,370,641	- 6,918,388	- 8,466,135	- 10,013,881	- 11,561,629	- 13,109,376	- 14,657,123	- 16,204,869	- 17,752,617
8	Typology 3 [Scenario 2]	187	£5,450,232	- 1,492,488	- 3,042,255	- 4,605,584	- 6,181,547	- 7,775,239	- 9,332,931	- 10,908,625	- 12,484,317	- 14,060,010	- 15,635,703	- 17,211,395
9	Typology 3 [Scenario 3]	192	£5,450,232	615,419	- 2,204,831	- 3,794,985	- 5,410,977	- 7,026,969	- 8,642,961	- 10,258,953	- 11,874,945	- 13,490,937	- 15,106,929	- 16,722,921
10	Typology 4 [Scenario 1]	134	£4,765,102	2,432,222	1,263,714	95,206	- 1,089,879	- 2,276,016	- 3,476,984	- 4,683,175	- 5,889,366	- 7,095,556	- 8,301,746	- 9,507,937
11	Typology 4 [Scenario 2]	137	£4,765,102	3,087,466	1,891,640	696,236	- 506,785	- 1,720,430	- 2,940,160	- 4,174,107	- 5,408,054	- 6,642,001	- 7,875,949	- 9,109,896
12	Typology 4 [Scenario 3]	139	£4,765,102	3,693,851	2,479,098	1,284,343	49,589	- 1,182,944	- 2,416,233	- 3,668,085	- 4,921,998	- 6,175,912	- 7,429,826	- 8,683,739
13	Typology 5 [Scenario 1]	875	£31,478,089	42,863,020	37,260,418	31,657,816	26,055,215	20,417,442	14,747,539	9,077,635	3,368,771	- 2,417,493	- 8,279,243	- 14,211,276
14	Typology 5 [Scenario 2]	892	£31,478,089	45,874,213	40,159,317	34,444,421	28,729,525	23,014,571	17,300,821	11,447,070	5,657,497	- 211,160	- 6,166,142	- 12,208,828
15	Typology 5 [Scenario 3]	908	£31,478,089	48,766,237	42,977,132	37,161,627	31,346,121	25,530,115	19,679,892	13,794,121	7,908,350	1,966,648	- 4,063,463	- 10,180,337
16	Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	71,123,395	57,404,565	43,497,141	29,333,883	14,805,326	- 290,884	- 16,527,546	- 33,519,679	- 51,006,435	- 69,112,997	- 87,506,717
17	Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	78,295,248	64,395,723	50,316,631	36,016,361	21,395,130	6,292,111	- 9,729,341	- 26,847,080	- 44,483,950	- 62,728,457	- 81,491,629
18	Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	85,265,268	71,178,905	56,941,932	42,505,607	27,783,655	12,640,813	- 3,203,426	- 20,307,463	- 38,084,433	- 56,452,335	- 75,461,296
19	Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	25,745,913	11,546,913	- 3,174,530	- 18,783,711	- 34,903,022	- 51,399,377	- 68,386,220	- 85,826,350	- 103,284,009	- 120,741,668	- 138,199,327
20	Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	33,097,936	18,828,581	4,124,242	- 11,347,696	- 27,600,036	- 44,279,859	- 61,395,988	- 79,065,087	- 96,869,506	- 114,673,925	- 132,478,344
21	Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	40,281,729	25,920,209	11,168,142	- 4,177,061	- 20,473,793	- 37,271,189	- 54,541,861	- 72,356,685	- 90,501,109	- 108,645,533	- 126,789,957
22	Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	144,735,658	120,788,806	96,595,368	72,061,787	47,045,725	21,285,859	- 5,752,994	- 35,322,223	- 69,391,499	- 107,106,007	- 146,777,018
23	Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	157,204,019	132,887,204	108,363,780	83,537,351	58,273,832	32,396,375	5,492,789	- 23,526,740	- 56,239,505	- 93,884,954	- 133,974,578
24	Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	169,399,038	144,731,876	119,885,058	94,755,163	69,252,124	43,199,014	16,281,718	- 12,288,696	- 43,978,328	- 81,015,761	- 121,211,114
25	Typology 7 - [Scenario 1]	528	£21,155,768	61,350,912	56,321,050	51,291,188	46,261,325	41,205,100	36,131,565	31,058,030	25,984,496	20,892,051	15,762,663	10,633,276
26	Typology 7 - [Scenario 2]	538	£21,155,768	63,692,674	58,587,627	53,482,580	48,377,533	43,269,903	38,120,293	32,970,683	27,821,071	22,671,461	17,468,731	12,262,259
27	Typology 7 - [Scenario 3]	550	£21,155,768	66,186,355	60,995,402	55,804,449	50,613,495	45,422,542	40,207,194	34,970,696	29,734,199	24,497,701	19,229,694	13,935,211
28	Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	21,493,384	19,827,462	18,161,539	16,495,616	14,829,693	13,163,770	11,497,847	9,831,925	8,158,358	6,476,054	4,793,751
29	Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	22,082,179	20,402,228	18,722,035	17,041,842	15,361,648	13,681,454	12,001,262	10,321,068	8,639,922	6,943,142	5,246,361
30	Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	22,872,741	21,169,351	19,458,429	17,747,508	16,036,588	14,325,667	12,614,746	10,903,825	9,192,904	7,470,412	5,742,538
31	Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	31,770,631	29,363,669	26,956,708	24,549,746	22,142,784	19,735,822	17,328,861	14,921,899	12,506,946	10,076,396	7,645,847
32	Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	32,763,670	30,327,663	27,891,655	25,455,649	23,019,641	20,583,635	18,147,627	15,711,621	13,275,613	10,817,531	8,357,554
33	Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	34,063,613	31,582,309	29,092,923	26,603,537	24,114,151	21,624,765	19,135,379	16,645,993	14,156,607	11,653,973	9,139,999
34	Typology 9 [Scenario 1]	605	£24,954,309	82,353,814	76,699,144	71,020,625	65,330,166	59,639,707	53,949,249	48,258,789	42,568,331	36,846,053	31,106,216	25,366,378
35	Typology 9 [Scenario 2]	617	£24,954,309	85,040,896	79,297,768	73,554,339	67,776,324	61,996,500	56,216,676	50,436,853	44,657,029	38,868,204	33,073,956	27,207,708
36	Typology 9 [Scenario 3]	630	£24,954,309	87,760,729	81,927,880	76,095,032	70,251,218	64,380,767	58,510,316	52,639,866	46,769,415	40,898,965	34,990,760	29,068,833
37	Typology 10 [Scenario 1]	200	£7,122,266	29,524,311	27,189,646	24,854,980	22,520,315	20,185,650	17,850,985	15,516,319	13,177,605	10,820,055	8,462,505	6,104,955
38	Typology 10 [Scenario 2]	205	£7,122,266	30,728,015	28,345,994	25,963,974	23,581,953	21,199,933	18,817,913	16,435,893	14,053,872	11,654,124	9,248,661	6,843,199
39	Typology 10 [Scenario 3]	209	£7,122,266	31,792,705	29,374,902	26,957,982	24,539,295	22,121,499	19,703,990	17,285,887	14,868,083	12,442,001	10,000,312	7,558,623
40	Typology 11 [Scenario 1]	1,320	£48,920,043	138,941,801	128,476,714	118,000,842	107,524,971	97,006,631	86,472,027	75,890,706	65,271,064	54,578,331	43,777,015	32,830,893
41	Typology 11 [Scenario 2]	1,346	£48,920,043	143,846,926	133,226,357	122,560,244	111,894,131	101,219,070	90,492,686	79,753,849	68,955,129	58,093,600	47,146,216	36,060,674
42	Typology 11 [Scenario 3]	1,374	£48,920,043	148,798,756	137,987,283	127,156,350	116,295,125	105,433,901	94,535,125	83,612,067	72,636,422	61,610,411	50,497,976	39,262,315
43	Typology 12 [Scenario 1]	233	£8,704,992	24,673,201	22,369,223	20,065,244	17,761,267	15,438,477	13,112,346	10,786,215	8,460,083	6,133,952	3,799,299	1,442,510
44	Typology 13 [Scenario 2]	238	£8,704,992	25,732,496	23,390,134	21,047,772	18,705,409	16,354,755	13,989,768	11,624,781	9,259,795	6,894,808	4,529,821	2,135,027
45	Typology 13 [Scenario 3]	244	£8,704,992	26,846,367	24,461,020	22,075,674	19,690,328	17,304,982	14,898,598	12,490,113	10,081,629	7,673,144	5,264,659	2,835,673
46	Typology 14 [Scenario 1]	82	£2,637,876	10,826,516	9,760,025	8,693,534	7,627,043	6,550,913	5,474,087	4,397,262	3,320,436	2,243,611	1,156,850	65,839
47	Typology 14 [Scenario 2]	84	£2,637,876	11,359,951	10,272,192	9,184,432	8,096,673	7,004,382	5,906,036	4,807,690	3,709,345	2,610,999	1,507,470	394,633
48	Typology 14 [Scenario 3]	85	£2,637,876	11,805,981	10,705,230	9,604,478	8,503,726	7,402,975	6,292,172	5,180,664	4,069,154	2,957,644	1,845,772	719,577
49	Typology 15 [Scenario 1]	108	£5,170,237	3,783,067	2,494,815	1,206,563	- 82,937	- 1,390,845	- 2,702,672	- 4,032,316	- 5,361,959	- 6,691,603	- 8,021,245	- 9,350,888
50	Typology 15 [Scenario 2]	110	£5,170,237	4,386,061	3,085,119	1,775,849	466,577	- 855,552	- 2,184,800	- 3,531,836	- 4,883,172	- 6,234,508	- 7,585,248	- 8,937,179
51	Typology 15 [Scenario 3]	113	£5,170,237	5,058,276	3,739,108	2,402,676	1,066,075	- 274,655	- 1,631,651	- 2,997,864	- 4,377,408	- 5,756,953	- 7,136,497	- 8,516,042
52	Typology 16 [Scenario 1]	669	£35,136,512	76,097,441	69,857,915	63,618,389	57,378,862	51,101,508	44,807,860	38,514,213	32,220,565	25,900,078	19,537,170	13,174,263
53	Typology 16 [Scenario 2]	681	£35,136,512	78,939,604	72,613,127	66,286,648	59,960,170	53,625,538	47,243,888	40,862,237	34,480,586	28,098,936	21,648,296	15,196,204
54	Typology 16 [Scenario 3]	695	£35,136,512	81,912,510	75,486,173	69,059,336	62,633,498	56,207,161	49,745,713	43,263,040	36,780,367	30,297,693	23,772,656	17,218,218
55	Typology 17 [Scenario 1]	794	£41,150,870	91,854,548	84,779,018	77,658,295	70,534,404	63,399,311	56,215,699	49,032,088	41,848,476	34,636,925	27,378,743	20,120,561
56	Typology 17 [Scenario 2]	809	£41,150,870	95,145,463	87,960,456	80,761,749	73,527,250	66,292,751	59,019,629	51,723,761	44,428,254	37,132,746	29,764,318	22,392,803
57														

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 3 (CLEARED /UNDEVELOPED SITE)

AH tenure Rented 65% SO 10% Frst Hms 25%

Description	No of units	BLV	£500,000	Residual land values									
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1 Typology 1 [Scenario 1]	570	£3,500,000	58,668,980	53,278,792	47,844,452	42,407,479	36,970,507	31,533,534	26,095,392	20,658,572	15,091,753	9,587,921	4,017,994
2 Typology 1 [Scenario 2]	582	£3,500,000	65,305,538	59,521,079	53,738,620	47,956,162	42,173,607	36,391,052	30,608,497	24,825,942	19,043,387	13,260,832	7,478,277
3 Typology 1 [Scenario 3]	593	£3,500,000	66,347,209	60,600,235	54,853,260	49,106,284	43,359,309	37,612,334	31,865,359	26,118,384	20,371,409	14,624,434	8,877,459
4 Typology 2 [Scenario 1]	84	£247,016	3,608,719	2,752,719	1,897,265	1,041,811	562,357	153,015	- 725,006	- 1,605,362	- 2,486,770	- 3,393,814	- 4,288,857
5 Typology 2 [Scenario 2]	86	£247,016	4,080,664	3,206,982	2,329,916	1,444,856	559,797	- 330,225	- 1,228,789	- 2,134,613	- 3,048,167	- 3,961,721	- 4,875,275
6 Typology 2 [Scenario 3]	87	£247,016	4,471,588	3,586,600	2,701,612	1,807,051	910,516	13,981	- 896,020	- 1,808,479	- 2,733,876	- 3,669,271	- 4,584,668
7 Typology 3 [Scenario 1]	184	£516,536	- 2,300,303	- 3,822,894	- 5,370,641	- 6,918,388	- 8,466,135	- 10,013,881	- 11,561,629	- 13,109,376	- 14,657,123	- 16,204,870	- 17,752,617
8 Typology 3 [Scenario 2]	187	£516,536	- 1,492,488	- 3,042,265	- 4,605,584	- 6,181,547	- 7,775,239	- 9,332,931	- 10,908,625	- 12,484,317	- 14,060,010	- 15,635,703	- 17,211,395
9 Typology 3 [Scenario 3]	192	£516,536	- 615,419	- 2,204,831	- 3,794,985	- 5,410,977	- 7,026,969	- 8,642,961	- 10,258,953	- 11,874,945	- 13,490,937	- 15,106,929	- 16,722,921
10 Typology 4 [Scenario 1]	134	£451,604	2,432,222	1,263,714	95,206	- 1,089,879	- 2,276,016	- 3,476,984	- 4,683,175	- 5,889,366	- 7,095,556	- 8,301,746	- 9,507,937
11 Typology 4 [Scenario 2]	137	£451,604	3,087,046	1,891,640	696,236	- 506,785	- 1,720,430	- 2,940,160	- 4,174,107	- 5,408,054	- 6,642,001	- 7,875,949	- 9,109,896
12 Typology 4 [Scenario 3]	139	£451,604	3,693,851	2,479,098	1,264,343	49,589	- 1,182,944	- 2,416,233	- 3,668,085	- 4,921,998	- 6,175,912	- 7,429,826	- 8,683,739
13 Typology 5 [Scenario 1]	875	£2,983,280	42,863,020	37,260,418	31,657,816	26,055,215	20,417,442	14,747,539	9,077,635	3,368,771	- 2,417,493	- 8,279,243	- 14,211,276
14 Typology 5 [Scenario 2]	892	£2,983,280	45,874,213	40,159,317	34,444,421	28,729,525	23,014,571	17,290,821	11,447,070	5,657,497	- 211,160	- 6,166,142	- 12,208,828
15 Typology 5 [Scenario 3]	908	£2,983,280	48,766,237	42,977,132	37,161,627	31,346,121	25,530,615	19,719,892	13,794,121	7,908,350	1,966,648	- 4,063,463	- 10,180,337
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	71,123,395	57,404,565	43,497,141	29,333,883	14,805,326	- 290,884	- 16,527,546	- 33,519,879	- 51,006,435	- 69,112,997	- 87,506,717
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	78,295,248	64,395,723	50,316,631	36,016,361	21,995,130	6,292,111	- 9,729,341	- 26,847,080	- 44,483,950	- 62,728,457	- 81,491,629
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	85,265,268	71,178,905	56,941,932	42,505,607	27,783,655	12,640,813	- 3,203,426	- 20,307,463	- 38,084,433	- 56,452,335	- 75,461,296
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	25,745,915	11,546,913	- 3,174,530	- 18,783,711	- 34,903,022	- 51,399,377	- 68,386,220	- 85,826,350	- 103,284,009	- 120,741,668	- 138,199,327
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	33,097,936	18,828,581	4,124,242	- 11,347,696	- 27,600,036	- 44,279,859	- 61,395,988	- 79,065,087	- 96,869,506	- 114,673,925	- 132,478,344
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	40,281,729	25,920,209	11,168,142	- 4,177,061	- 20,473,793	- 37,271,189	- 54,541,861	- 72,356,685	- 90,501,109	- 108,645,533	- 126,789,957
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	144,735,658	120,788,806	96,595,368	72,061,787	47,045,725	21,285,859	- 5,752,994	- 35,322,223	- 69,391,499	- 107,106,007	- 146,777,018
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	157,204,019	132,887,204	108,363,780	83,537,351	58,277,832	32,396,375	- 5,492,789	- 23,526,740	- 56,239,505	- 93,884,954	- 133,974,574
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	169,399,038	144,731,876	119,885,058	94,755,163	69,252,124	43,199,014	16,281,718	- 12,288,696	- 43,978,328	- 81,015,761	- 121,211,114
25 Typology 7 - [Scenario 1]	528	£2,005,000	61,350,912	56,321,050	51,291,188	46,261,325	41,205,100	36,131,565	31,058,030	25,984,496	20,892,051	15,762,663	10,633,276
26 Typology 7 - [Scenario 2]	538	£2,005,000	63,692,674	58,587,627	53,482,580	48,377,533	43,269,903	38,120,293	32,970,683	27,821,071	22,671,461	17,468,731	12,262,259
27 Typology 7 - [Scenario 3]	550	£2,005,000	66,186,355	60,995,402	55,804,449	50,613,495	45,422,542	40,207,194	34,970,696	29,734,199	24,497,701	19,229,694	13,935,211
28 Typology 8 - Opt 1 [Scenario 1]	126	£180,000	21,493,384	19,827,462	18,161,539	16,495,616	14,829,693	13,163,770	11,497,847	9,831,925	8,158,358	6,476,054	4,793,751
29 Typology 8 - Opt 1 [Scenario 2]	127	£180,000	22,082,179	20,402,228	18,722,035	17,041,842	15,361,648	13,681,454	12,001,262	10,321,068	8,639,922	6,943,142	5,246,361
30 Typology 8 - Opt 1 [Scenario 3]	130	£180,000	22,872,741	21,169,351	19,458,429	17,747,508	16,036,588	14,325,667	12,614,746	10,903,825	9,192,904	7,470,412	5,742,538
31 Typology 8 - Opt 2 [Scenario 1]	208	£180,000	31,770,631	29,363,669	26,956,708	24,549,746	22,142,784	19,735,822	17,328,861	14,921,899	12,506,946	10,076,396	7,645,847
32 Typology 8 - Opt 2 [Scenario 2]	211	£180,000	32,763,670	30,327,663	27,891,655	25,455,649	23,019,641	20,583,635	18,147,627	15,711,621	13,275,613	10,817,531	8,357,554
33 Typology 8 - Opt 2 [Scenario 3]	217	£180,000	34,663,613	31,582,309	29,092,923	26,603,537	24,114,151	21,624,765	19,135,379	16,645,993	14,156,607	11,653,773	9,139,999
34 Typology 9 [Scenario 1]	605	£2,365,000	82,353,814	76,699,144	71,020,625	65,330,166	59,639,707	53,949,249	48,258,789	42,568,331	36,846,053	31,106,216	25,366,378
35 Typology 9 [Scenario 2]	617	£2,365,000	85,400,896	79,297,768	73,554,639	67,776,324	61,996,500	56,216,676	50,436,853	44,657,029	38,868,204	33,079,956	27,207,708
36 Typology 9 [Scenario 3]	630	£2,365,000	87,760,729	81,927,880	76,095,032	70,251,128	64,380,767	58,510,316	52,639,866	46,769,415	40,898,965	34,990,760	29,068,833
37 Typology 10 [Scenario 1]	200	£675,000	29,524,311	27,189,646	24,854,980	22,520,315	20,185,650	17,850,985	15,516,319	13,177,605	10,820,555	8,462,505	6,104,955
38 Typology 10 [Scenario 2]	205	£675,000	30,728,015	28,345,994	25,963,974	23,581,953	21,199,933	18,817,913	16,435,893	14,053,872	11,654,124	9,248,661	6,843,199
39 Typology 10 [Scenario 3]	209	£675,000	31,792,705	29,374,902	26,957,098	24,539,295	22,121,493	19,703,690	17,285,887	14,868,083	12,442,001	10,000,312	7,558,623
40 Typology 11 [Scenario 1]	1,320	£4,636,310	138,941,801	128,476,714	118,000,842	107,524,971	97,006,631	86,472,027	75,890,706	65,271,064	54,578,331	43,777,015	32,830,893
41 Typology 11 [Scenario 2]	1,346	£4,636,310	143,846,926	133,226,357	122,560,244	111,894,131	101,219,070	90,492,686	79,753,849	68,955,129	58,093,600	47,146,216	36,060,674
42 Typology 11 [Scenario 3]	1,374	£4,636,310	148,798,756	137,967,283	127,156,350	116,295,125	105,433,901	94,535,125	83,612,067	72,636,422	61,610,411	50,497,976	39,262,315
43 Typology 12 [Scenario 1]	233	£825,000	24,673,201	22,367,223	20,065,244	17,761,267	15,457,290	13,153,313	10,849,336	8,545,359	6,241,382	3,937,405	1,633,428
44 Typology 13 [Scenario 2]	238	£825,000	25,732,496	23,390,134	21,047,772	18,705,409	16,354,755	13,999,768	11,624,781	9,259,795	6,894,808	4,529,821	2,135,027
45 Typology 13 [Scenario 3]	244	£825,000	26,846,367	24,461,020	22,075,674	19,690,328	17,304,982	14,919,636	12,530,290	10,141,113	7,751,726	5,352,279	2,952,832
46 Typology 14 [Scenario 1]	82	£250,000	10,826,516	9,760,025	8,693,534	7,627,043	6,550,553	5,474,087	4,397,262	3,320,436	2,243,611	1,166,786	65,839
47 Typology 14 [Scenario 2]	84	£250,000	11,359,951	10,272,192	9,184,432	8,096,673	7,004,382	5,906,036	4,807,690	3,709,345	2,610,999	1,507,470	394,633
48 Typology 14 [Scenario 3]	85	£250,000	11,805,981	10,705,230	9,604,478	8,503,726	7,402,975	6,292,172	5,180,664	4,069,154	2,957,644	1,845,772	719,577
49 Typology 15 [Scenario 1]	108	£490,000	3,783,067	2,494,815	1,206,563	- 82,937	- 1,390,845	- 2,702,672	- 4,032,316	- 5,361,959	- 6,691,603	- 8,021,245	- 9,350,888
50 Typology 15 [Scenario 2]	110	£490,000	4,386,061	3,085,119	1,775,849	- 466,577	- 855,552	- 1,684,800	- 3,531,836	- 4,883,172	- 6,234,508	- 7,585,843	- 8,937,179
51 Typology 15 [Scenario 3]	113	£490,000	5,058,276	3,739,108	2,402,676	1,066,075	- 274,655	- 1,631,651	- 2,997,864	- 4,377,408	- 5,756,953	- 7,136,497	- 8,516,042
52 Typology 16 [Scenario 1]	669	£3,330,000	76,097,441	69,857,915	63,618,389	57,378,862	51,101,508	44,872,860	38,514,213	32,220,565	25,900,078	19,537,170	13,174,263
53 Typology 16 [Scenario 2]	681	£3,330,000	78,939,604	72,613,127	66,286,648	59,960,170	53,625,538	47,243,888	40,862,237	34,480,586	28,098,936	21,648,296	15,196,204
54 Typology 16 [Scenario 3]	695	£3,330,000	81,912,510	75,486,173	69,059,636	62,633,498	56,207,161						

Appendix 11 - Appraisal results (cumulative policy impacts - growth)

NEWHAM LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

AH tenure Rented 65% SO 10% Frst Hms 25%

Incorporating infrastructure costs

£6,321,552 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 Typology 1 [Scenario 1]	570	£44,250,867	65,694,248	59,435,507	53,145,344	46,855,182	40,565,019	34,274,855	27,941,740	21,582,134	15,222,528	8,822,031	2,377,745		
2 Typology 1 [Scenario 2]	582	£44,250,867	73,319,987	66,634,043	59,948,097	53,262,152	46,548,022	39,797,216	33,046,411	26,295,605	19,475,862	12,645,397	5,778,651		
3 Typology 1 [Scenario 3]	593	£44,250,867	74,526,128	67,881,103	61,236,078	54,591,053	47,944,780	41,235,071	34,525,362	27,815,654	21,063,307	14,274,266	7,474,836		
4 Typology 2 [Scenario 1]	84	£3,123,049	3,123,049	2,181,921	1,179,572	177,876	-	836,390	-	1,853,370	-	2,884,149	-		
5 Typology 2 [Scenario 2]	86	£3,123,049	3,123,049	2,181,921	1,179,572	177,876	-	836,390	-	1,853,370	-	2,884,149	-		
6 Typology 2 [Scenario 3]	87	£3,123,049	3,123,049	2,181,921	1,179,572	177,876	-	836,390	-	1,853,370	-	2,884,149	-		
7 Typology 3 [Scenario 1]	184	£6,530,619	6,530,619	4,685,796	2,826,139	1,072,662	-	3,126,049	-	4,551,586	-	5,977,124	-		
8 Typology 3 [Scenario 2]	187	£6,530,619	6,530,619	4,685,796	2,826,139	1,072,662	-	3,126,049	-	4,551,586	-	5,977,124	-		
9 Typology 3 [Scenario 3]	192	£6,530,619	6,530,619	4,685,796	2,826,139	1,072,662	-	3,126,049	-	4,551,586	-	5,977,124	-		
10 Typology 4 [Scenario 1]	134	£5,709,677	5,709,677	4,042,225	2,320,639	620,999	-	2,320,639	-	3,126,049	-	3,922,661	-		
11 Typology 4 [Scenario 2]	137	£5,709,677	5,709,677	4,042,225	2,320,639	620,999	-	2,320,639	-	3,126,049	-	3,922,661	-		
12 Typology 4 [Scenario 3]	139	£5,709,677	5,709,677	4,042,225	2,320,639	620,999	-	2,320,639	-	3,126,049	-	3,922,661	-		
13 Typology 5 [Scenario 1]	875	£37,717,916	37,717,916	26,811,949	16,909,499	7,000,000	-	16,909,499	-	22,811,949	-	28,717,916	-		
14 Typology 5 [Scenario 2]	892	£37,717,916	37,717,916	26,811,949	16,909,499	7,000,000	-	16,909,499	-	22,811,949	-	28,717,916	-		
15 Typology 5 [Scenario 3]	908	£37,717,916	37,717,916	26,811,949	16,909,499	7,000,000	-	16,909,499	-	22,811,949	-	28,717,916	-		
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£139,706,309	139,706,309	98,498,897	57,074,015	15,718,951	-	15,718,951	-	27,686,846	-	47,455,296	-		
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£139,706,309	139,706,309	98,498,897	57,074,015	15,718,951	-	15,718,951	-	27,686,846	-	47,455,296	-		
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£139,706,309	139,706,309	98,498,897	57,074,015	15,718,951	-	15,718,951	-	27,686,846	-	47,455,296	-		
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£139,706,309	139,706,309	98,498,897	57,074,015	15,718,951	-	15,718,951	-	27,686,846	-	47,455,296	-		
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£139,706,309	139,706,309	98,498,897	57,074,015	15,718,951	-	15,718,951	-	27,686,846	-	47,455,296	-		
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£139,706,309	139,706,309	98,498,897	57,074,015	15,718,951	-	15,718,951	-	27,686,846	-	47,455,296	-		
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£139,706,309	139,706,309	98,498,897	57,074,015	15,718,951	-	15,718,951	-	27,686,846	-	47,455,296	-		
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£139,706,309	139,706,309	98,498,897	57,074,015	15,718,951	-	15,718,951	-	27,686,846	-	47,455,296	-		
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£139,706,309	139,706,309	98,498,897	57,074,015	15,718,951	-	15,718,951	-	27,686,846	-	47,455,296	-		
25 Typology 7 - [Scenario 1]	528	£25,349,425	25,349,425	17,659,601	9,963,959	2,145,164	-	2,145,164	-	4,280,328	-	6,420,492	-		
26 Typology 7 - [Scenario 2]	538	£25,349,425	25,349,425	17,659,601	9,963,959	2,145,164	-	2,145,164	-	4,280,328	-	6,420,492	-		
27 Typology 7 - [Scenario 3]	550	£25,349,425	25,349,425	17,659,601	9,963,959	2,145,164	-	2,145,164	-	4,280,328	-	6,420,492	-		
28 Typology 8 - Opt 1 [Scenario 1]	126	£2,275,759	2,275,759	1,592,431	914,173	208,749	-	208,749	-	421,498	-	632,247	-		
29 Typology 8 - Opt 1 [Scenario 2]	127	£2,275,759	2,275,759	1,592,431	914,173	208,749	-	208,749	-	421,498	-	632,247	-		
30 Typology 8 - Opt 1 [Scenario 3]	130	£2,275,759	2,275,759	1,592,431	914,173	208,749	-	208,749	-	421,498	-	632,247	-		
31 Typology 8 - Opt 2 [Scenario 1]	208	£2,275,759	2,275,759	1,592,431	914,173	208,749	-	208,749	-	421,498	-	632,247	-		
32 Typology 8 - Opt 2 [Scenario 2]	211	£2,275,759	2,275,759	1,592,431	914,173	208,749	-	208,749	-	421,498	-	632,247	-		
33 Typology 8 - Opt 2 [Scenario 3]	217	£2,275,759	2,275,759	1,592,431	914,173	208,749	-	208,749	-	421,498	-	632,247	-		
34 Typology 9 [Scenario 1]	605	£29,900,943	29,900,943	21,169,929	12,429,915	3,689,888	-	3,689,888	-	7,379,776	-	11,069,664	-		
35 Typology 9 [Scenario 2]	617	£29,900,943	29,900,943	21,169,929	12,429,915	3,689,888	-	3,689,888	-	7,379,776	-	11,069,664	-		
36 Typology 9 [Scenario 3]	630	£29,900,943	29,900,943	21,169,929	12,429,915	3,689,888	-	3,689,888	-	7,379,776	-	11,069,664	-		
37 Typology 10 [Scenario 1]	200	£8,534,096	8,534,096	5,955,868	3,369,640	775,228	-	775,228	-	1,550,456	-	2,325,684	-		
38 Typology 10 [Scenario 2]	205	£8,534,096	8,534,096	5,955,868	3,369,640	775,228	-	775,228	-	1,550,456	-	2,325,684	-		
39 Typology 10 [Scenario 3]	209	£8,534,096	8,534,096	5,955,868	3,369,640	775,228	-	775,228	-	1,550,456	-	2,325,684	-		
40 Typology 11 [Scenario 1]	1,320	£58,617,347	58,617,347	41,973,873	25,826,311	8,167,544	-	8,167,544	-	16,335,088	-	24,502,632	-		
41 Typology 11 [Scenario 2]	1,346	£58,617,347	58,617,347	41,973,873	25,826,311	8,167,544	-	8,167,544	-	16,335,088	-	24,502,632	-		
42 Typology 11 [Scenario 3]	1,374	£58,617,347	58,617,347	41,973,873	25,826,311	8,167,544	-	8,167,544	-	16,335,088	-	24,502,632	-		
43 Typology 12 [Scenario 1]	233	£10,430,562	10,430,562	7,299,796	4,155,296	944,500	-	944,500	-	1,889,000	-	2,833,500	-		
44 Typology 13 [Scenario 2]	238	£10,430,562	10,430,562	7,299,796	4,155,296	944,500	-	944,500	-	1,889,000	-	2,833,500	-		
45 Typology 13 [Scenario 3]	244	£10,430,562	10,430,562	7,299,796	4,155,296	944,500	-	944,500	-	1,889,000	-	2,833,500	-		
46 Typology 14 [Scenario 1]	82	£3,160,776	3,160,776	2,212,544	1,264,312	248,264	-	248,264	-	496,528	-	744,792	-		
47 Typology 14 [Scenario 2]	84	£3,160,776	3,160,776	2,212,544	1,264,312	248,264	-	248,264	-	496,528	-	744,792	-		
48 Typology 14 [Scenario 3]	85	£3,160,776	3,160,776	2,212,544	1,264,312	248,264	-	248,264	-	496,528	-	744,792	-		
49 Typology 15 [Scenario 1]	108	£6,195,121	6,195,121	4,407,258	2,865,414	731,844	-	731,844	-	1,463,688	-	2,195,532	-		
50 Typology 15 [Scenario 2]	110	£6,195,121	6,195,121	4,407,258	2,865,414	731,844	-	731,844	-	1,463,688	-	2,195,532	-		
51 Typology 15 [Scenario 3]	113	£6,195,121	6,195,121	4,407,258	2,865,414	731,844	-	731,844	-	1,463,688	-	2,195,532	-		
52 Typology 16 [Scenario 1]	669	£42,101,539	42,101,539	30,826,180	19,516,691	5,710,008	-	5,710,008	-	11,420,016	-	17,130,024	-		
53 Typology 16 [Scenario 2]	681	£42,101,539	42,101,539	30,826,180	19,516,691	5,710,008	-	5,710,008	-	11,420,016	-	17,130,024	-		
54 Typology 16 [Scenario 3]	695	£42,101,539	42,101,539	30,826,180	19,516,691	5,710,008	-	5,710,008	-	11,420,016	-	17,130,024	-		
55 Typology 17 [Scenario 1]	794	£49,308,109	49,308,109	36,192,745	23,461,831	7,230,914	-	7,230,914	-	14,461,828	-	21,692,742	-		
56 Typology 17 [Scenario 2]	809	£49,308,109	49,308,109	36,192,745	23,461,831	7,230,914	-	7,230,914	-	14,461,828	-	21,692,742	-		
57 Typology 17 [Scenario 3]	826	£49,308,109	49,308,109	36,192,745	23,461,831	7,230,914	-	7,230,914	-	14,461,828	-	21,692,742	-		
58 Typology 18 [Scenario 1]	194	£10,114,484	10,114,484	7,283,986	4,155,296	944,500	-	944,500	-	1,889,000	-	2,833,500	-		
59 Typology 18 [Scenario 2]	197	£10,114,484	10,114,484	7,283,986	4,155,296	944,500	-	944,500	-	1,889,000	-	2,833,500	-		
60 Typology 18 [Scenario 3]	201	£10,114,484	10,114,484	7,283,986	4,155,296	944,500	-	944,500	-	1,889,000	-	2,833,500	-		
61 Typology 19 [Scenario 1]	1,201	£60,463,171	60,463,171	44,345,966	28,220,610	8,466,180	-	8,466,180	-	16,932,360	-	25,398,540	-		
62 Typology 19 [Scenario 2]	1,225	£60,463,171	60,463,171	44,345,966	28,220,610	8,466,180	-	8,466,180	-	16,932,360	-	25,398,540	-		
63 Typology 19 [Scenario 3]	1,248	£60,463,171	60,463,171	44,345,966	28,220,610	8,466,180	-	8,466,180	-	16,932,360	-	25,398,540	-		
64 Typology 20 [Scenario 1]	305	£20,861,123	20,861,123	15,195,842	9,797,295	2,399,348	-	2,399,348	-	4,798,696	-	7,198,044	-		
65 Typology 20 [Scenario 2]	312	£20,861,123	20,861,123	15,195,842	9,797,295	2,399,348	-	2,399,348	-	4,798,696	-	7,198,044	-		
66 Typology 20 [Scenario 3]	318	£20,861,123	20,861,123	15,195,842	9,797,295	2,399,348	-	2,							

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

		AH tenure		Rented 65%		SO 10%		Frst Hms 25%		Residual land values											
		£5,275,753																			
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 Typology 1 [Scenario 1]	570	£36,930,268	65,694,248	59,435,507	53,145,344	46,855,182	40,565,019	34,274,855	27,941,740	21,582,134	15,222,528	8,822,031	2,377,745								
2 Typology 1 [Scenario 2]	582	£36,930,268	73,319,987	66,634,043	59,948,097	53,262,152	46,548,022	39,797,216	33,046,411	26,295,605	19,475,862	12,645,397	5,778,651								
3 Typology 1 [Scenario 3]	593	£36,930,268	74,526,128	67,881,103	61,236,078	54,591,053	47,944,780	41,235,071	34,525,362	27,815,654	21,063,307	14,274,266	7,474,836								
4 Typology 2 [Scenario 1]	84	£2,606,391	3,182,921	2,181,268	1,179,572	177,876	- 836,390	- 1,853,370	- 2,884,149	- 3,918,086	- 4,952,025	- 5,985,962	- 7,019,900								
5 Typology 2 [Scenario 2]	86	£2,606,391	3,725,252	2,710,562	1,688,272	665,982	- 361,744	- 1,399,632	- 2,444,313	- 3,499,506	- 4,554,700	- 5,609,893	- 6,665,087								
6 Typology 2 [Scenario 3]	87	£2,606,391	4,177,516	3,155,448	2,120,873	1,085,457	50,039	- 1,000,413	- 2,052,385	- 3,121,125	- 4,189,867	- 5,258,607	- 6,327,348								
7 Typology 3 [Scenario 1]	184	£5,450,232	- 5,632,345	- 4,208,984	- 9,208,664	- 10,997,303	- 12,785,622	- 14,573,941	- 16,362,260	- 18,150,580	- 19,938,899	- 21,727,217	- 23,515,537								
8 Typology 3 [Scenario 2]	187	£5,450,232	- 4,685,796	- 6,506,139	- 8,326,483	- 10,146,827	- 11,967,171	- 13,787,514	- 15,607,858	- 17,428,201	- 19,248,546	- 21,068,891	- 22,889,233								
9 Typology 3 [Scenario 3]	192	£5,450,232	- 3,676,755	- 5,528,539	- 7,395,180	- 9,261,820	- 11,128,460	- 12,995,101	- 14,861,741	- 16,728,382	- 18,595,023	- 20,461,663	- 22,328,303								
10 Typology 4 [Scenario 1]	134	£4,765,102	1,693,062	342,916	- 1,022,598	- 2,393,345	- 3,775,662	- 5,169,336	- 6,563,009	- 7,956,683	- 9,350,356	- 10,744,029	- 12,137,703								
11 Typology 4 [Scenario 2]	137	£4,765,102	2,446,225	1,065,202	- 320,639	- 1,722,734	- 3,126,049	- 4,551,586	- 5,977,124	- 7,402,661	- 8,828,198	- 10,253,734	- 11,679,271								
12 Typology 4 [Scenario 3]	139	£4,765,102	3,148,276	1,745,095	341,914	- 1,077,460	- 2,502,052	- 3,941,866	- 5,390,268	- 6,838,669	- 8,287,071	- 9,735,473	- 11,183,874								
13 Typology 5 [Scenario 1]	875	£31,478,089	39,794,228	33,319,499	26,813,983	20,261,336	13,708,690	7,145,924	500,740	- 6,238,197	- 13,059,866	- 19,915,463	- 26,874,447								
14 Typology 5 [Scenario 2]	892	£31,478,089	43,264,963	36,661,447	30,057,929	23,388,017	16,704,803	10,021,587	3,275,943	- 3,555,197	- 10,471,542	- 17,463,852	- 24,521,331								
15 Typology 5 [Scenario 3]	908	£31,478,089	46,633,667	39,914,256	33,195,445	26,452,441	19,652,315	12,852,190	6,029,763	- 879,841	- 7,881,448	- 14,991,675	- 22,133,431								
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£116,594,131	43,948,897	27,074,015	9,718,951	- 8,433,826	- 27,686,846	- 47,455,296	- 67,783,167	- 88,766,541	- 110,043,995	- 131,321,428	- 152,598,872								
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£116,594,131	52,709,579	35,711,752	18,274,768	251,921	- 18,924,120	- 38,928,583	- 59,408,399	- 80,532,789	- 102,233,705	- 123,934,841	- 145,635,976								
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£116,594,131	61,181,172	44,059,112	26,540,457	8,500,618	- 10,465,684	- 30,553,739	- 51,221,950	- 72,488,852	- 94,451,004	- 116,547,467	- 138,643,929								
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£116,594,131	16,601,915	- 315,197	- 18,195,985	- 36,761,730	- 55,735,554	- 75,219,475	- 95,279,998	- 115,474,628	- 135,669,257	- 155,863,887	- 176,058,516								
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£116,594,131	25,308,682	8,353,168	- 9,359,770	- 28,032,689	- 47,160,672	- 66,818,582	- 87,065,309	- 107,657,567	- 128,249,827	- 148,842,086	- 169,434,345								
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£116,594,131	33,793,431	16,782,867	- 805,038	- 19,440,310	- 38,783,211	- 58,557,705	- 78,954,428	- 99,898,039	- 120,880,136	- 141,862,235	- 162,844,332								
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£116,594,131	129,607,332	100,899,696	71,654,314	41,614,352	10,425,425	- 22,925,357	- 59,619,216	- 101,289,693	- 145,820,461	- 191,891,508	- 237,962,556								
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£116,594,131	144,477,496	115,446,531	85,925,692	55,720,976	24,522,837	- 8,346,424	- 44,216,805	- 84,897,597	- 129,349,371	- 176,140,870	- 223,124,677								
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£116,594,131	159,004,141	129,646,481	99,847,512	69,453,132	38,170,962	5,786,165	- 29,641,687	- 68,945,848	- 113,311,914	- 160,454,232	- 208,314,547								
25 Typology 7 - [Scenario 1]	528	£21,155,768	69,601,549	63,782,754	57,963,959	52,145,164	46,280,721	40,411,112	34,541,503	28,671,892	22,762,205	16,827,787	10,893,368								
26 Typology 7 - [Scenario 2]	538	£21,155,768	72,297,459	66,392,498	60,487,538	54,582,578	48,659,395	42,702,599	36,745,804	30,789,008	24,818,274	18,795,514	12,772,755								
27 Typology 7 - [Scenario 3]	550	£21,155,768	75,165,890	69,162,343	63,158,795	57,155,247	51,151,698	45,104,298	39,047,790	32,991,281	26,934,772	20,823,261	14,699,498								
28 Typology 8 - Opt 1 [Scenario 1]	126	£1,899,271	23,265,354	21,339,263	19,413,173	17,487,082	15,560,992	13,634,902	11,708,811	9,769,794	7,824,691	5,879,588	3,934,486								
29 Typology 8 - Opt 1 [Scenario 2]	127	£1,899,271	23,945,404	22,003,076	20,060,749	18,118,421	16,176,094	14,233,766	12,291,439	10,344,179	8,382,604	6,421,029	4,459,454								
30 Typology 8 - Opt 1 [Scenario 3]	130	£1,899,271	24,862,489	22,884,881	20,907,273	18,929,665	16,952,057	14,974,449	12,996,842	11,019,234	9,024,734	7,027,459	5,030,183								
31 Typology 8 - Opt 2 [Scenario 1]	208	£1,899,271	34,275,972	31,492,549	28,709,127	25,925,704	23,142,280	20,358,858	17,575,435	14,774,235	11,963,424	9,152,614	6,341,804								
32 Typology 8 - Opt 2 [Scenario 2]	211	£1,899,271	35,420,387	32,603,754	29,787,122	26,970,489	24,153,856	21,337,223	18,520,590	15,698,049	12,853,592	10,009,136	7,164,679								
33 Typology 8 - Opt 2 [Scenario 3]	217	£1,899,271	36,922,509	34,004,511	31,166,512	28,282,513	25,410,515	22,532,516	19,654,517	16,776,519	13,875,628	10,969,095	8,062,561								
34 Typology 9 [Scenario 1]	605	£24,954,309	86,379,323	79,796,157	73,212,990	66,629,824	60,046,656	53,463,489	46,827,143	40,186,519	33,545,896	26,902,862	20,188,932								
35 Typology 9 [Scenario 2]	617	£24,954,309	89,503,204	82,817,574	76,131,943	69,446,313	62,760,682	56,075,051	49,364,970	42,620,684	35,876,398	29,132,112	22,339,089								
36 Typology 9 [Scenario 3]	630	£24,954,309	92,664,047	85,874,471	79,084,895	72,295,318	65,505,742	58,716,166	51,926,590	45,081,327	38,231,889	31,382,450	24,511,278								
37 Typology 10 [Scenario 1]	200	£7,122,266	32,156,613	29,456,832	26,757,052	24,057,271	21,357,490	18,657,710	15,951,248	13,244,896	10,498,546	7,772,195	5,045,844								
38 Typology 10 [Scenario 2]	205	£7,122,266	33,539,689	30,785,507	28,031,325	25,277,142	22,522,960	19,768,778	17,014,595	14,238,383	11,456,990	8,675,597	5,894,203								
39 Typology 10 [Scenario 3]	209	£7,122,266	34,764,878	31,969,773	29,174,569	26,379,365	23,584,161	20,788,957	17,993,753	15,187,928	12,365,005	9,542,082	6,719,158								
40 Typology 11 [Scenario 1]	1,320	£48,920,043	151,973,873	139,562,710	127,698,198	115,508,167	103,302,645	91,030,092	78,707,262	66,309,842	53,927,207	41,127,583	28,259,587								
41 Typology 11 [Scenario 2]	1,346	£48,920,043	157,660,626	145,321,327	132,982,029	120,581,019	108,171,089	95,704,744	83,204,098	70,611,068	57,922,807	45,087,964	32,037,492								
42 Typology 11 [Scenario 3]	1,374	£48,920,043	163,400,174	150,837,093	138,274,011	125,889,420	113,053,916	100,403,281	87,681,249	74,895,925	62,021,171	49,014,861	35,808,615								
43 Typology 12 [Scenario 1]	233	£8,704,992	27,108,776	24,450,628	21,792,479	19,119,005	16,435,224	13,751,442	11,067,660	8,383,879	5,700,097	2,985,857	266,677								
44 Typology 13 [Scenario 2]	238	£8,704,992	28,329,015	25,626,813	22,924,613	20,219,766	17,491,391	14,763,016	12,034,641	9,306,265	6,577,890	3,830,527	1,066,106								
45 Typology 13 [Scenario 3]	244	£8,704,992	29,609,439	26,857,869	24,106,298	21,354,729	18,586,294	15,807,961	13,029,626	10,251,292	7,472,958	4,687,060	1,871,963								
46 Typology 14 [Scenario 1]	82	£2,637,876	10,524,476	9,289,561	8,047,316	6,805,070	5,562,824	4,320,579	3,078,333	1,827,103	568,480	- 700,673	- 1,981,735								
47 Typology 14 [Scenario 2]	84	£2,637,876	11,137,341	9,882,627	8,617,781	7,350,824	6,083,866	4,816,908	3,549,950	2,280,172	996,486	- 291,583	- 1,594,856								
48 Typology 14 [Scenario 3]	85	£2,637,876	11,652,102	10,382,515	9,109,249	7,827,222	6,545,196	5,263,169	3,981,142	2,699,117	1,403,348	104,369	- 1,212,837								
49 Typology 15 [Scenario 1]	108	£5,170,237	2,920,940	1,434,802	- 52,524	- 1,561,541	- 3,072,591	- 4,606,674	- 6,140,757	- 7,674,839	- 9,208,921	- 10,743,004	- 12,277,086								
50 Typology 15 [Scenario 2]	110	£5,170,237	3,625,378	2,114,933	- 604,487	- 919,782	- 1,453,276	- 2,004,393	- 2,553,357	- 3,102,421	- 3,651,485	- 4,200,549	- 4,749,613								
51 Typology 15 [Scenario 3]	113	£5,170,237	4,407,258	2,865,414	1,323,571	- 221,603	- 1,786,972	- 3,359,606	- 4,950,975	- 6,542,346	- 8,133,715	- 9,725,085	- 11,316,456								
52 Typology 16 [Scenario 1]	669	£35,136,512	86,368,180	79,167,691	71,949,202	64,730,713	57,505,537	50,169,071	42,887,604	35,606,138	28,271,889	20,910,052	13,546,216								
53 Typology 16 [Scenario 2]	681	£35,136,512	89,659,498	82,341,425	75,023,353	67,705,282	60,359,764	52,977,511	45,595,257	38,213,005	30,810,639	23,346,664	15,882,690								
54 Typology 16 [Scenario 3]	695	£35,136,512	93,081,191	85,648,610	78,216,029	70,783,448	63,350,867	55,891,996	48,361,101	40,863,005	33,364,909	25,795,700	18,214,365								
55 Typology 17 [Scenario 1]	794	£41,150,870	101,991,745	93,755,502	85,513,119	77,269,918	68,957,997	60,646,076	52,334,155	44,014,421	35,615,901	27,217,380	18,774,572								
56 Typology 17 [Scenario 2]	809	£41,150,870	105,780,812	97,456,732	89,087,591	80,718,450	72,317,285	63,877,131	55,436,976	46,996,822	38,498,074	29,969,673	21,432,605								
57 Typology 17 [Scenario 3]	826	£41,150,870	109,699,631	101,234,618	92,734,617	84,210,453	75,686,144	67,094,364	58,497,301	49,900,238	41,278,486										

NEWHAM LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 3 (CLEARED /UNDEVELOPED SITE)

AH tenure Rented 65% SO 10% Frst Hms 25%

Description	No of units	BLV	£500,000	Residual land values									
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1 Typology 1 [Scenario 1]	570	£3,500,000	65,694,248	59,435,507	53,145,344	46,855,182	40,565,019	34,274,855	27,941,740	21,582,134	15,222,528	8,822,031	2,377,745
2 Typology 1 [Scenario 2]	582	£3,500,000	73,319,987	66,034,043	59,948,097	53,262,152	46,548,022	39,979,216	33,046,411	26,295,805	19,475,862	12,645,397	5,778,651
3 Typology 1 [Scenario 3]	593	£3,500,000	74,526,128	67,881,103	61,236,078	54,591,053	47,944,780	41,235,071	34,525,362	27,815,654	21,063,307	14,274,266	7,474,836
4 Typology 2 [Scenario 1]	84	£247,016	3,182,921	2,181,268	1,179,572	177,876	- 836,390	- 1,853,370	- 2,884,149	- 3,918,086	- 4,952,025	- 5,985,962	- 7,019,900
5 Typology 2 [Scenario 2]	86	£247,016	3,725,252	2,710,562	1,688,272	665,982	- 361,744	- 1,399,632	- 2,444,313	- 3,499,506	- 4,554,700	- 5,609,893	- 6,665,087
6 Typology 2 [Scenario 3]	87	£247,016	4,177,516	3,155,448	2,120,873	1,085,457	50,039	- 1,000,413	- 2,052,385	- 3,121,125	- 4,189,867	- 5,258,607	- 6,327,348
7 Typology 3 [Scenario 1]	184	£516,536	- 5,632,345	- 7,420,664	- 9,208,984	- 10,997,303	- 12,785,622	- 14,573,941	- 16,362,260	- 18,150,580	- 19,938,899	- 21,727,217	- 23,515,537
8 Typology 3 [Scenario 2]	187	£516,536	- 4,685,796	- 6,506,139	- 8,326,483	- 10,146,827	- 11,967,171	- 13,787,514	- 15,607,858	- 17,428,201	- 19,248,546	- 21,068,891	- 22,889,233
9 Typology 3 [Scenario 3]	192	£516,536	- 3,676,755	- 5,528,339	- 7,395,180	- 9,261,820	- 11,128,460	- 12,995,101	- 14,861,741	- 16,728,382	- 18,595,023	- 20,461,663	- 22,328,303
10 Typology 4 [Scenario 1]	134	£451,604	1,693,062	342,916	- 1,022,598	- 2,393,345	- 3,775,662	- 5,169,336	- 6,563,009	- 7,956,683	- 9,350,356	- 10,744,029	- 12,137,703
11 Typology 4 [Scenario 2]	137	£451,604	2,446,225	1,065,202	- 320,639	- 1,722,734	- 3,126,499	- 4,551,586	- 5,977,124	- 7,402,661	- 8,828,198	- 10,253,734	- 11,679,271
12 Typology 4 [Scenario 3]	139	£451,604	3,148,276	1,745,095	341,914	- 1,077,460	- 2,502,052	- 3,941,866	- 5,390,268	- 6,838,669	- 8,287,071	- 9,735,473	- 11,183,874
13 Typology 5 [Scenario 1]	875	£2,983,280	39,794,228	33,319,499	26,813,983	20,261,336	13,708,690	7,145,924	500,740	- 6,238,197	- 13,059,866	- 19,915,463	- 26,874,447
14 Typology 5 [Scenario 2]	892	£2,983,280	43,264,963	36,661,447	30,057,929	23,388,017	16,704,803	10,021,587	3,275,943	- 3,555,197	- 10,471,542	- 17,463,852	- 24,521,331
15 Typology 5 [Scenario 3]	908	£2,983,280	46,633,067	39,914,256	33,195,445	26,452,441	19,652,315	12,852,190	6,029,763	- 879,841	- 7,881,448	- 14,991,675	- 22,133,431
16 Typology 6 - Scenario 1 [Scenario 1.1]	3,239	£11,050,000	43,948,897	27,074,015	- 9,718,951	- 8,433,826	- 27,686,846	- 47,455,296	- 67,783,167	- 88,766,541	- 110,043,995	- 131,321,428	- 152,598,872
17 Typology 6 - Scenario 1 [Scenario 1.2]	3,303	£11,050,000	52,709,579	35,711,752	18,274,768	251,921	- 18,924,120	- 38,928,583	- 59,408,399	- 80,532,789	- 102,233,705	- 123,934,841	- 145,635,976
18 Typology 6 - Scenario 1 [Scenario 1.3]	3,366	£11,050,000	61,181,172	44,059,112	26,540,457	8,500,818	- 10,465,684	- 30,553,739	- 51,221,950	- 72,488,852	- 94,451,004	- 116,547,467	- 138,643,929
19 Typology 6 - Scenario 3 [Scenario 3.1]	3,072	£11,050,000	16,601,915	- 315,197	- 18,195,985	- 36,761,730	- 55,735,554	- 75,219,475	- 95,279,998	- 115,474,628	- 135,669,257	- 155,863,887	- 176,058,516
20 Typology 6 - Scenario 3 [Scenario 3.2]	3,132	£11,050,000	25,308,682	8,353,168	- 9,359,770	- 28,032,689	- 47,160,672	- 66,818,582	- 87,065,309	- 107,657,567	- 128,249,827	- 148,842,086	- 169,434,345
21 Typology 6 - Scenario 3 [Scenario 3.3]	3,194	£11,050,000	33,793,431	16,782,867	- 805,038	- 19,440,310	- 38,783,211	- 58,557,705	- 78,954,428	- 99,898,039	- 120,880,136	- 141,862,235	- 162,844,332
22 Typology 6 - Scenario 4 [Scenario 4.1]	7,984	£11,050,000	129,607,332	100,899,696	71,654,314	41,614,352	10,425,425	- 22,925,357	- 59,619,216	- 101,289,693	- 145,820,461	- 191,891,508	- 237,962,556
23 Typology 6 - Scenario 4 [Scenario 4.2]	8,142	£11,050,000	144,477,496	115,446,531	85,925,692	55,720,976	24,522,837	- 8,346,424	- 44,216,805	- 84,897,597	- 129,349,371	- 176,140,870	- 223,124,677
24 Typology 6 - Scenario 4 [Scenario 4.3]	8,302	£11,050,000	159,004,141	129,646,481	99,847,512	69,453,132	38,170,962	5,578,165	- 29,641,687	- 68,945,848	- 113,311,914	- 160,454,232	- 208,314,547
25 Typology 7 - [Scenario 1]	528	£2,005,000	69,601,549	63,782,754	57,963,959	52,145,164	46,280,721	40,411,112	34,541,503	28,671,892	22,762,205	16,827,787	10,893,368
26 Typology 7 - [Scenario 2]	538	£2,005,000	72,297,459	66,392,498	60,487,538	54,582,578	48,659,395	42,702,599	36,745,804	30,789,008	24,818,274	18,795,514	12,772,755
27 Typology 7 - [Scenario 3]	550	£2,005,000	75,165,890	69,162,343	63,158,795	57,155,247	51,151,698	45,104,298	39,047,790	32,991,281	26,934,772	20,823,261	14,699,498
28 Typology 8 - Opt 1 [Scenario 1]	126	£180,000	23,265,354	21,339,263	19,413,173	17,487,082	15,560,992	13,634,902	11,708,811	9,769,794	7,824,691	5,879,588	3,934,486
29 Typology 8 - Opt 1 [Scenario 2]	127	£180,000	23,945,404	22,003,076	20,060,749	18,118,421	16,176,094	14,233,766	12,291,439	10,344,179	8,382,604	6,421,029	4,459,454
30 Typology 8 - Opt 1 [Scenario 3]	130	£180,000	24,862,489	22,884,881	20,907,273	18,929,665	16,952,057	14,974,449	12,996,842	11,019,234	9,024,734	7,027,459	5,030,183
31 Typology 8 - Opt 2 [Scenario 1]	208	£180,000	34,275,972	31,492,549	28,709,127	25,925,704	23,142,280	20,358,858	17,575,435	14,774,235	11,963,424	9,152,614	6,341,804
32 Typology 8 - Opt 2 [Scenario 2]	211	£180,000	35,420,387	32,603,754	29,787,122	26,970,489	24,153,856	21,337,223	18,520,590	15,698,049	12,853,592	10,009,136	7,164,679
33 Typology 8 - Opt 2 [Scenario 3]	217	£180,000	36,922,509	34,004,511	31,166,512	28,328,513	25,410,515	22,532,516	19,654,517	16,776,519	13,875,628	10,969,995	8,062,561
34 Typology 9 [Scenario 1]	605	£2,365,000	86,379,323	79,796,157	73,212,990	66,629,824	60,046,656	53,463,489	46,827,143	40,186,519	33,545,896	26,902,862	20,188,932
35 Typology 9 [Scenario 2]	617	£2,365,000	89,503,204	82,817,574	76,131,943	69,446,313	62,760,682	56,075,051	49,364,970	42,620,684	35,876,398	29,132,112	22,339,089
36 Typology 9 [Scenario 3]	630	£2,365,000	92,664,047	85,874,471	79,084,895	72,295,318	65,505,742	58,716,166	51,926,590	45,081,327	38,231,889	31,382,540	24,511,278
37 Typology 10 [Scenario 1]	200	£675,000	32,156,613	29,456,832	26,757,052	24,057,271	21,357,490	18,657,710	15,951,248	13,244,896	10,498,546	7,772,195	5,045,844
38 Typology 10 [Scenario 2]	205	£675,000	33,539,689	30,785,807	28,031,325	25,277,142	22,522,960	19,768,778	17,014,595	14,238,383	11,456,990	8,675,597	5,894,203
39 Typology 10 [Scenario 3]	209	£675,000	34,764,878	31,969,773	29,174,569	26,379,365	23,584,161	20,788,957	17,993,753	15,187,928	12,365,005	9,542,082	6,719,158
40 Typology 11 [Scenario 1]	1,320	£4,636,310	151,973,873	139,582,710	127,698,198	115,508,167	103,302,645	91,030,092	78,707,262	66,309,842	53,797,207	41,127,983	28,259,587
41 Typology 11 [Scenario 2]	1,346	£4,636,310	157,660,626	145,321,327	132,982,029	120,581,019	108,171,089	95,704,744	83,204,098	70,611,068	57,922,807	45,087,964	32,037,492
42 Typology 11 [Scenario 3]	1,374	£4,636,310	163,400,174	150,837,093	138,274,011	125,889,420	113,053,916	100,403,281	87,681,249	74,895,925	62,021,171	49,014,861	35,808,615
43 Typology 12 [Scenario 1]	233	£825,000	27,108,776	24,450,628	21,792,479	19,119,005	16,435,224	13,751,442	11,067,660	8,383,879	5,700,097	3,018,315	266,677
44 Typology 13 [Scenario 2]	238	£825,000	28,329,015	25,626,813	22,924,613	20,219,766	17,491,391	14,763,016	12,034,641	9,306,265	6,577,890	3,850,527	1,066,106
45 Typology 13 [Scenario 3]	244	£825,000	29,609,439	26,857,869	24,106,298	21,354,729	18,586,294	15,807,961	13,029,626	10,251,292	7,472,958	4,687,060	1,871,963
46 Typology 14 [Scenario 1]	82	£250,000	10,524,476	9,289,561	8,047,316	6,805,070	5,562,824	4,320,579	3,078,333	1,827,103	568,480	- 700,673	- 1,981,735
47 Typology 14 [Scenario 2]	84	£250,000	11,137,341	9,882,627	8,617,781	7,350,824	6,083,866	4,816,908	3,549,950	2,280,172	996,486	- 291,583	- 1,594,856
48 Typology 14 [Scenario 3]	85	£250,000	11,652,102	10,382,515	9,109,249	7,827,222	6,545,196	5,263,169	3,981,142	2,699,117	1,403,348	- 104,369	- 1,212,837
49 Typology 15 [Scenario 1]	108	£490,000	2,920,940	1,434,602	- 52,524	- 1,561,541	- 3,072,591	- 4,606,674	- 6,140,757	- 7,674,839	- 9,208,921	- 10,743,004	- 12,277,086
50 Typology 15 [Scenario 2]	110	£490,000	3,625,378	2,114,933	- 604,487	- 1,919,782	- 3,453,276	- 5,004,393	- 6,553,357	- 8,102,421	- 9,651,484	- 11,199,511	- 12,749,511
51 Typology 15 [Scenario 3]	113	£490,000	4,407,258	2,865,414	1,323,571	- 221,603	- 1,786,972	- 3,359,606	- 4,950,975	- 6,542,346	- 8,133,715	- 9,725,085	- 11,316,456
52 Typology 16 [Scenario 1]	669	£3,330,000	86,386,180	79,167,691	71,949,202	64,730,713	57,505,537	50,169,071	42,887,604	35,606,138	28,271,889	20,910,052	13,548,216
53 Typology 16 [Scenario 2]	681	£3,330,000	89,659,498	82,341,425	75,023,353	67,705,282	60,359,764	52,977,511	45,595,257	38,213,005	30,810,639	23,346,664	15,882,690
54 Typology 16 [Scenario 3]	695	£3,330,000	93,081,1										