

SCENARIO 2

No	Typo/gy Descr pt on	Zone	inside / Outside COA	Resident s	Units	EU	Prem um	Input	BLV	Residua	Land Va u	10% reduction in res dent a vs us 0% change in cost											
												AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000		£206,221				£107,067	£107,067	£107,067	£107,067	£107,067	£107,067	£107,067	£107,067	£107,067	£107,067	£107,067
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000		£323,386				£886,652	£886,652	£886,652	£886,652	£886,652	£886,652	£886,652	£886,652	£886,652	£886,652	£886,652
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150		£849,097				£97,782	£97,782	£97,782	£97,782	£97,782	£97,782	£97,782	£97,782	£97,782	£97,782	£97,782
4	Initial development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000		£73,407				£22,425	£22,425	£22,425	£22,425	£22,425	£22,425	£22,425	£22,425	£22,425	£22,425	£22,425
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550		£531,602				£253,336	£253,336	£253,336	£253,336	£253,336	£253,336	£253,336	£253,336	£253,336	£253,336	£253,336
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978		£190,311				£141,853	£141,853	£141,853	£141,853	£141,853	£141,853	£141,853	£141,853	£141,853	£141,853	£141,853
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000		£567,326				£349,863	£349,863	£349,863	£349,863	£349,863	£349,863	£349,863	£349,863	£349,863	£349,863	£349,863
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000		£542,254				£920,406	£920,406	£920,406	£920,406	£920,406	£920,406	£920,406	£920,406	£920,406	£920,406	£920,406
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000		£788,265				£400,839	£400,839	£400,839	£400,839	£400,839	£400,839	£400,839	£400,839	£400,839	£400,839	£400,839
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000		£918,424				£1,022,744	£1,022,744	£1,022,744	£1,022,744	£1,022,744	£1,022,744	£1,022,744	£1,022,744	£1,022,744	£1,022,744	£1,022,744
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820		£363,686				£191,729	£191,729	£191,729	£191,729	£191,729	£191,729	£191,729	£191,729	£191,729	£191,729	£191,729
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800		£792,480				£365,783	£365,783	£365,783	£365,783	£365,783	£365,783	£365,783	£365,783	£365,783	£365,783	£365,783
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800		£890,405				£205,400	£271,414	£337,428	£403,442	£469,456	£535,470	£601,484	£667,498	£733,512	£799,526	£865,540
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800		£593,603				£96,334	£140,343	£184,352	£228,362	£272,371	£316,380	£360,390	£404,399	£448,408	£492,418	£536,427
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242		£890,894				£249,381	£186,331	£123,381	£60,231	£2,819	£65,868	£120,918	£191,968	£255,918	£318,068	£381,118
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244		£1,425,749				£477,411	£394,498	£311,585	£228,672	£145,760	£62,847	£20,066	£102,979	£185,892	£268,805	£351,718
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000		£908,814				£255,354	£191,409	£383,463	£447,517	£511,571	£575,626	£639,680	£703,734	£767,788	£831,843	£895,897
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400		£2,761,675				£954,790	£821,467	£688,145	£554,822	£421,499	£288,177	£154,854	£21,531	£111,792	£245,114	£378,437
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000		£1,625,891				£385,424	£305,184	£224,944	£144,705	£64,465	£15,775	£96,015	£176,254	£256,494	£336,734	£416,974
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072		£1,046,004				£449,602	£355,413	£261,224	£167,035	£72,846	£21,343	£115,532	£209,721	£303,910	£388,099	£492,288
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,350		£4,402,778				£1,965,382	£2,229,771	£2,493,160	£2,755,549	£3,019,938	£3,233,327	£3,545,716	£3,810,105	£4,073,494	£4,336,683	£4,600,272
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575		£502,337				£3,217,250	£3,522,443	£3,887,637	£4,228,830	£4,558,024	£4,893,217	£5,228,410	£5,563,604	£5,898,797	£6,233,991	£6,569,184
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000		£7,382,292				£4,412,971	£978,541	£1,544,112	£2,109,682	£2,675,252	£3,240,823	£3,806,393	£4,371,963	£4,937,534	£5,503,104	£6,068,675
24	Large residential scheme c. 400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000		£34,433,508				£2,210,218	£1,456,894	£1,244,005	£8,791,117	£1,452,229	£16,125,340	£19,792,452	£23,459,564	£27,126,675	£30,793,787	£34,460,899
25	Residential and health (change of use of long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326		£5,058,533				£4,622,899	£159,956	£542,812	£1,015,667	£1,508,522	£1,981,378	£2,474,233	£2,957,088	£3,439,943	£3,922,799	£4,405,654
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326		£10,252,213				£2,397,090	£3,288,062	£4,179,035	£5,070,077	£5,960,979	£6,851,951	£7,742,923	£8,633,896	£9,524,868	£10,415,840	£11,306,812
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199		£330,516				£1,136,530	£136,530	£136,530	£136,530	£136,530	£136,530	£136,530	£136,530	£136,530	£136,530	£136,530
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723		£3,882,400				£2,105,335	£1,747,833	£1,390,330	£1,032,828	£675,325	£1,172,822	£1,958,680	£3,971,183	£7,546,686	£11,122,188	£16,469,691
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785		£12,511,308				£4,117,577	£6,003,262	£8,888,948	£13,774,633	£13,660,318	£13,546,004	£13,431,689	£13,317,374	£13,203,060	£13,088,745	£13,274,430
30	Local supermarket (small scale) replaced by Mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950		£1,579,619				£2,887,156	£2,887,156	£2,887,156	£2,887,156	£2,887,156	£2,887,156	£2,887,156	£2,887,156	£2,887,156	£2,887,156	£2,887,156
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518		£1,922,885				£501,177	£501,177	£501,177	£501,177	£501,177	£501,177	£501,177	£501,177	£501,177	£501,177	£501,177
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000		£179,642				£2,706,052	£1,270,738	£1,835,423	£2,400,109	£2,964,794	£3,529,480	£4,094,165	£4,658,851	£5,223,536	£5,768,222	£6,352,907
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770		£13,367,410				£679,341	£711,986	£2,103,314	£3,494,642	£4,885,970	£6,277,298	£7,668,625	£9,059,953	£10,451,281	£11,942,609	£13,233,937
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500		£1,463,212				£3,232,521	£1,008,210	£1,036,604	£9,032,322	£9,033,747	£10,054,833	£10,057,630	£10,060,428	£10,080,207	£10,083,984	£12,101,967
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646		£2,739,333				£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980
36	Office large	COA	IN	0	£880,000	20%	£1,056,000		£454,853				£448,855	£448,855	£448,855	£448,855	£448,855	£448,855	£448,855	£448,855	£448,855	£448,855	£448,855
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000		£18,853,042				£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042
38	Large mixed use office and residential (New build)	COA	IN	178	£12,000,000	30%	£15,600,000		£44,195,438				£1,990,868	£2,133,679	£2,247,490	£2,416,302	£2,658,511	£2,779,924	£2,881,736	£2,983,547	£3,125,358	£3,267,170	£3,408,981
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100		£38,065,696				£2,634,043	£2,776,741	£2,910,790	£3,040,163	£3,177,537	£3,331,110	£3,446,284	£3,571,657	£3,717,030	£3,852,454	£3,987,777
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1		£11,781,375				£8,325,943	£8,933,042	£9,540,142	£10,147,241	£10,754,341	£11,361,440	£11,968,540	£12,575,640	£13,182,759	£13,789,839	£14,396,938
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950		£998,329				£1,244,221	£1,244,221	£1,244,221	£1,244,221	£1,244,221	£1,244,221	£1,244,221	£1,244,221	£1,244,221	£1,244,221	£1,244,221
42	Large Private Rental Scheme development (new build to rent)	COA	IN	420	£12,000,000	30%	£15,600,000		£4,545,486				£37,173,468	£32,357,891	£27,550,039	£22,752,836	£17,965,636	£13,796,816	£10,238,274	£6,682,092	£3,134,185	£410,275	£3,948,359
43	Large Private Rental Scheme development (change of use)	COA	IN	288	£3,057,000	30%	£3,974,100		£3,803,008				£7,423,532	£1,76									

SCENARIO 3

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	% reduction in residential values % change in cost											
									AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£147,339	£147,339	£147,339	£147,339	£147,339	£147,339	£147,339	£147,339	£147,339	£147,339	£147,339
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£641,128	£641,128	£641,128	£641,128	£641,128	£641,128	£641,128	£641,128	£641,128	£641,128	£641,128
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097		£9186	£9186	£9186	£9186	£9186	£9186	£9186	£9186	£9186	£9186	£9186
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£36,837	£36,837	£36,837	£36,837	£36,837	£36,837	£36,837	£36,837	£36,837	£36,837	£36,837
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£234,786	£234,786	£234,786	£234,786	£234,786	£234,786	£234,786	£234,786	£234,786	£234,786	£234,786
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£100,879	£100,879	£100,879	£100,879	£100,879	£100,879	£100,879	£100,879	£100,879	£100,879	£100,879
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£428,510	£428,510	£428,510	£428,510	£428,510	£428,510	£428,510	£428,510	£428,510	£428,510	£428,510
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£811,794	£811,794	£811,794	£811,794	£811,794	£811,794	£811,794	£811,794	£811,794	£811,794	£811,794
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£504,261	£504,261	£504,261	£504,261	£504,261	£504,261	£504,261	£504,261	£504,261	£504,261	£504,261
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£890,144	£890,144	£890,144	£890,144	£890,144	£890,144	£890,144	£890,144	£890,144	£890,144	£890,144
11	Demolition of light industrial/office to create 4 houses and garage	North	OUT	4	£70,278	15%	£80,820	£363,686		£237,337	£237,337	£237,337	£237,337	£237,337	£237,337	£237,337	£237,337	£237,337	£237,337	£237,337
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£523,061	£523,061	£523,061	£523,061	£523,061	£523,061	£523,061	£523,061	£523,061	£523,061	£523,061
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£350,375	£430,887	£511,398	£591,910	£672,421	£752,933	£833,444	£913,956	£994,467	£1,074,979	£1,155,490
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603		£192,984	£246,658	£300,332	£354,007	£407,681	£461,355	£515,030	£568,704	£622,378	£676,053	£729,727
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£150,815	£177,909	£185,003	£67,904	£140,810	£213,717	£286,623	£359,529	£432,436	£505,342	£578,249
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£391,574	£300,077	£208,581	£137,084	£25,587	£65,909	£157,406	£248,902	£340,399	£431,896	£523,392
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814		£346,082	£419,709	£497,336	£565,463	£638,590	£711,717	£794,844	£857,971	£931,098	£1,004,275	£1,077,552
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£670,579	£508,835	£347,091	£185,348	£23,604	£138,140	£239,884	£461,628	£623,372	£785,115	£946,859
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£231,599	£135,977	£40,355	£55,267	£150,889	£246,512	£342,134	£437,756	£533,378	£629,000	£724,623
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£303,993	£195,245	£86,493	£22,257	£131,007	£239,757	£348,507	£457,257	£566,006	£674,756	£783,506
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£914,350	£4,402,778		£251,774	£2,543,702	£2,835,630	£3,277,558	£3,419,484	£3,711,414	£4,003,342	£4,295,271	£4,587,199	£4,879,127	£5,171,055
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£384,106	£4,296,985	£4,699,864	£5,102,743	£5,505,623	£5,908,502	£6,311,381	£6,714,260	£7,117,139	£7,520,018	£7,922,897
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£1,242,718	£1,891,263	£2,539,808	£3,188,355	£3,836,898	£4,485,443	£5,133,988	£5,782,533	£6,431,078	£7,079,623	£7,728,168
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£1,681,446	£1,737,725	£1,794,003	£1,850,281	£1,996,559	£2,192,837	£2,619,115	£3,075,393	£3,431,671	£3,818,950	£4,244,228
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£811,800	£615,224	£148,558	£1,681,892	£2,155,226	£2,748,561	£3,281,895	£3,815,229	£4,348,563	£4,881,897	£5,415,231
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£1,352,580	£4,339,102	£5,325,623	£6,312,144	£7,298,665	£8,285,186	£9,271,708	£10,258,229	£11,244,750	£12,231,271	£13,217,792
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£99,607	£99,607	£99,607	£99,607	£99,607	£99,607	£99,607	£99,607	£99,607	£99,607	£99,607
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£1,666,295	£1,264,888	£863,082	£446,075	£50,668	£240,736	£742,145	£1,143,552	£1,544,958	£1,946,363	£2,347,772
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,511,308		£3,969,850	£840,762	£3,111,075	£3,582,588	£3,453,500	£3,324,415	£3,195,325	£3,066,238	£3,937,151	£4,808,063	£6,678,976
30	Local supermarket (small scale) replaced by Mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£438,414	£438,414	£438,414	£438,414	£438,414	£438,414	£438,414	£438,414	£438,414	£438,414	£438,414
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£384,772	£884,772	£884,772	£884,772	£884,772	£884,772	£884,772	£884,772	£884,772	£884,772	£884,772
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£1,309,833	£1,934,896	£2,559,960	£3,185,023	£3,810,807	£4,435,150	£5,060,214	£5,685,277	£6,310,341	£6,935,404	£7,560,468
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£863,119	£2,408,693	£3,954,267	£4,999,841	£7,045,415	£8,590,989	£10,136,563	£11,682,136	£13,227,710	£14,773,284	£16,318,858
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212		£10,643,280	£9,506,092	£8,393,594	£7,258,578	£6,125,392	£5,009,348	£3,879,711	£2,752,041	£1,633,335	£657,288	£321,289
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£4,488,853		£644,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£23,231,605	£24,497,490	£25,763,375	£27,029,260	£28,295,145	£29,561,030	£30,826,915	£32,092,800	£33,358,685	£34,624,570	£35,890,455
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,801,008		£27,948,442	£2,934,925	£30,801,708	£32,278,492	£33,755,275	£35,232,058	£36,708,841	£38,185,625	£39,662,408	£41,139,191	£42,515,374
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£8,954,455	£9,624,406	£10,294,357	£10,964,308	£11,634,258	£12,304,209	£12,974,160	£13,644,111	£14,314,062	£14,984,012	£15,653,963
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£7,362	£7,362	£7,362	£7,362	£7,362	£7,362	£7,362	£7,362	£7,362	£7,362	£7,362
42	Large Private Rental Scheme development (new build to rent)	CDA	IN	420	£12,000,000	30%	£15,600,000	£4,545,486		£31,949,8										

SCENARIO 4

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premises Input	BLV	Residual Land Value	AH % →	% Increase in residential value over % change in cost										
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£227,884	£227,884	£227,884	£227,884	£227,884	£227,884	£227,884	£227,884	£227,884	£227,884	£227,884
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£550,081	£550,081	£550,081	£550,081	£550,081	£550,081	£550,081	£550,081	£550,081	£550,081	£550,081
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097		£223,120	£223,120	£223,120	£223,120	£223,120	£223,120	£223,120	£223,120	£223,120	£223,120	£223,120
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£65,660	£65,660	£65,660	£65,660	£65,660	£65,660	£65,660	£65,660	£65,660	£65,660	£65,660
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£117,686	£117,686	£117,686	£117,686	£117,686	£117,686	£117,686	£117,686	£117,686	£117,686	£117,686
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£118,932	£118,932	£118,932	£118,932	£118,932	£118,932	£118,932	£118,932	£118,932	£118,932	£118,932
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£585,803	£585,803	£585,803	£585,803	£585,803	£585,803	£585,803	£585,803	£585,803	£585,803	£585,803
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£594,570	£594,570	£594,570	£594,570	£594,570	£594,570	£594,570	£594,570	£594,570	£594,570	£594,570
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£711,105	£711,105	£711,105	£711,105	£711,105	£711,105	£711,105	£711,105	£711,105	£711,105	£711,105
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£624,943	£624,943	£624,943	£624,943	£624,943	£624,943	£624,943	£624,943	£624,943	£624,943	£624,943
11	Demolition of light industrial/office to create 4 houses and garage	North	OUT	4	£70,278	15%	£80,820	£363,686		£328,553	£328,553	£328,553	£328,553	£328,553	£328,553	£328,553	£328,553	£328,553	£328,553	£328,553
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£837,617	£837,617	£837,617	£837,617	£837,617	£837,617	£837,617	£837,617	£837,617	£837,617	£837,617
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£640,325	£749,832	£859,338	£968,845	£1,078,351	£1,187,958	£1,297,364	£1,406,871	£1,516,377	£1,625,884	£1,735,390
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603		£386,284	£459,288	£532,292	£605,297	£678,301	£751,305	£824,310	£897,314	£970,318	£1,043,323	£1,116,327
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£46,315	£118,935	£231,554	£324,174	£416,793	£509,413	£602,032	£694,652	£787,271	£879,891	£972,510
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£219,899	£111,235	£2,571	£106,093	£214,757	£323,421	£432,085	£540,749	£649,413	£758,077	£866,741
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814		£527,537	£618,810	£710,082	£801,355	£897,678	£983,900	£1,075,173	£1,166,445	£1,257,718	£1,348,990	£1,440,763
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£102,157	£116,429	£335,015	£353,601	£772,187	£990,773	£1,209,359	£1,427,945	£1,646,532	£1,865,118	£2,083,704
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£76,049	£202,436	£328,824	£455,211	£581,598	£707,985	£834,372	£960,759	£1,087,146	£1,213,533	£1,339,920
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£12,774	£125,098	£262,969	£400,841	£538,713	£676,585	£814,456	£952,328	£1,090,200	£1,228,072	£1,365,943
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£914,350	£4,402,778		£822,556	£3,171,563	£3,520,569	£3,869,575	£4,218,582	£4,567,588	£4,916,594	£5,265,601	£5,614,607	£5,963,613	£6,312,620
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£547,819	£576,069	£6,324,320	£6,862,570	£7,400,821	£7,939,071	£8,477,322	£9,015,572	£9,551,822	£10,092,073	£10,630,323
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£2,902,212	£3,716,706	£4,531,201	£5,345,695	£6,160,190	£6,974,684	£7,789,178	£8,603,673	£9,418,167	£10,232,662	£11,047,156
24	Large residential scheme c.400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£946,776	£1,429,387	£19,133,998	£23,968,609	£28,803,220	£33,637,831	£38,472,442	£43,307,053	£48,141,664	£52,976,275	£57,810,886
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£1,091,467	£1,725,759	£2,360,051	£2,994,343	£3,628,635	£4,262,926	£4,897,218	£5,531,510	£6,165,802	£6,800,094	£7,434,386
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£5,263,561	£6,441,180	£7,618,799	£8,796,418	£9,974,038	£11,151,657	£12,329,276	£13,506,895	£14,684,515	£15,862,134	£17,039,753
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£25,760	£25,760	£25,760	£25,760	£25,760	£25,760	£25,760	£25,760	£25,760	£25,760	£25,760
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£789,214	£1,390,899	£1,802,215	£2,679,430	£3,168,645	£4,157,958	£4,147,974	£4,236,389	£4,125,504	£4,124,718	£4,103,933
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,511,308		£3,674,395	£3,515,762	£3,357,129	£3,198,497	£3,039,864	£2,881,231	£2,722,598	£2,653,965	£2,405,332	£2,246,659	£2,088,057
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£740,930	£740,930	£740,930	£740,930	£740,930	£740,930	£740,930	£740,930	£740,930	£740,930	£740,930
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£1,392,885		£1,651,962	£1,651,962	£1,651,962	£1,651,962	£1,651,962	£1,651,962	£1,651,962	£1,651,962	£1,651,962	£1,651,962	£1,651,962
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£2,517,393	£3,263,213	£4,009,033	£4,754,652	£5,500,672	£6,246,491	£6,992,311	£7,338,130	£8,483,950	£9,229,770	£9,975,589
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£3,948,041	£5,802,107	£7,656,173	£9,510,239	£11,364,305	£13,218,371	£15,072,437	£16,936,503	£18,780,569	£20,634,625	£22,488,701
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212		£7,914,528	£6,514,063	£12,266,890	£3,727,223	£2,330,498	£1,009,780	£182,644	£1,375,068	£2,564,660	£3,756,921	£4,946,815
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£14,739,333		£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£4,488,853		£644,488	£444,488	£534,853	£444,488	£534,853	£444,488	£534,853	£444,488	£534,853	£444,488	£534,853
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£2,651,962	£2,651,962	£2,651,962	£2,651,962	£2,651,962	£2,651,962	£2,651,962	£2,651,962	£2,651,962	£2,651,962	£2,651,962
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,801,008		£1,651,962	£1,651,962	£1,651,962	£1,651,962	£1,651,962	£1,651,962	£1,651,962	£1,651,962	£1,651,962	£1,651,962	£1,651,962
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£1,727,520	£1,727,520	£1,727,520	£1,727,520	£1,727,520	£1,727,520	£1,727,520	£1,727,520	£1,727,520	£1,727,520	£1,727,520
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£1,011,408	£1,007,133	£1,002,787	£1,298,440	£1,394,003	£1,418,747	£1,498,400	£1,517,053	£1,616,766	£1,716,013	

Scenario 5																10% increase n res dent a va us 0% change n cost							
No	Type ogi Descr pt on	Zone	Inside / Outside COA	Resident aunts	EUV	Prem um	Input	BLV	Residua	Land Va us	AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%	
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221			£268,156	£268,156	£268,156	£268,156	£268,156	£268,156	£268,156	£268,156	£268,156	£268,156	£268,156	£268,156	
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386			£504,557	£504,557	£504,557	£504,557	£504,557	£504,557	£504,557	£504,557	£504,557	£504,557	£504,557	£504,557	
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097			£330,087	£330,087	£330,087	£330,087	£330,087	£330,087	£330,087	£330,087	£330,087	£330,087	£330,087	£330,087	
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407			£80,071	£80,071	£80,071	£80,071	£80,071	£80,071	£80,071	£80,071	£80,071	£80,071	£80,071	£80,071	
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602			£59,137	£59,137	£59,137	£59,137	£59,137	£59,137	£59,137	£59,137	£59,137	£59,137	£59,137	£59,137	
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£190,311			£22,042	£22,042	£22,042	£22,042	£22,042	£22,042	£22,042	£22,042	£22,042	£22,042	£22,042	£22,042	
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326			£664,450	£664,450	£664,450	£664,450	£664,450	£664,450	£664,450	£664,450	£664,450	£664,450	£664,450	£664,450	
8	Demolition of dwelling to create 6 flats, 3 house (no land values)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254			£485,958	£485,958	£485,958	£485,958	£485,958	£485,958	£485,958	£485,958	£485,958	£485,958	£485,958	£485,958	
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265			£814,527	£814,527	£814,527	£814,527	£814,527	£814,527	£814,527	£814,527	£814,527	£814,527	£814,527	£814,527	
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424			£492,342	£492,342	£492,342	£492,342	£492,342	£492,342	£492,342	£492,342	£492,342	£492,342	£492,342	£492,342	
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686			£374,161	£374,161	£374,161	£374,161	£374,161	£374,161	£374,161	£374,161	£374,161	£374,161	£374,161	£374,161	
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480			£994,895	£994,895	£994,895	£994,895	£994,895	£994,895	£994,895	£994,895	£994,895	£994,895	£994,895	£994,895	
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405			£785,300	£809,304	£1,033,308	£1,157,312	£1,281,316	£1,405,320	£1,529,324	£1,653,328	£1,777,332	£1,901,336	£2,025,340		
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603			£842,934	£865,603	£868,272	£870,942	£883,611	£896,280	£898,950	£1,061,619	£1,144,288	£1,226,958	£1,309,627		
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894			£144,881	£147,357	£149,833	£145,309	£154,785	£165,261	£175,737	£182,213	£194,689	£1,067,165	£1,169,641		
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749			£134,062	£116,814	£100,434	£117,681	£134,929	£142,177	£159,425	£168,473	£180,920	£921,168	£1,038,416		
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814			£618,265	£718,610	£818,556	£919,301	£1,019,646	£1,119,992	£1,220,337	£1,320,682	£1,421,027	£1,513,273	£1,621,718		
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675			£132,054	£149,061	£167,059	£192,076	£170,083	£1,417,090	£1,664,057	£1,911,104	£1,588,112	£2,405,119	£2,652,126		
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891			£229,874	£371,643	£513,413	£605,182	£796,952	£938,721	£1,080,491	£1,222,260	£1,364,030	£1,505,799	£1,647,569		
20	Development of 30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004			£132,833	£285,268	£437,701	£590,133	£742,566	£894,999	£1,047,431	£1,199,864	£1,352,297	£1,504,729	£1,657,162		
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,350	£4,402,778			£3,107,947	£3,485,493	£3,863,038	£4,240,584	£4,618,129	£4,995,675	£5,373,220	£5,750,766	£6,128,311	£6,505,857	£6,883,402		
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337			£5,924,676	£6,530,612	£7,136,548	£7,742,484	£8,348,420	£8,954,356	£9,560,292	£10,166,228	£10,772,164	£11,378,100	£11,984,036		
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292			£3,731,959	£4,629,428	£5,526,897	£6,424,366	£7,321,835	£8,219,304	£9,116,774	£10,014,243	£10,911,712	£11,809,181	£12,706,650		
24	Large residential scheme c. 400 flats incl building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508			£3,135,440	£18,580,210	£23,803,995	£29,027,773	£34,251,550	£39,475,328	£44,699,105	£49,922,883	£55,146,660	£60,370,438	£65,594,215		
25	Residential and health (change of use of long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533			£1,596,256	£2,281,026	£2,965,797	£3,650,568	£4,333,339	£5,020,109	£5,704,880	£6,389,651	£7,074,422	£7,759,192	£8,443,963		
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213			£6,219,031	£7,492,219	£8,765,387	£10,038,556	£11,311,724	£12,584,892	£13,858,060	£15,131,229	£16,404,397	£17,677,565	£18,950,734		
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516			£111,163	£111,163	£111,163	£111,163	£111,163	£111,163	£111,163	£111,163	£111,163	£111,163	£111,163		
28	Residential and local supermarket (medium scale)	Central	OUT	42	£1,018,978	25%	£1,773,723	£3,882,400			£3,439,174	£1,833,945	£717,064	£1,250,183	£1,783,301	£2,116,420	£2,849,539	£3,382,658	£3,915,776	£4,448,895	£4,982,014		
29	Residential and Supermarket	Central	OUT	17	£12,775,428	25%	£15,906,785	£12,511,308			£3,526,668	£3,359,262	£3,179,857	£3,006,451	£2,833,046	£2,659,640	£2,486,234	£2,312,829	£2,139,423	£1,966,018	£1,792,612		
30	Local supermarket (small scale) replaced by Mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619			£892,188	£892,188	£892,188	£892,188	£892,188	£892,188	£892,188	£892,188	£892,188	£892,188	£892,188		
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£1,192,885			£2,035,557	£2,035,557	£2,035,557	£2,035,557	£2,035,557	£2,035,557	£2,035,557	£2,035,557	£2,035,557	£2,035,557	£2,035,557		
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642			£3,121,174	£3,927,373	£4,733,569	£5,399,767	£6,343,964	£7,152,162	£7,958,359	£8,764,557	£9,570,755	£10,376,952	£11,183,150		
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,945,770	£19,367,410			£3,490,502	£7,498,814	£9,507,126	£11,151,438	£13,522,750	£15,532,062	£17,540,374	£19,548,686	£21,556,998	£23,555,310	£25,573,622		
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212			£6,557,988	£5,021,429	£3,499,246	£1,969,705	£582,108	£7,22,602	£2,030,518	£3,335,896	£4,639,235	£5,942,574	£7,245,912		
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£24,739,333			£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980		
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£45,544,853			£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853		
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042			£13,813,042	£11,813,042	£11,813,042	£11,813,042	£11,813,042	£11,813,042	£11,813,042	£11,813,042	£11,813,042	£11,813,042	£11,813,042		
38	Large mixed use office and residential (New build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438			£26,953,816	£28,591,922	£30,230,029	£31,668,135	£33,506,241	£35,144,347	£36,782,453	£38,420,560	£40,058,666	£41,636,772	£43,334,878		
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£30,801,008			£32,090,438	£33,991,451	£35,892,464	£37,793,477	£39,694,489	£41,595,502	£43,996,515	£45,397,528	£47,298,541	£49,199,554	£51,100,567		
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375			£10,819,993	£11,698,497	£12,557,002	£13,415,506	£14,279,011	£15,132,515	£15,991,020	£16,849,524	£17,708,029	£18,566,333	£19,422,038		
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329			£3,433,212	£3,433,212	£3,433,212	£3,433,212	£3,433,212	£3,433,212	£3,433,212	£3,433,212	£3,433,212	£3,433,212	£3,433,212		
42	Large Private Rental Scheme development (new build to rent)	COA	IN	420	£12,000,000	30%	£15,600,000	£4,545,486			£16,519,950	£11,293,866	£6,193,704	£1,164,922	£8,852,875	£8,855,165	£12,847,628	£18,833,954	£23,820,280	£28,806,606	£33,792,932		
43	Large Private Residential Scheme development (change of use)	COA	IN	288	£3,057,000	30%	£3,974,100	£30,801,008	</td														

SCENARIO 6

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	AH % →	15% increase in residential areas % change in cost										
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£308,429	£308,429	£308,429	£308,429	£308,429	£308,429	£308,429	£308,429	£308,429	£308,429	£308,429
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£450,034	£455,034	£459,034	£459,034	£459,034	£459,034	£459,034	£459,034	£459,034	£459,034	£459,034
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097		£437,054	£437,054	£437,054	£437,054	£437,054	£437,054	£437,054	£437,054	£437,054	£437,054	£437,054
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£94,482	£94,482	£94,482	£94,482	£94,482	£94,482	£94,482	£94,482	£94,482	£94,482	£94,482
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£587	£587	£587	£587	£587	£587	£587	£587	£587	£587	£587
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£63,015	£63,015	£63,015	£63,015	£63,015	£63,015	£63,015	£63,015	£63,015	£63,015	£63,015
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£743,096	£743,096	£743,096	£743,096	£743,096	£743,096	£743,096	£743,096	£743,096	£743,096	£743,096
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£377,346	£377,346	£377,346	£377,346	£377,346	£377,346	£377,346	£377,346	£377,346	£377,346	£377,346
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£917,949	£917,949	£917,949	£917,949	£917,949	£917,949	£917,949	£917,949	£917,949	£917,949	£917,949
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£359,742	£359,742	£359,742	£359,742	£359,742	£359,742	£359,742	£359,742	£359,742	£359,742	£359,742
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686		£419,760	£419,760	£419,760	£419,760	£419,760	£419,760	£419,760	£419,760	£419,760	£419,760	£419,760
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£1,152,173	£1,152,173	£1,152,173	£1,152,173	£1,152,173	£1,152,173	£1,152,173	£1,152,173	£1,152,173	£1,152,173	£1,152,173
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£930,275	£1,068,777	£1,207,278	£1,345,780	£1,484,281	£1,622,783	£1,761,294	£1,899,786	£2,038,287	£2,176,789	£2,315,290
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603		£579,584	£671,918	£764,252	£856,587	£948,921	£1,041,255	£1,133,590	£1,225,924	£1,318,258	£1,410,593	£1,502,927
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£243,446	£355,779	£468,111	£580,444	£692,777	£805,109	£917,442	£1,029,774	£1,142,107	£1,254,439	£1,366,772
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£48,225	£77,607	£203,438	£329,270	£455,101	£580,933	£706,764	£832,596	£958,428	£1,084,259	£1,210,091
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814		£709,993	£818,411	£927,829	£1,037,247	£1,146,665	£1,256,083	£1,365,501	£1,474,519	£1,584,337	£1,693,755	£1,803,173
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£466,265	£741,694	£817,122	£929,550	£1,057,978	£1,043,407	£1,118,835	£1,294,263	£1,669,692	£1,945,120	£2,220,548
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£383,698	£540,850	£698,002	£855,154	£1,012,306	£1,169,458	£1,326,610	£1,483,762	£1,640,914	£1,798,066	£1,955,218
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£278,444	£445,438	£612,432	£779,425	£946,419	£1,113,411	£1,280,406	£1,447,400	£1,614,393	£1,781,387	£1,948,381
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£1,014,350	£4,402,778		£393,339	£3,799,423	£4,205,508	£4,611,592	£5,017,677	£5,422,762	£5,829,846	£6,235,931	£6,642,015	£7,048,100	£7,454,185
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£6,601,532	£7,271,154	£7,948,775	£8,622,597	£9,256,019	£9,695,641	£10,643,262	£11,316,884	£11,950,506	£12,664,127	£13,337,745
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£4,561,706	£5,542,149	£6,522,593	£7,503,037	£8,483,481	£9,463,925	£10,444,369	£11,424,813	£12,405,256	£13,385,700	£14,366,144
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£17,248,105	£22,861,049	£28,473,993	£34,086,937	£39,699,881	£45,312,825	£50,925,768	£56,538,712	£62,151,656	£67,764,600	£73,377,544
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£2,101,044	£2,836,294	£3,571,544	£4,306,793	£5,042,043	£5,777,292	£6,512,542	£7,247,792	£7,983,041	£8,718,291	£9,453,540
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£7,174,541	£8,543,258	£9,911,976	£11,280,693	£12,649,410	£14,018,127	£15,386,845	£16,755,562	£18,124,279	£19,492,997	£20,861,714
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£48,087	£48,087	£48,087	£48,087	£48,087	£48,087	£48,087	£48,087	£48,087	£48,087	£48,087
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,771,723	£3,882,400		£39,867	£666,889	£1,242,911	£1,820,935	£2,397,958	£2,974,981	£3,552,003	£4,129,036	£4,705,049	£5,283,072	£5,860,095
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,511,308		£3,378,941	£3,190,762	£3,002,584	£2,814,406	£2,626,227	£2,438,049	£2,249,871	£2,061,692	£1,873,514	£1,685,336	£1,497,157
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£1,043,446	£1,043,446	£1,043,446	£1,043,446	£1,043,446	£1,043,446	£1,043,446	£1,043,446	£1,043,446	£1,043,446	£1,043,446
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£4,419,152	£2,419,152	£2,419,152	£2,419,152	£2,419,152	£2,419,152	£2,419,152	£2,419,152	£2,419,152	£2,419,152	£2,419,152
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£7,724,954	£8,591,530	£9,458,105	£10,224,681	£11,191,257	£1,057,832	£8,924,408	£9,700,984	£10,657,559	£11,524,135	£12,390,711
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£7,032,962	£8,195,520	£11,358,079	£13,520,637	£15,683,195	£17,845,753	£20,008,311	£22,170,869	£24,333,428	£26,495,986	£28,558,544
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212		£5,201,047	£5,537,052	£1,678,737	£3,888,723	£1,034,934	£2,453,476	£3,871,705	£5,200,055	£6,708,944	£8,126,634	£9,544,923
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£4,488,853		£64,488,853	£64,488,853	£44,488,853	£44,488,853	£44,488,853	£44,488,853	£44,488,853	£44,488,853	£44,488,853	£44,488,853	£44,488,853
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£28,194,553	£29,956,733	£31,718,913	£33,481,093	£35,243,273	£37,005,453	£38,767,633	£40,529,813	£42,201,993	£44,054,173	£45,816,352
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,801,008		£33,504,537	£35,545,959	£37,589,382	£39,631,805	£41,674,226	£43,716,550	£45,759,073	£47,801,496	£49,843,216	£51,886,341	£53,928,764
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£11,468,505	£12,389,861	£13,311,217	£14,232,572	£15,153,928	£16,075,284	£16,996,640	£17,917,996	£18,839,351	£19,760,707	£20,682,063
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£4,660,070	£									

SCENARIO 7

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	0% change in residual value 15% reduction in cost											
									AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£270,155	£270,155	£270,155	£270,155	£270,155	£270,155	£270,155	£270,155	£270,155	£270,155	£270,155
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£516,752	£516,752	£516,752	£516,752	£516,752	£516,752	£516,752	£516,752	£516,752	£516,752	£516,752
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097		£290,092	£290,092	£290,092	£290,092	£290,092	£290,092	£290,092	£290,092	£290,092	£290,092	£290,092
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£80,046	£80,046	£80,046	£80,046	£80,046	£80,046	£80,046	£80,046	£80,046	£80,046	£80,046
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£88,565	£88,565	£88,565	£88,565	£88,565	£88,565	£88,565	£88,565	£88,565	£88,565	£88,565
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£24,793	£24,793	£24,793	£24,793	£24,793	£24,793	£24,793	£24,793	£24,793	£24,793	£24,793
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£643,013	£643,013	£643,013	£643,013	£643,013	£643,013	£643,013	£643,013	£643,013	£643,013	£643,013
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£476,738	£476,738	£476,738	£476,738	£476,738	£476,738	£476,738	£476,738	£476,738	£476,738	£476,738
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£783,380	£783,380	£783,380	£783,380	£783,380	£783,380	£783,380	£783,380	£783,380	£783,380	£783,380
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£519,250	£519,250	£519,250	£519,250	£519,250	£519,250	£519,250	£519,250	£519,250	£519,250	£519,250
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686		£355,766	£355,766	£355,766	£355,766	£355,766	£355,766	£355,766	£355,766	£355,766	£355,766	£355,766
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£998,716	£998,716	£998,716	£998,716	£998,716	£998,716	£998,716	£998,716	£998,716	£998,716	£998,716
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£1,087,343	£1,182,352	£1,277,361	£1,372,370	£1,467,379	£1,562,388	£1,657,397	£1,752,406	£1,847,415	£1,942,424	£2,037,433
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603		£684,295	£747,635	£810,974	£874,313	£937,653	£1,000,992	£1,064,331	£1,127,671	£1,191,010	£1,254,349	£1,317,689
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£302,009	£384,772	£467,535	£550,298	£633,061	£715,824	£798,587	£881,350	£964,113	£1,046,876	£1,129,639
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£1,09,659	£9,579	£90,501	£190,582	£290,662	£390,742	£490,823	£590,903	£690,983	£791,064	£891,144
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814		£741,160	£823,359	£905,559	£987,759	£1,069,959	£1,152,158	£1,234,358	£1,316,558	£1,398,758	£1,480,958	£1,563,157
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£629,870	£820,035	£1,010,200	£1,200,365	£1,390,530	£1,580,695	£1,770,860	£1,961,025	£2,151,190	£2,341,355	£2,531,520
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£449,366	£560,370	£671,375	£782,380	£893,384	£1,004,389	£1,115,394	£1,226,398	£1,337,403	£1,448,407	£1,559,412
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£506,318	£629,629	£752,940	£876,251	£999,561	£1,122,872	£1,246,183	£1,369,494	£1,492,805	£1,616,116	£1,739,426
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£1,014,350	£4,402,778		£3,214,247	£3,534,714	£3,855,181	£4,175,648	£4,496,116	£4,816,583	£5,137,050	£5,457,517	£5,777,985	£6,098,452	£6,418,913
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£6,951,191	£7,421,756	£7,892,321	£8,362,886	£8,833,450	£9,304,015	£9,774,580	£10,245,145	£10,715,710	£11,186,274	£11,656,838
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£4,953,307	£6,684,827	£8,416,347	£14,478,866	£17,879,386	£18,610,906	£19,342,426	£19,103,945	£19,805,465	£21,536,985	£22,268,505
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£1,239,909	£2,983,722	£3,567,535	£4,151,348	£4,735,161	£5,318,974	£5,902,787	£6,486,600	£7,070,413	£7,654,226	£8,238,039
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£7,425,142	£8,507,212	£9,589,282	£10,671,352	£11,793,423	£12,835,491	£13,917,563	£14,999,633	£16,081,704	£17,163,774	£18,245,844
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£6,741	£6,741	£6,741	£6,741	£6,741	£6,741	£6,741	£6,741	£6,741	£6,741	£6,741
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£9,298,799	£1,928,799	£1,928,799	£1,928,799	£1,928,799	£1,928,799	£1,928,799	£1,928,799	£1,928,799	£1,928,799	£1,928,799
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£3,942,793	£4,628,240	£5,313,682	£5,999,123	£6,684,565	£7,370,006	£8,055,448	£8,740,889	£9,426,331	£10,111,772	£10,797,214
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,511,308		£8,068,678	£9,768,498	£11,466,318	£13,168,138	£14,867,558	£16,567,778	£18,267,597	£19,967,417	£21,667,237	£23,367,057	£25,066,877
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£7,144,689	£8,558,749	£11,432,187	£12,505,625	£13,579,063	£14,652,501	£15,725,339	£16,799,377	£17,872,815	£18,946,252	£20,019,690
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£1,392,885		£2,717,139	£2,717,139	£2,717,139	£2,717,139	£2,717,139	£2,717,139	£2,717,139	£2,717,139	£2,717,139	£2,717,139	£2,717,139
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£53,874,894	£53,874,894	£53,874,894	£53,874,894	£53,874,894	£53,874,894	£53,874,894	£53,874,894	£53,874,894	£53,874,894	£53,874,894
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£17,513,289	£17,513,289	£17,513,289	£17,513,289	£17,513,289	£17,513,289	£17,513,289	£17,513,289	£17,513,289	£17,513,289	£17,513,289
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212		£30,621,708	£41,061,667	£42,451,626	£43,841,584	£45,231,543	£46,621,502	£48,011,461	£49,401,420	£50,791,378	£52,181,337	£53,571,296
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£35,623,219	£37,441,912	£39,060,105	£40,789,298	£42,295,492	£43,914,605	£45,532,878	£47,151,071	£48,769,264	£50,387,457	£52,005,650
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£5,945,973		£11,542,012	£12,274,814	£13,007,616	£13,740,418	£14,473,220	£15,206,022	£15,938,824	£16,671,626	£17,404,428	£18,137,230	£18,870,032
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£3,022,284	£3,022,284	£3,022,284	£3,022,284	£3,022,284	£3,022,284	£3,022,284	£3,022,284	£3,022,284	£3,022,284	£3,022,284
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£4,201,444	£4,201,445	£4,201,445	£4,201,445	£4,201,445	£4,201,445	£4,201,445	£4,201,445	£4,201,445	£4,201,445	£4,201,445
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,801,008		£2,594,577	£3,151,981	£3,789,384	£4,386,788	£4,984,191	£5,581,594	£6,178,998	£6,776,401	£7,373,805	£7,971,208	£8,568,611
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£2,410,475	£2,782,197	£3,153,919	£3,525,641	£3,897,363	£4,269,085	£4,640,807	£5,012,530	£5,384,252	£5,755,974	£6,127,696
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£2,982,585	£3,151,925	£3,651,333	£							

SCENARIO 8

No	Typo/Typ Descr pt on	Zone	inside / Outside COA	Resident & Units	EUU	Prem um input	BLV	Residua Land Va us	% change in res densita vs uses 10% reduction in cost											
									AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£242,641	£242,641	£242,641	£242,641	£242,641	£242,641	£242,641	£242,641	£242,641	£242,641	£242,641
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£543,036	£543,036	£543,036	£543,036	£543,036	£543,036	£543,036	£543,036	£543,036	£543,036	£543,036
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097		£232,112	£232,112	£232,112	£232,112	£232,112	£232,112	£232,112	£232,112	£232,112	£232,112	£232,112
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£70,447	£70,447	£70,447	£70,447	£70,447	£70,447	£70,447	£70,447	£70,447	£70,447	£70,447
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£117,789	£117,789	£117,789	£117,789	£117,789	£117,789	£117,789	£117,789	£117,789	£117,789	£117,789
6	Demolition of commercial buildings to create 2 flats & houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£3,440	£3,440	£3,440	£3,440	£3,440	£3,440	£3,440	£3,440	£3,440	£3,440	£3,440
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£597,727	£597,727	£597,727	£597,727	£597,727	£597,727	£597,727	£597,727	£597,727	£597,727	£597,727
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£552,219	£552,219	£552,219	£552,219	£552,219	£552,219	£552,219	£552,219	£552,219	£552,219	£552,219
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£724,815	£724,815	£724,815	£724,815	£724,815	£724,815	£724,815	£724,815	£724,815	£724,815	£724,815
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£598,681	£598,681	£598,681	£598,681	£598,681	£598,681	£598,681	£598,681	£598,681	£598,681	£598,681
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686		£334,159	£334,159	£334,159	£334,159	£334,159	£334,159	£334,159	£334,159	£334,159	£334,159	£334,159
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£892,590	£892,590	£892,590	£892,590	£892,590	£892,590	£892,590	£892,590	£892,590	£892,590	£892,590
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£890,012	£895,021	£1,080,030	£175,039	£270,048	£1,365,057	£1,460,066	£1,555,075	£1,650,084	£1,745,093	£1,840,102
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603		£552,741	£616,081	£679,420	£742,759	£808,099	£869,438	£932,777	£996,117	£1,059,456	£1,122,795	£1,186,135
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£183,923	£266,686	£349,449	£432,212	£514,976	£597,738	£680,500	£763,263	£846,026	£928,789	£1,011,552
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,411,244	£1,425,749		£175,018	£174,938	£25,142	£125,223	£225,303	£325,383	£425,464	£525,544	£625,624	£725,705	£825,785
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814		£639,710	£721,909	£804,109	£886,309	£968,509	£1,050,708	£1,123,908	£1,215,108	£1,297,308	£1,379,508	£1,461,707
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£291,124	£481,280	£671,454	£861,619	£1,051,784	£1,241,949	£1,432,114	£1,622,279	£1,812,444	£2,002,609	£2,192,774
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£273,652	£384,657	£495,661	£606,666	£717,671	£828,675	£939,680	£1,050,685	£1,161,689	£1,272,694	£1,383,699
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£284,731	£408,062	£531,373	£654,683	£777,954	£901,305	£1,024,616	£1,147,527	£1,271,238	£1,394,548	£1,517,859
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,350	£4,402,778		£298,853	£369,020	£425,487	£539,954	£670,422	£849,889	£1,111,356	£1,231,923	£1,552,291	£1,872,758	£1,952,225
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£615,782	£628,347	£708,911	£759,476	£840,041	£810,606	£891,170	£941,755	£932,300	£10,932,865	£10,863,429
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£3,993,026	£4,724,546	£5,456,066	£6,187,586	£6,919,105	£7,650,625	£8,382,145	£9,113,665	£9,845,184	£10,576,704	£11,308,224
24	Large Residential scheme c. 400 flats (not incl building)	COA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£14,502,019	£18,947,464	£23,392,908	£27,838,353	£32,283,707	£46,729,242	£61,174,687	£65,620,131	£70,065,576	£84,511,020	£88,956,465
25	Residential and health (change of use of long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£1,795,499	£2,739,312	£2,963,125	£3,546,938	£4,130,731	£4,714,564	£5,216,377	£5,882,190	£6,466,003	£7,049,816	£7,633,629
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£3,868,118	£7,468,188	£8,550,259	£9,632,329	£10,714,399	£11,796,469	£12,878,539	£13,960,610	£15,042,680	£16,124,750	£17,206,620
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£25,389	£25,389	£25,389	£25,389	£25,389	£25,389	£25,389	£25,389	£25,389	£25,389	£25,389
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£209,863	£655,173	£1,100,484	£1,545,795	£1,991,106	£2,436,416	£2,881,727	£3,327,038	£3,772,346	£4,217,659	£4,662,970
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,511,308		£2,106,818	£1,962,958	£1,819,098	£1,675,238	£1,531,378	£1,387,518	£1,343,657	£1,099,797	£955,937	£812,077	£668,217
30	Local supermarket (small scale) replaced by Mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£949,837	£949,837	£949,837	£949,837	£949,837	£949,837	£949,837	£949,837	£949,837	£949,837	£949,837
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£1,929,185		£1,708,655	£1,708,655	£1,708,655	£1,708,655	£1,708,655	£1,708,655	£1,708,655	£1,708,655	£1,708,655	£1,708,655	£1,708,655
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£3,666,403	£3,951,845	£4,637,287	£5,322,728	£6,008,170	£6,693,611	£7,379,053	£8,064,494	£8,749,936	£9,435,377	£10,120,919
33	Residential and primary school	COA	IN	172	£4,572,111	30%	£5,943,770	£13,367,410		£6,180,979	£7,880,798	£9,580,618	£11,280,438	£12,980,258	£14,680,078	£16,379,898	£18,079,718	£19,779,538	£21,479,358	£23,179,178
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£1,413,212		£3,475,482	£2,216,950	£1,028,168	£48,359	£1,121,757	£2,195,234	£3,268,672	£4,342,110	£5,415,548	£6,488,086	£7,562,424
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,805,646	£24,739,333		£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£45,544,853		£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£1,279,873	£1,279,873	£1,279,873	£1,279,873	£1,279,873	£1,279,873	£1,279,873	£1,279,873	£1,279,873	£1,279,873	£1,279,873
38	Large mixed use office and residential (New build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£3,605,253	£35,995,211	£37,385,170	£38,775,129	£40,165,088	£41,555,047	£42,945,005	£44,334,964	£45,724,923	£47,114,882	£48,504,841
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£38,065,696		£33,636,560	£35,254,753	£37,872,946	£38,491,139	£40,109,332	£41,727,525	£43,455,718	£44,963,911	£46,582,105	£48,200,298	£49,818,491
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375		£10,888,997	£11,621,799	£12,354,601	£13,087,403	£13,825,005	£14,553,007	£15,285,809	£16,018,611	£16,751,413	£17,484,215	£18,217,017
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£238,021	£238,021	£238,021	£238,021	£238,021	£238,021	£238,021	£238,021	£238,021	£238,021	£238,021
42	Large Private Rental Scheme development (new build to rent)	COA	IN	420	£12,000,000	30%	£15,600,000	£4,545,486		£12,270,654	£17,988,976	£17,717,242	£154,133	£1,803,980	£1,051,094	£13,279,467	£17,537,840	£21,781,214	£26,024,587	£30,267,960
43	Large Private Rental Scheme development (change of use)	COA	IN	288	£3,057,000	30%	£3,974,100	£30,801,008		£22,884,401	£27,076,946	£31,175,491	£35,271,036	£39,366,582	£43,462,127	£47,557,672	£51,653,217	£55,748,762	£59,844,307	£63,339,652
44	Residential, ground floor retail and warehouse/storage	Central	OUT	56	£11,924,952	25%	£14,906,190	£16,280,950		£2,623,843	£2,115,850	£3,807,878	£4,399,896	£4,991,913	£5,583,931	£6,175,948	£6,767,566	£7,359,983	£7,952,001	£8,544,018
45	Tall tower with ground floor retail (change of use)	COA	IN	320	£3,057,000	30%	£3,974,100	£30,755,719		£2,944,762	£2,737,048	£2,133,8								

SCENARIO 9

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	0% chance in residual value % reduction in cost											
									AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£215,126	£215,126	£215,126	£215,126	£215,126	£215,126	£215,126	£215,126	£215,126	£215,126	£215,126
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£569,320	£569,320	£569,320	£569,320	£569,320	£569,320	£569,320	£569,320	£569,320	£569,320	£569,320
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097		£174,132	£174,132	£174,132	£174,132	£174,132	£174,132	£174,132	£174,132	£174,132	£174,132	£174,132
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£60,847	£60,847	£60,847	£60,847	£60,847	£60,847	£60,847	£60,847	£60,847	£60,847	£60,847
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£147,013	£147,013	£147,013	£147,013	£147,013	£147,013	£147,013	£147,013	£147,013	£147,013	£147,013
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£31,673	£31,673	£31,673	£31,673	£31,673	£31,673	£31,673	£31,673	£31,673	£31,673	£31,673
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£552,442	£552,442	£552,442	£552,442	£552,442	£552,442	£552,442	£552,442	£552,442	£552,442	£552,442
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£627,701	£627,701	£627,701	£627,701	£627,701	£627,701	£627,701	£627,701	£627,701	£627,701	£627,701
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£666,249	£666,249	£666,249	£666,249	£666,249	£666,249	£666,249	£666,249	£666,249	£666,249	£666,249
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£678,112	£678,112	£678,112	£678,112	£678,112	£678,112	£678,112	£678,112	£678,112	£678,112	£678,112
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686		£308,552	£308,552	£308,552	£308,552	£308,552	£308,552	£308,552	£308,552	£308,552	£308,552	£308,552
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£786,465	£786,465	£786,465	£786,465	£786,465	£786,465	£786,465	£786,465	£786,465	£786,465	£786,465
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£692,681	£787,690	£882,699	£977,708	£1,072,717	£1,167,726	£1,262,735	£1,357,744	£1,452,753	£1,547,762	£1,642,771
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603		£421,187	£484,527	£547,866	£611,205	£674,545	£737,884	£801,223	£864,563	£927,902	£991,241	£1,054,581
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£65,836	£148,599	£231,362	£314,125	£396,888	£479,651	£562,414	£645,177	£727,940	£810,703	£893,466
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£240,378	£140,297	£40,217	£59,863	£159,944	£260,024	£360,105	£460,185	£560,265	£660,346	£760,426
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814		£536,260	£620,459	£702,659	£784,859	£867,059	£949,259	£1,031,458	£1,113,658	£1,195,858	£1,278,058	£1,360,257
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£47,622	£142,543	£332,708	£522,873	£713,038	£903,203	£1,093,358	£1,283,533	£1,473,658	£1,663,863	£1,854,027
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£697,939	£208,943	£319,948	£430,952	£541,957	£652,962	£743,966	£874,971	£985,976	£1,096,980	£1,207,985
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£663,184	£186,495	£309,805	£433,116	£556,427	£679,738	£803,049	£926,360	£1,049,670	£1,172,981	£1,296,292
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£1,014,350	£4,402,778		£2,762,859	£3,083,326	£4,033,793	£3,724,261	£4,044,728	£3,365,195	£4,685,662	£5,006,129	£5,326,597	£5,647,664	£5,967,531
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£536,372	£534,937	£305,502	£6,776,067	£7,246,631	£7,171,716	£8,187,761	£8,658,326	£9,128,850	£9,595,455	£10,070,020
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£3,032,746	£3,764,265	£4,495,785	£5,227,305	£5,958,825	£6,690,344	£7,421,364	£8,153,384	£8,884,904	£9,616,423	£10,347,943
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£10,037,565	£14,483,010	£18,928,454	£23,373,899	£27,819,343	£32,264,788	£36,710,233	£41,155,677	£45,601,122	£50,046,566	£54,492,011
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£1,191,089	£1,774,902	£2,358,715	£2,942,528	£3,526,341	£4,110,154	£4,693,967	£5,277,780	£5,861,993	£6,445,406	£7,029,219
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£5,347,094	£6,429,165	£7,511,235	£8,593,305	£9,675,375	£10,757,445	£11,839,516	£12,921,586	£14,003,656	£15,085,726	£16,167,797
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£44,036	£44,036	£44,036	£44,036	£44,036	£44,036	£44,036	£44,036	£44,036	£44,036	£44,036
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£508,696	£63,385	£381,835	£382,136	£412,273	£412,273	£412,273	£412,273	£412,273	£412,273	£412,273
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,511,308		£2,964,470	£2,820,610	£2,676,750	£2,532,890	£2,389,030	£2,245,170	£2,101,310	£1,957,449	£1,813,589	£1,669,729	£1,525,869
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£769,755	£769,755	£769,755	£769,755	£769,755	£769,755	£769,755	£769,755	£769,755	£769,755	£769,755
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£1,488,511	£1,488,511	£1,488,511	£1,488,511	£1,488,511	£1,488,511	£1,488,511	£1,488,511	£1,488,511	£1,488,511	£1,488,511
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£2,590,008	£3,275,450	£3,960,891	£4,646,333	£5,331,774	£6,017,216	£6,702,657	£7,388,099	£8,073,541	£8,758,982	£9,444,424
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£4,293,279	£5,993,099	£6,592,919	£6,592,739	£6,192,559	£6,192,379	£6,149,219	£6,152,019	£6,179,839	£6,195,659	£6,213,479
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212		£6,369,134	£6,103,963	£6,851,799	£6,591,006	£6,145,031	£2,771,003	£805,929	£1,882,851	£2,957,100	£4,031,720	£5,105,157
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£31,460,449	£31,460,449	£31,460,449	£31,460,449	£31,460,449	£31,460,449	£31,460,449	£31,460,449	£31,460,449	£31,460,449	
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£4,545,853		£647,617	£647,617	£647,617	£647,617	£647,617	£647,617	£647,617	£647,617	£647,617	£647,617	£647,617
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£2,918,294	£2,918,294	£2,918,294	£2,918,294	£2,918,294	£2,918,294	£2,918,294	£2,918,294	£2,918,294	£2,918,294	£2,918,294
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,801,008		£3,114,940	£3,067,953	£3,685,796	£3,630,979	£3,722,173	£3,940,516	£4,158,559	£4,276,752	£4,394,945	£4,613,331	£4,731,331
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£10,255,982	£11,701,586	£12,434,388	£13,167,190	£13,899,992	£14,632,795	£15,365,597	£16,098,399	£16,831,201	£17,564,003	£17,564,003
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£173,759	£173,759	£173,759	£173,759	£173,759	£173,759	£173,759	£173,759	£173,759	£173,759	£173,759
42	Large Private Rental Scheme development (new build to rent)	CDA	IN	420	£12,000,000	30%	£1													

SCENARIO 10

No	Type/obj Descr/pt on	Zone	Inside / Outside COA	Resident a	Un ts	EUV	Prem um	Input	BLV	Resida	Land Va ue	AH %	% change in resident a va ues % incra se in cost																	
													50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%							
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221						£160,097	£160,097	£160,097	£160,097	£160,097	£160,097	£160,097	£160,097	£160,097	£160,097	£160,097	£160,097					
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386						£621,889	£621,889	£621,889	£621,889	£621,889	£621,889	£621,889	£621,889	£621,889	£621,889	£621,889	£621,889					
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£64,000	15%	£737,150	£849,097						£58,173	£58,173	£58,173	£58,173	£58,173	£58,173	£58,173	£58,173	£58,173	£58,173	£58,173	£58,173					
4	Initial development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£7,407						£41,649	£41,649	£41,649	£41,649	£41,649	£41,649	£41,649	£41,649	£41,649	£41,649	£41,649	£41,649					
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602						£205,460	£205,460	£205,460	£205,460	£205,460	£205,460	£205,460	£205,460	£205,460	£205,460	£205,460	£205,460					
6	Demolition of commercial buildings to create 2 flats and houses	South	OUT	4	£209,982	20%	£251,978	£190,311						£88,139	£88,139	£88,139	£88,139	£88,139	£88,139	£88,139	£88,139	£88,139	£88,139	£88,139	£88,139					
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326						£461,871	£461,871	£461,871	£461,871	£461,871	£461,871	£461,871	£461,871	£461,871	£461,871	£461,871	£461,871					
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254						£778,664	£778,664	£778,664	£778,664	£778,664	£778,664	£778,664	£778,664	£778,664	£778,664	£778,664	£778,664					
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265						£549,117	£549,117	£549,117	£549,117	£549,117	£549,117	£549,117	£549,117	£549,117	£549,117	£549,117	£549,117					
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424						£836,974	£836,974	£836,974	£836,974	£836,974	£836,974	£836,974	£836,974	£836,974	£836,974	£836,974	£836,974					
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686						£257,338	£257,338	£257,338	£257,338	£257,338	£257,338	£257,338	£257,338	£257,338	£257,338	£257,338	£257,338					
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480						£574,214	£574,214	£574,214	£574,214	£574,214	£574,214	£574,214	£574,214	£574,214	£574,214	£574,214	£574,214					
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405						£298,020	£393,029	£488,038	£583,047	£678,056	£773,065	£868,074	£963,083	£1,058,092	£1,153,101	£1,248,110						
14	Development on greenfield land (notional)	South	OUT	10	£10,500	20%	£121,000	£593,603							£158,080	£221,419	£284,758	£348,098	£411,437	£474,776	£538,116	£601,455	£664,794	£728,134	£791,473					
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894							£170,336	£87,573	£4,811	£77,952	£160,715	£243,478	£326,241	£409,004	£491,767	£574,530	£657,293					
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,557	30%	£1,431,244	£1,425,749							£371,096	£271,015	£170,935	£70,855	£29,226	£125,306	£229,386	£325,467	£422,547	£520,627	£629,708					
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814							£335,350	£417,560	£499,759	£581,959	£664,159	£746,359	£828,558	£910,758	£992,958	£1,075,158	£1,157,358					
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675							£725,114	£534,949	£344,784	£154,619	£355,546	£225,711	£415,876	£606,040	£796,205	£898,370	£1,176,535					
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891							£253,489	£142,484	£31,479	£79,525	£190,530	£301,535	£412,539	£523,544	£634,549	£745,553	£856,558					
20	Development of c30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004							£379,951	£256,640	£133,329	£10,018	£113,293	£236,603	£359,914	£483,225	£606,536	£720,847	£853,158					
21	Development of c.30 flats (brownfield)	CDA	IN	25	£702,346	30%	£914,350	£4,402,778								£211,471	£1,631,938	£1,952,405	£2,272,873	£2,592,340	£3,913,807	£6,124,274	£14,554,742	£4,875,309	£15,195,616	£15,516,143				
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337								£377,553	£4,248,118	£4,718,683	£189,247	£5,659,812	£1,130,377	£6,600,942	£7,071,506	£7,542,071	£8,012,636	£8,483,201				
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292								£112,184	£1,843,704	£2,575,224	£30,746,743	£40,838,263	£4,769,783	£5,101,303	£6,232,822	£6,964,342	£7,695,862	£8,427,382				
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508								£1,108,657	£5,544,102	£9,999,546	£14,444,991	£18,890,435	£23,335,880	£27,781,325	£32,226,769	£3,672,214	£4,117,658	£4,563,103				
25	Residential and health (change of use of long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533								£17,732	£566,081	£1,149,894	£1,733,707	£2,317,520	£2,901,333	£3,485,146	£4,068,959	£4,552,772	£5,236,585	£5,820,398				
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213								£3,269,047	£4,251,117	£4,433,187	£6,515,257	£7,597,328	£8,679,398	£9,761,468	£10,843,538	£11,925,609	£13,007,679	£14,089,749				
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516								£81,331	£81,331	£81,331	£81,331	£81,331	£81,331	£81,331	£81,331	£81,331	£81,331	£81,331				
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400								£1,945,813	£1,500,503	£1,015,192	£609,881	£164,571	£280,740	£726,051	£1,171,362	£1,616,072	£2,061,983	£2,507,294				
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,511,308								£4,679,775	£4,535,915	£4,392,054	£4,248,194	£4,104,334	£3,960,474	£4,816,614	£6,727,754	£5,328,894	£3,385,033	£3,241,179				
30	Local supermarket (small size) replaced by Mixed use residential and supermarket	North	OUT	9	£364,304	15%	£393,950	£1,579,619								£409,590	£409,590	£409,590	£409,590	£409,590	£409,590	£409,590	£409,590	£409,590	£409,590	£409,590				
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885								£1,048,223	£1,048,223	£1,048,223	£1,048,223	£1,048,223	£1,048,223	£1,048,223	£1,048,223	£1,048,223	£1,048,223	£1,048,223				
32	Residential and retail	CDA	IN	55	£3,350,000	30%	£4,225,000	£8,179,642									£1,237,218	£1,922,659	£2,608,101	£2,939,543	£3,978,984	£4,654,426	£5,349,867	£6,035,309	£6,720,750	£7,406,192	£8,091,633			
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,674,10									£157,881	£2,217,701	£6,917,521	£6,167,341	£7,317,161	£9,161,981	£10,718,800	£12,416,620	£14,116,440	£15,116,260	£17,116,080			
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£-4,163,212									£12,411,807	£10,923,122	£9,676,403	£8,403,981	£7,132,522	£5,883,011	£4,613,077	£3,495,593	£2,955,778	£1,917,139	£1,577,163			
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,749,333									£355,740,510	£355,740,510	£355,740,510	£355,740,510	£355,740,510	£355,740,510	£355,740,510	£355,740,510	£355,740,510	£355,740,510	£355,740,510			
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£454,853									£10,445,415	£1,440,960	£1,636,505	£2,232,050	£2,827,595	£30,923,141	£35,018,686	£39,114,231	£43,209,776	£47,305,321	£51,400,866			
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042									£1,869,673	£1,277,653	£885,636	£931,618	£408,399	£1,090,417	£1,682,435	£2,274,452	£2,866,470	£3,458,487	£4,050,505			
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438									£1,405,886	£2,795,845	£2,185,804	£2,357,763	£2,945,722	£2,655,680	£2,745,639	£2,935,598	£3,205,557	£3,191,916	£3,305,474			
39	Large mixed use office and residential (change of use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£38,665,696									£2,075,081	£28,693,274	£311,317	£3,547,854	£35,166,047	£36,784,240	£38,402,433	£40,202,626	£41,638,819	£43,257,012	£41,360,172	£41,360,172		
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375									£8,929,953	£9,662,755	£10,395,557	£11,286,359	£11,961,161	£12,593,963	£13,326,765	£14,059,567						

SCENARIO 11

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	0% chance in residential values 10% increase in cost											
									AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£132,583	£132,583	£132,583	£132,583	£132,583	£132,583	£132,583	£132,583	£132,583	£132,583	£132,583
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£648,173	£648,173	£648,173	£648,173	£648,173	£648,173	£648,173	£648,173	£648,173	£648,173	£648,173
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097		£194	£194	£194	£194	£194	£194	£194	£194	£194	£194	£194
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£32,050	£32,050	£32,050	£32,050	£32,050	£32,050	£32,050	£32,050	£32,050	£32,050	£32,050
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£234,684	£234,684	£234,684	£234,684	£234,684	£234,684	£234,684	£234,684	£234,684	£234,684	£234,684
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£116,372	£116,372	£116,372	£116,372	£116,372	£116,372	£116,372	£116,372	£116,372	£116,372	£116,372
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£416,585	£416,585	£416,585	£416,585	£416,585	£416,585	£416,585	£416,585	£416,585	£416,585	£416,585
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£854,145	£854,145	£854,145	£854,145	£854,145	£854,145	£854,145	£854,145	£854,145	£854,145	£854,145
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£490,552	£490,552	£490,552	£490,552	£490,552	£490,552	£490,552	£490,552	£490,552	£490,552	£490,552
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£916,405	£916,405	£916,405	£916,405	£916,405	£916,405	£916,405	£916,405	£916,405	£916,405	£916,405
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686		£231,731	£231,731	£231,731	£231,731	£231,731	£231,731	£231,731	£231,731	£231,731	£231,731	£231,731
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£468,088	£468,088	£468,088	£468,088	£468,088	£468,088	£468,088	£468,088	£468,088	£468,088	£468,088
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£100,689	£195,698	£290,707	£385,716	£480,725	£575,734	£670,743	£765,752	£860,761	£955,770	£1,050,779
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603		£26,526	£89,865	£153,204	£216,544	£279,883	£343,222	£406,562	£449,901	£533,241	£596,580	£659,919
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£288,423	£205,650	£122,897	£40,134	£42,629	£125,392	£208,155	£290,918	£373,681	£456,444	£539,206
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£436,455	£336,374	£236,294	£136,214	£36,139	£63,947	£164,027	£264,108	£364,188	£464,268	£564,349
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814		£236,910	£161,110	£398,509	£480,509	£562,709	£644,909	£727,108	£809,308	£891,508	£973,708	£1,055,908
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£1,063,860	£873,655	£683,530	£493,365	£303,200	£113,035	£77,129	£267,294	£457,459	£647,624	£837,789
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£429,202	£318,197	£207,193	£96,188	£14,816	£125,821	£236,826	£347,830	£458,835	£569,840	£680,844
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£601,518	£478,207	£354,896	£231,585	£108,275	£15,036	£138,347	£261,658	£384,969	£508,280	£631,590
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,350	£4,402,778		£2,085,777	£2,406,244	£2,726,712	£3,047,179	£3,367,646	£3,688,113	£4,008,581	£4,329,048	£4,649,515	£4,969,982	£5,290,449
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£2,964,143	£3,454,708	£3,925,273	£4,395,638	£4,866,402	£5,336,967	£5,807,532	£6,278,097	£6,748,661	£7,219,226	£7,689,791
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£1,510,903	£883,423	£614,943	£246,463	£377,982	£809,502	£1,541,022	£2,722,542	£6,004,061	£7,355,581	£7,467,101
24	Large residential scheme c. 400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£3,363,219	£1,089,648	£535,092	£9,980,537	£14,425,981	£18,871,426	£23,316,870	£27,762,315	£32,207,760	£36,653,204	£41,098,649
25	Residential and health (change of use long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£652,142	£38,329	£545,484	£129,297	£1,713,110	£2,296,923	£2,880,736	£3,464,549	£4,048,362	£4,632,175	£5,215,988
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£2,230,023	£3,312,093	£4,394,163	£4,76,234	£6,558,304	£7,640,374	£8,722,444	£9,804,515	£10,886,585	£11,968,655	£13,050,725
27	Office conversion of office above flats into small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£399,978	£399,978	£399,978	£399,978	£399,978	£399,978	£399,978	£399,978	£399,978	£399,978	£399,978
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£654,372	£2,119,061	£1,772,751	£1,325,440	£893,120	£1,437,819	£1,492	£1,453,803	£1,890,114	£1,243,424	£1,788,735
29	Residential and Supermarket	Central	OUT	17	£112,725,428	25%	£15,906,785	£12,511,308		£5,587,427	£3,993,567	£2,49,707	£5,105,846	£4,961,986	£8,818,126	£4,074,266	£4,530,406	£4,386,546	£4,242,686	£4,098,826
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£2,229,507	£2,29,507	£2,29,507	£2,29,507	£2,29,507	£2,29,507	£2,29,507	£2,29,507	£2,29,507	£2,29,507	£2,29,507
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£3,282,079	£3,282,079	£3,282,079	£3,282,079	£3,282,079	£3,282,079	£3,282,079	£3,282,079	£3,282,079	£3,282,079	£3,282,079
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£5,600,823	£1,246,264	£1,931,706	£2,617,147	£3,302,589	£3,988,030	£4,673,472	£5,358,913	£6,044,355	£6,729,797	£7,415,238
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£1,369,818	£330,001	£2,029,821	£3,729,641	£5,429,461	£1,279,281	£8,829,101	£10,528,921	£12,228,741	£13,928,561	£15,628,381
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212		£16,110,934	£14,340,048	£12,623,997	£11,331,608	£10,051,669	£8,807,361	£7,532,224	£6,262,289	£5,011,297	£7,742,452	£2,489,446
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£4,544,853		£38,231,492	£38,231,492	£38,231,492	£38,231,492	£38,231,492	£38,231,492	£38,231,492	£38,231,492	£38,231,492	£38,231,492	£38,231,492
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£1,144,211	£1,144,211	£1,144,211	£1,144,211	£1,144,211	£1,144,211	£1,144,211	£1,144,211	£1,144,211	£1,144,211	£1,144,211
38	Large mixed use office and residential (new build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£1,144,391	£15,729,390	£17,119,349	£18,509,307	£19,899,266	£21,289,225	£22,679,184	£24,069,143	£25,459,101	£26,840,060	£28,239,019
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£30,065,696		£2,487,922	£2,605,115	£2,624,308	£2,642,501	£2,616,604	£3,278,887	£3,597,080	£3,615,273	£3,733,467	£3,951,660	£4,109,853
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375		£8,276,938	£1,009,740	£1,742,543	£1,105,846	£1,105,846	£1,105,846	£1,105,846	£1,105,846	£1,105,846	£1,105,846	£1,105,846
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£1,421,710	£1,421,710	£1,421,710	£1,421,710	£1,421,710	£1,421,710	£1,421,710	£1,421,710	£1,421,710	£1,421,710	£1,421,710
42	Large Private Rental Scheme development (new build to rent)	COA	IN	420	£12,0															

SCENARIO 12

No	Typo agy Descr ption	Zone	inside / Outside COA	Resident a Un ts	EUU	Prem um input	BLV	Residua Land Va ue	AH % →	0% change in residen tial vs us 15% increase in cost										
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£105,068	£105,068	£105,068	£105,068	£105,068	£105,068	£105,068	£105,068	£105,068	£105,068	£105,068
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£674,457	£674,457	£674,457	£674,457	£674,457	£674,457	£674,457	£674,457	£674,457	£674,457	£674,457
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£640,000	15%	£737,150	£849,097		£57,786	£57,786	£57,786	£57,786	£57,786	£57,786	£57,786	£57,786	£57,786	£57,786	£57,786
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£22,451	£22,451	£22,451	£22,451	£22,451	£22,451	£22,451	£22,451	£22,451	£22,451	£22,451
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£263,907	£263,907	£263,907	£263,907	£263,907	£263,907	£263,907	£263,907	£263,907	£263,907	£263,907
6	Demolition of commercial buildings to create 2 flats and houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£144,605	£144,605	£144,605	£144,605	£144,605	£144,605	£144,605	£144,605	£144,605	£144,605	£144,605
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£371,300	£371,300	£371,300	£371,300	£371,300	£371,300	£371,300	£371,300	£371,300	£371,300	£371,300
8	Demolition of dwelling to create 6 flats; 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£929,627	£929,627	£929,627	£929,627	£929,627	£929,627	£929,627	£929,627	£929,627	£929,627	£929,627
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£431,986	£431,986	£431,986	£431,986	£431,986	£431,986	£431,986	£431,986	£431,986	£431,986	£431,986
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£995,836	£995,836	£995,836	£995,836	£995,836	£995,836	£995,836	£995,836	£995,836	£995,836	£995,836
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686		£206,124	£206,124	£206,124	£206,124	£206,124	£206,124	£206,124	£206,124	£206,124	£206,124	£206,124
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£361,962	£361,962	£361,962	£361,962	£361,962	£361,962	£361,962	£361,962	£361,962	£361,962	£361,962
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£96,642	£96,642	£93,376	£188,385	£283,394	£378,403	£473,412	£568,421	£663,430	£758,439	£853,448
14	Development on greenfield land (national)	South	OUT	10	£101,500	20%	£121,800	£593,603		£105,028	£41,689	£21,651	£84,990	£148,229	£211,669	£275,008	£338,347	£401,687	£465,026	£528,365
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£406,509	£333,746	£240,983	£158,220	£75,458	£7305	£90,068	£172,831	£255,594	£338,337	£421,120
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£501,814	£401,733	£301,653	£201,573	£101,492	£1,412	£98,668	£198,749	£298,829	£398,909	£498,990
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£280,000	£908,814		£132,460	£214,660	£296,859	£379,059	£461,259	£543,459	£625,659	£707,858	£790,058	£872,258	£954,458
18	Development of 30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£1402,606	£1,212,441	£1,022,276	£832,111	£641,946	£451,782	£261,617	£71,452	£118,713	£308,878	£499,043
19	Development of 30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£604,916	£493,911	£382,906	£271,902	£160,897	£49,893	£61,112	£172,117	£283,121	£394,126	£505,131
20	Development of 30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£823,085	£699,774	£576,463	£453,153	£329,842	£206,551	£89,220	£40,091	£163,402	£286,712	£410,023
21	Development of 30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,550	£4,402,778		£1,860,082	£2,180,550	£2,501,018	£2,821,485	£3,141,352	£3,482,419	£3,782,887	£4,102,354	£4,423,821	£4,744,288	£5,064,756
22	Development of 100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£2,190,734	£2,661,299	£3,131,863	£3,602,428	£4,072,993	£4,443,558	£5,014,122	£4,848,687	£5,955,252	£6,425,817	£6,896,381
23	Development of 100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£808,377	£769,858	£654,662	£1,386,182	£2,117,702	£2,849,221	£3,580,741	£4,312,261	£5,043,781	£5,775,300	£6,506,820
24	Large residential scheme c. 400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£7,865,799	£3,954,339	£1,064,211	£5,116,083	£9,961,527	£14,406,972	£18,852,416	£23,297,861	£27,743,306	£32,188,750	£36,634,195
25	Residential and health (change of use of long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£1,226,552	£642,739	£58,926	£524,887	£1,108,700	£1,692,513	£2,276,326	£2,860,139	£3,443,952	£4,027,765	£4,611,578
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£1,190,999	£2,273,069	£3,355,140	£4,437,210	£5,119,200	£6,601,350	£7,683,421	£8,765,491	£9,847,561	£10,929,631	£12,011,702
27	Office conversion of office above flats to small no of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£118,625	£118,625	£118,625	£118,625	£118,625	£118,625	£118,625	£118,625	£118,625	£118,625	£118,625
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£382,931	£2,957,620	£2,492,306	£2,046,999	£1,601,688	£1,156,377	£711,067	£265,756	£179,555	£624,866	£1,070,176
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,511,308		£395,079	£6,751,219	£6,107,359	£5,961,499	£5,819,638	£5,675,778	£5,531,918	£5,388,058	£5,344,198	£5,100,338	£6,950,478
30	Local supermarket (small scale) replaced by Mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£449,425	£49,425	£49,425	£49,425	£49,425	£49,425	£49,425	£49,425	£49,425	£49,425	£49,425
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£607,935	£6,607,935	£6,607,935	£6,607,935	£6,607,935	£6,607,935	£6,607,935	£6,607,935	£6,607,935	£6,607,935	£6,607,935
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£115,572	£569,869	£1,255,311	£1,940,752	£2,626,194	£3,311,635	£3,997,077	£4,682,518	£5,367,960	£6,053,401	£6,738,845
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£257,518	£1,557,698	£142,122	£81,942	£3,541,762	£5,241,582	£8,941,402	£18,641,222	£30,340,862	£37,740,682	£43,740,682
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212		£1,810,060	£18,039,174	£16,323,123	£15,557,047	£12,986,814	£11,746,625	£10,465,111	£9,187,209	£7,940,936	£6,664,852	£4,415,216
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,805,646	£2,739,333		£40,038,571	£40,038,571	£40,038,571	£40,038,571	£40,038,571	£40,038,571	£40,038,571	£40,038,571	£40,038,571	£40,038,571	£40,038,571
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£45,544,953		£35,102,811	£35,102,811	£35,102,811	£35,102,811	£35,102,811	£35,102,811	£35,102,811	£35,102,811	£35,102,811	£35,102,811	£35,102,811
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£1,012,796	£10,112,796	£10,112,796	£10,112,796	£10,112,796	£10,112,796	£10,112,796	£10,112,796	£10,112,796	£10,112,796	£10,112,796
38	Large mixed use office and residential (New build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£9,272,976	£10,652,934	£12,052,893	£13,442,852	£14,832,811	£16,222,770	£17,612,728	£19,002,687	£20,392,646	£21,782,605	£23,172,563
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£38,065,696		£2,700,762	£24,318,955	£25,937,148	£27,555,342	£29,173,535	£30,791,728	£32,409,921	£34,028,114	£35,646,307	£37,264,500	£38,882,693
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375		£7,623,924	£8,556,726	£9,089,528	£9,822,330	£10,555,132	£11,287,934	£12,020,736	£12,753,538	£13,486,340	£14,219,142	£14,951,944
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£83,293	£83,293	£83,293	£83,293	£83,293	£83,293	£83,293	£83,293	£83,293	£83,293	£83,293
42	Large Private Rental Scheme development (new build to rent)	COA	IN	420	£12,000,000	30%	£15,600,000	£4,545,486		£510,885	£5,081,585	£5,911,118	£5,144,206	£2,267,892	£21,447,704	£15,621,700	£11,278,689	£6,945,324	£2,628,465	£1,682,086
43	Large Private Rental Scheme development (change of use)	COA	IN	288	£3,057,000	30%	£3,974,100	£30,801,008		£2,060,241	£16,166,597	£10,273,133	£13,372,721	£18,468,271	£22,663,817	£26,650,362	£30,754,907	£34,850,452	£38,945,997	£43,041,542
44	Residential, ground floor retail and warehouse/storage	Central	OUT	56	£11,924,952	25%	£14,906,190	£16,280,950		£4,865,340	£4,773,329	£3,681,311	£3,080,294	£2,497,276	£1,905,259	£1,313,241	£721,224	£1,29,206	£4,662,812	£1,054,820
45	Tall tower with ground floor retail (change of use)	COA	IN	320	£3,057,000	30%	£3,974,100	£30,755,719		£2,043,500	£6,148,587	£10,249,539	£14,945,750	£18,435,273	£22,624,796	£26,614,319	£30,70			

SCENARIO 13

No	Typo/Typology	Zone	Inside / Outside COA	Resident & Units	EUU	Premises	Input	BLV	Residua	Land Use	AH %	% reduction in res. demand at various % reduction in cost											
												50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%	
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221				£174,854	£174,854	£174,854	£174,854	£174,854	£174,854	£174,854	£174,854	£174,854	£174,854	£174,854	
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386				£614,844	£614,844	£614,844	£614,844	£614,844	£614,844	£614,844	£614,844	£614,844	£614,844	£614,844	
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£840,097				£67,165	£67,165	£67,165	£67,165	£67,165	£67,165	£67,165	£67,165	£67,165	£67,165	£67,165	
4	Initial development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407				£46,436	£46,436	£46,436	£46,436	£46,436	£46,436	£46,436	£46,436	£46,436	£46,436	£46,436	
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602				£205,562	£205,562	£205,562	£205,562	£205,562	£205,562	£205,562	£205,562	£205,562	£205,562	£205,562	
6	Demolition of commercial buildings to create 2 flats & houses	South	OUT	4	£209,982	20%	£251,978	£190,311				£72,546	£72,546	£72,546	£72,546	£72,546	£72,546	£72,546	£72,546	£72,546	£72,546	£72,546	
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326				£473,795	£473,795	£473,795	£473,795	£473,795	£473,795	£473,795	£473,795	£473,795	£473,795	£473,795	
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254				£736,313	£736,313	£736,313	£736,313	£736,313	£736,313	£736,313	£736,313	£736,313	£736,313	£736,313	
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265				£562,827	£562,827	£562,827	£562,827	£562,827	£562,827	£562,827	£562,827	£562,827	£562,827	£562,827	
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424				£810,713	£810,713	£810,713	£810,713	£810,713	£810,713	£810,713	£810,713	£810,713	£810,713	£810,713	
11	Demolition of light industrial/offices to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686				£262,944	£262,944	£262,944	£262,944	£262,944	£262,944	£262,944	£262,944	£262,944	£262,944	£262,944	
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480				£629,187	£629,187	£629,187	£629,187	£629,187	£629,187	£629,187	£629,187	£629,187	£629,187	£629,187	
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405				£547,706	£628,218	£708,729	£789,241	£869,752	£950,264	£1,030,775	£1,111,287	£1,191,798	£1,272,310	£1,352,821	
14	Development on greenfield land (optional)	South	OUT	10	£101,500	20%	£121,800	£593,603				£324,537	£378,212	£431,886	£485,560	£539,235	£590,909	£646,583	£700,258	£753,932	£807,606	£861,281	
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894				£32,729	£40,177	£111,086	£185,990	£258,897	£331,803	£404,709	£477,616	£550,522	£622,429	£696,335	
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749				£326,215	£324,718	£143,222	£51,725	£39,772	£131,268	£222,765	£314,261	£405,758	£497,255	£588,751	
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814				£447,532	£520,659	£593,786	£666,913	£740,040	£813,167	£886,294	£959,421	£1,032,548	£1,105,675	£1,178,802	
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675				£331,833	£370,089	£38,345	£153,399	£315,142	£476,886	£638,630	£800,374	£962,118	£1,123,861	£1,285,605	
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891				£555,886	£59,736	£135,359	£230,981	£326,603	£422,225	£517,847	£613,470	£709,092	£804,714	£900,336	
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,050	20%	£840,072	£1,046,004				£82,426	£26,324	£135,074	£243,824	£352,574	£401,324	£570,074	£678,824	£787,574	£896,324	£1,005,073	
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,350	£4,402,778				£7,477,468	£7,765,956	£9,061,324	£13,353,252	£13,645,180	£13,937,108	£14,229,036	£14,520,964	£14,812,893	£15,104,821	£15,396,749	
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337				£4,687,516	£5,090,395	£5,493,274	£5,896,153	£6,299,032	£6,701,911	£7,104,790	£7,507,670	£7,910,549	£8,313,428	£8,716,307	
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292				£2,022,999	£2,851,544	£3,500,089	£4,148,634	£4,797,179	£5,445,724	£6,094,269	£6,742,814	£7,391,359	£8,039,904	£8,688,449	
24	Large residential scheme c.400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508				£6,145,900	£10,202,179	£14,258,457	£18,314,735	£22,371,013	£26,427,291	£30,483,569	£34,539,847	£38,596,125	£42,652,404	£46,708,682	
25	Residential and health (change of use of long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533				£686,300	£1,219,634	£1,752,968	£2,286,302	£2,819,637	£3,352,971	£3,886,305	£4,419,639	£4,952,973	£5,406,307	£6,019,641	
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213				£4,391,604	£5,378,325	£6,364,647	£7,351,168	£8,337,689	£9,324,210	£10,310,731	£11,297,253	£12,283,774	£13,270,295	£14,256,816	
27	Office conversion of office above flats to small no of flats	South	OUT	4	£327,666	20%	£393,199	£330,516				£80,959	£80,959	£80,959	£80,959	£80,959	£80,959	£80,959	£80,959	£80,959	£80,959	£80,959	
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400				£947,736	£546,330	£144,923	£256,484	£657,890	£1,059,297	£1,460,704	£1,862,110	£2,263,517	£2,664,924	£3,069,330	
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,511,308				£3,112,198	£2,983,110	£2,854,023	£2,724,935	£2,595,848	£2,466,761	£2,337,673	£2,208,586	£2,079,498	£1,950,411	£1,823,324	
30	Local supermarket (small scale) replaced by Mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619				£618,497	£618,497	£618,497	£618,497	£618,497	£618,497	£618,497	£618,497	£618,497	£618,497	£618,497	
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885				£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,215,000	£8,179,642				£1,986,228	£2,611,491	£3,256,355	£3,861,418	£4,486,482	£5,111,445	£5,736,609	£6,361,672	£6,986,736	£7,611,799	£8,236,863	
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410				£2,750,819	£4,296,392	£5,841,966	£7,387,540	£8,933,114	£10,478,688	£12,024,262	£13,569,836	£15,115,410	£16,600,983	£18,206,557	
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212				£7,726,074	£6,596,598	£5,479,443	£4,351,050	£3,222,657	£2,104,647	£1,041,945	£80,506	£878,381	£1,839,673	£2,798,830	
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£24,739,333				£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£45,544,853				£447,532	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042				£1,045,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	
38	Large mixed use office and residential (New build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438				£2,998,060	£29,563,945	£30,829,830	£39,095,715	£33,361,600	£34,277,486	£35,893,371	£37,159,256	£38,425,141	£39,691,026	£40,956,911	
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£38,065,696				£30,035,301	£31,512,085	£32,988,688	£34,465,651	£35,942,434	£37,419,218	£38,896,001	£41,849,567	£43,226,351	£44,803,133		
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375				£607,470	£10,277,421	£10,947,371	£11,617,322	£12,287,273	£12,957,224	£13,627,175	£14,297,125	£14,967,076	£15,637,027	£16,306,978	
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329				£56,900	£56,900	£56,900	£56,900	£56,900	£56,900	£56,900	£56,900	£56,900	£56,900	£56,900	
42	Large Private Rental Scheme development (new build to rent)	COA	IN	420	£12,000,000	30%	£15,600,000	£4,545,486				£24,040,055	£18,758,608	£14,026,557	£10,101,696	£6,185,268	£2,276,571	£1,628,217	£1,521,969	£9,412,248	£13,294,995	£17,171,384	
43	Large Private Rental Scheme development (change of use)	COA	IN	288	£3,057,000	30%	£3,974,100	£30,801,008				£103,967	£18,939,435	£22,674,902	£26,410,370	£30,145,838	£33,881,306	£37,616,774	£41,352,242	£48,087,710	£48,823,178	£52,558,646	
44	Residential, ground floor retail/warehouse	Central</td																					

SCENARIO 14

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	AH % →	10% reduction in residential area uses 10% reduction in cost										
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£162,096	£162,096	£162,096	£162,096	£162,096	£162,096	£162,096	£162,096	£162,096	£162,096	£162,096
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£634,083	£634,083	£634,083	£634,083	£634,083	£634,083	£634,083	£634,083	£634,083	£634,083	£634,083
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097		£18,178	£18,178	£18,178	£18,178	£18,178	£18,178	£18,178	£18,178	£18,178	£18,178	£18,178
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£41,624	£41,624	£41,624	£41,624	£41,624	£41,624	£41,624	£41,624	£41,624	£41,624	£41,624
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£234,888	£234,888	£234,888	£234,888	£234,888	£234,888	£234,888	£234,888	£234,888	£234,888	£234,888
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£85,387	£85,387	£85,387	£85,387	£85,387	£85,387	£85,387	£85,387	£85,387	£85,387	£85,387
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£440,434	£440,434	£440,434	£440,434	£440,434	£440,434	£440,434	£440,434	£440,434	£440,434	£440,434
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£769,443	£769,443	£769,443	£769,443	£769,443	£769,443	£769,443	£769,443	£769,443	£769,443	£769,443
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£517,971	£517,971	£517,971	£517,971	£517,971	£517,971	£517,971	£517,971	£517,971	£517,971	£517,971
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£863,882	£863,882	£863,882	£863,882	£863,882	£863,882	£863,882	£863,882	£863,882	£863,882	£863,882
11	Demolition of light industrial/office to create 4 houses and garage	North	OUT	4	£70,278	15%	£80,820	£363,686		£242,944	£242,944	£242,944	£242,944	£242,944	£242,944	£242,944	£242,944	£242,944	£242,944	£242,944
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£578,034	£578,034	£578,034	£578,034	£578,034	£578,034	£578,034	£578,034	£578,034	£578,034	£578,034
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£600,062	£666,076	£732,090	£798,104	£864,118	£930,132	£996,146	£1,062,160	£1,128,174	£1,194,188	£1,260,202
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603		£359,441	£403,451	£447,460	£491,469	£535,479	£579,488	£623,497	£667,507	£711,516	£755,525	£799,535
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£13,208	£49,842	£112,892	£175,942	£238,991	£302,041	£365,091	£428,141	£491,191	£554,241	£617,291
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£346,693	£263,780	£180,867	£97,954	£15,042	£57,871	£150,784	£233,697	£316,610	£399,523	£482,436
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814		£458,754	£527,309	£586,563	£655,417	£714,471	£778,526	£842,580	£906,634	£970,688	£1,034,743	£1,098,797
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£277,298	£145,975	£10,652	£122,670	£255,993	£389,316	£522,638	£655,961	£789,284	£922,606	£1,055,929
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£333,997	£46,243	£126,483	£206,723	£286,962	£367,202	£447,442	£527,682	£607,921	£688,161	£768,401
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£648,468	£87,721	£181,910	£276,099	£370,288	£464,477	£558,666	£652,855	£747,044	£841,233	£935,422
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£914,350	£4,402,778		£2,417,770	£2,681,159	£2,944,548	£3,207,937	£3,471,328	£3,734,715	£3,998,104	£4,261,493	£4,524,882	£4,788,271	£5,051,660
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£4,204,069	£5,139,262	£5,474,456	£5,809,649	£6,144,243	£6,400,036	£6,815,230	£7,150,423	£7,485,617	£7,820,810	£8,156,004
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£2,333,532	£2,899,103	£3,464,673	£4,030,244	£4,595,814	£5,161,384	£5,726,955	£6,292,525	£6,858,095	£7,423,666	£7,989,236
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£6,718,690	£10,385,802	£14,052,913	£17,720,025	£21,387,137	£25,054,248	£28,721,360	£32,388,472	£36,055,583	£39,722,695	£43,389,007
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£785,921	£1,268,777	£1,751,632	£2,234,487	£2,717,343	£3,200,198	£3,683,053	£4,165,908	£4,648,764	£5,131,619	£5,614,474
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£4,475,138	£5,366,110	£6,257,082	£7,148,054	£8,039,026	£8,929,999	£9,820,971	£10,711,943	£11,602,915	£12,493,887	£13,384,860
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£598,218	£310,715	£46,787	£404,290	£761,792	£1,119,295	£1,476,798	£1,814,300	£2,151,803	£2,545,306	£2,906,808
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£2,402,273	£2,287,958	£2,173,645	£2,059,329	£1,945,014	£1,830,699	£1,716,385	£1,602,070	£1,487,755	£1,373,441	£1,259,126
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,511,308		£647,321	£647,321	£647,321	£647,321	£647,321	£647,321	£647,321	£647,321	£647,321	£647,321	£647,321
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£941,465	£941,465	£941,465	£941,465	£941,465	£941,465	£941,465	£941,465	£941,465	£941,465	£941,465
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£2,058,843	£2,623,520	£3,188,214	£3,752,899	£4,317,585	£4,882,270	£5,446,955	£6,011,641	£6,576,326	£7,141,012	£7,705,697
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£3,096,057	£4,487,385	£5,878,713	£7,270,040	£8,661,368	£10,052,696	£11,444,024	£12,835,352	£14,226,679	£15,618,007	£17,009,335
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£6,180,280	£5,186,497	£4,204,352	£3,212,308	£2,223,979	£1,264,607	£418,660	£427,288	£1,270,821	£2,116,629	£2,360,418
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212		£2,915,919	£2,915,919	£2,915,919	£2,915,919	£2,915,919	£2,915,919	£2,915,919	£2,915,919	£2,915,919	£2,915,919	£2,915,919
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£5,945,973		£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£32,123,778	£33,265,590	£34,407,401	£35,549,213	£36,691,024	£37,832,835	£38,974,647	£40,116,458	£41,258,269	£42,400,081	£43,541,892
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£30,808,362	£32,143,736	£37,479,109	£42,114,492	£45,149,856	£47,465,220	£50,820,603	£54,555,976	£41,493,349	£42,926,723	£44,162,996
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,801,008		£4,305	£4,305	£4,305	£4,305	£4,305	£4,305	£4,305	£4,305	£4,305	£4,305	£4,305
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£2,111,939	£1,597,372	£1,745,694	£1,227,006	£1,690,949	£1,162,222	£1,362,380	£1,481,866	£1,391,407	£1,195,099	£1,408,897
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£16,915,856	£16,158,247	£22,533,638	£25,109,028	£29,244,419	£32,650,810	£36,031,201	£39,410,591	£42,785,982	£46,161,373	£49,536,763
42	Large Private Rental Scheme development (new build to rent)																			

SCENARIO 15

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	AH % →	5% increase n residential areas 5% increase n cost											
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%	
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£200,370	£200,370	£200,370	£200,370	£200,370	£200,370	£200,370	£200,370	£200,370	£200,370		
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£576,365	£576,365	£576,365	£576,365	£576,365	£576,365	£576,365	£576,365	£576,365	£576,365	£576,365	
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097		£165,140	£165,140	£165,140	£165,140	£165,140	£165,140	£165,140	£165,140	£165,140	£165,140	£165,140	
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£56,060	£56,060	£56,060	£56,060	£56,060	£56,060	£56,060	£56,060	£56,060	£56,060	£56,060	
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£146,910	£146,910	£146,910	£146,910	£146,910	£146,910	£146,910	£146,910	£146,910	£146,910	£146,910	
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£47,165	£47,165	£47,165	£47,165	£47,165	£47,165	£47,165	£47,165	£47,165	£47,165	£47,165	
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£540,517	£540,517	£540,517	£540,517	£540,517	£540,517	£540,517	£540,517	£540,517	£540,517	£540,517	
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£670,052	£670,052	£670,052	£670,052	£670,052	£670,052	£670,052	£670,052	£670,052	£670,052	£670,052	
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£652,539	£652,539	£652,539	£652,539	£652,539	£652,539	£652,539	£652,539	£652,539	£652,539	£652,539	
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£704,374	£704,374	£704,374	£704,374	£704,374	£704,374	£704,374	£704,374	£704,374	£704,374	£704,374	
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686		£302,946	£302,946	£302,946	£302,946	£302,946	£302,946	£302,946	£302,946	£302,946	£302,946	£302,946	
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£731,491	£731,491	£731,491	£731,491	£731,491	£731,491	£731,491	£731,491	£731,491	£731,491	£731,491	
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£442,995	£552,501	£662,008	£771,514	£881,021	£990,527	£1,100,034	£1,209,540	£1,319,047	£1,428,553	£1,538,060	
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603		£254,730	£327,734	£400,738	£473,743	£546,747	£619,751	£692,756	£765,760	£838,764	£911,769	£984,773	
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£71,771	£20,848	£113,468	£206,087	£298,707	£391,326	£483,946	£576,565	£669,185	£761,804	£854,424	
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£285,258	£176,594	£67,930	£40,734	£149,398	£258,062	£366,726	£475,390	£584,054	£692,718	£801,382	
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814		£476,087	£517,360	£608,632	£699,905	£791,178	£887,450	£975,723	£1,064,955	£1,155,768	£1,247,540	£1,338,813	
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£440,903	£222,317	£3,731	£214,855	£433,441	£652,027	£870,613	£1,089,199	£1,307,785	£1,526,371	£1,744,957	
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£39,664	£26,723	£153,110	£279,497	£405,884	£532,271	£658,658	£785,045	£911,432	£1,037,820	£1,164,207	
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£234,341	£59,470	£41,402	£179,274	£317,146	£455,017	£592,889	£730,761	£868,633	£1,006,504	£1,144,376	
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£914,350	£4,402,778		£2,556,862	£2,945,860	£3,294,875	£3,643,881	£3,992,888	£341,894	£4,690,900	£5,039,907	£5,388,913	£5,737,919	£6,086,926	
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£4,454,409	£4,951,660	£5,530,910	£6,069,161	£6,607,411	£145,661	£7,683,912	£8,222,162	£9,760,413	£10,296,663	£10,836,914	
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£1,941,931	£2,756,425	£3,570,920	£4,385,414	£5,199,909	£6,014,403	£6,828,898	£7,643,392	£8,457,887	£9,272,381	£10,086,876	
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£5,000,322	£9,834,933	£14,669,544	£19,504,155	£24,338,766	£29,173,377	£34,007,988	£38,842,599	£43,677,210	£48,511,821	£53,346,432	
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£487,057	£1,121,349	£1,755,641	£2,389,933	£3,024,224	£3,658,516	£4,292,808	£4,927,100	£5,561,392	£6,195,684	£6,829,976	
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£4,224,537	£5,402,156	£6,579,775	£7,757,395	£8,935,014	£11,122,633	£11,290,252	£12,467,872	£13,645,491	£14,823,110	£16,000,729	
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£444,407	£444,407	£444,407	£444,407	£444,407	£444,407	£444,407	£444,407	£444,407	£444,407	£444,407	
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£1,506,773	£1,017,558	£1,519,343	£2,120,129	£4,450,086	£4,899,301	£5,128,516	£5,127,730	£5,406,945	£5,896,160	£6,385,374	
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,511,308		£4,512,047	£373,414	£4,214,782	£4,656,149	£3,897,516	£1,738,885	£3,580,250	£3,121,617	£3,262,984	£3,104,352	£2,945,719	
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£560,848	£560,848	£560,848	£560,848	£560,848	£560,848	£560,848	£560,848	£560,848	£560,848	£560,848	
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£1,840,958	£1,586,818	£1,332,637	£4,786,457	£4,824,277	£5,709,096	£6,315,916	£7,061,735	£7,807,555	£8,553,374	£9,299,194	
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£2,060,342	£3,914,408	£5,768,474	£7,622,540	£9,476,606	£11,330,672	£13,184,738	£15,638,804	£16,892,870	£18,746,936	£20,501,902	
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£10,831,304	£9,421,004	£8,038,136	£6,630,236	£5,230,291	£3,842,147	£2,443,279	£1,058,085	£91,022	£1,285,761	£2,475,655	
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212		£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£5,945,973		£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£20,646,624	£22,160,656	£23,674,689	£25,188,721	£26,702,754	£28,216,786	£29,730,819	£31,244,851	£32,758,884	£34,272,916	£35,786,948	
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£38,499,180	£38,248,763	£32,008,386	£33,767,989	£35,527,592	£37,287,195	£39,046,798	£40,806,401	£42,565,004	£44,325,607	£46,085,210	
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,065,696		£5,558,446	£10,354,119	£11,149,772	£11,945,425	£12,741,079	£13,536,732	£14,332,385	£15,128,039	£15,923,692	£16,719,345	£17,514,998	
40	Residential conversion of tall listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£162,091	£162,091	£162,091	£162,091	£162,091	£162,091	£162,091	£162,091	£162,091	£162,091	£162,091	
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£29,505,684	£23,181,447	£18,876,473	£11,								

SCENARIO 16

No	Type/obj Descr/pt on	Zone	Inside / Outside COA	Resident a	Un ts	EUV	Prem um	Input	BLV	Residua	Land Val ue	AH %	3% increase in resident a & us es											
													3% increase in resident a & us es						3% increase in resident a & us es					
1	Single residential dwelling (greenfield)	South	OUT	1		£17,500	20%		£21,000		£206,221		50%	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5		£800,000	15%		£920,000		£323,386		£557 126	£557 126	£557 126	£557 126	£557 126	£557 126	£557 126	£557 126	£557 126	£557 126	£557 126	£557 126
3	Demolition of existing dwelling to create 7 flats	North	OUT	7		£64,000,000	15%		£737,150		£849,097		£214 128	£214 128	£214 128	£214 128	£214 128	£214 128	£214 128	£214 128	£214 128	£214 128	£214 128	£214 128
4	Initial development of single dwelling (brownfield)	North	OUT	1		£20,000	15%		£23,000		£7,407		£60 973	£60 973	£60 973	£60 973	£60 973	£60 973	£60 973	£60 973	£60 973	£60 973	£60 973	£60 973
5	Demolition of garage/extension to create 3 flats	North	OUT	3		£617,000	15%		£709,550		£531,602		£117 584	£117 584	£117 584	£117 584	£117 584	£117 584	£117 584	£117 584	£117 584	£117 584	£117 584	£117 584
6	Demolition of commercial buildings to create 2 flats and houses	South	OUT	4		£209,982	20%		£251,978		£190,311		£34 424	£34 424	£34 424	£34 424	£34 424	£34 424	£34 424	£34 424	£34 424	£34 424	£34 424	£34 424
7	Demolition of garage in garden to create 6 flats	South	OUT	6		£52,500	20%		£63,000		£567,326		£573 879	£573 879	£573 879	£573 879	£573 879	£573 879	£573 879	£573 879	£573 879	£573 879	£573 879	£573 879
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9		£1,040,000	20%		£1,248,000		£542,254		£636 921	£636 921	£636 921	£636 921	£636 921	£636 921	£636 921	£636 921	£636 921	£636 921	£636 921	£636 921
9	Demolition of garages to create 6 town houses	North	OUT	6		£160,000	15%		£184,000		£788,265		£697 396	£697 396	£697 396	£697 396	£697 396	£697 396	£697 396	£697 396	£697 396	£697 396	£697 396	£697 396
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9		£1,400,000	20%		£1,680,000		£918,424		£651 204	£651 204	£651 204	£651 204	£651 204	£651 204	£651 204	£651 204	£651 204	£651 204	£651 204	£651 204
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4		£70,278	15%		£80,820		£363,686		£322 946	£322 946	£322 946	£322 946	£322 946	£322 946	£322 946	£322 946	£322 946	£322 946	£322 946	£322 946
12	Development on greenfield land (minor)	South	OUT	8		£101,500	20%		£121,800		£792,480		£782 644	£782 644	£782 644	£782 644	£782 644	£782 644	£782 644	£782 644	£782 644	£782 644	£782 644	£782 644
13	Development on greenfield land (major)	South	OUT	15		£101,500	20%		£121,800		£890,405		£390 639	£314 643	£388 647	£762 651	£886 655	£1 010 659	£1 134 663	£1 258 667	£1 382 671	£1 506 675	£1 630 679	
14	Development on greenfield land (notional)	South	OUT	10		£10,500	20%		£121,000		£593,603		£219 826	£302 495	£385 164	£467 834	£550 503	£631 172	£715 842	£798 511	£881 180	£963 850	£1 046 519	
15	16 flats (brownfield)	South	OUT	16		£582,702	20%		£699,242		£890,894		£91 292	£111 184	£113 660	£216 136	£318 612	£421 088	£523 564	£626 040	£728 516	£830 992	£933 468	
16	11 flats (brownfield change of use)	COA	IN	11		£1,100,557	30%		£1,431,244		£1,425,749		£264 780	£147 532	£30 284	£86 963	£204 211	£321 459	£438 707	£555 955	£673 202	£790 450	£907 698	
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12		£200,000	15%		£230,000		£908,814		£415 365	£515 710	£518 056	£716 401	£816 746	£917 092	£1 017 437	£1 117 782	£1 218 228	£1 318 473	£1 418 518	
18	Development of c.30 flats and houses (brownfield)	South	OUT	40		£2,164,500	20%		£2,597,400		£2,761,675		£495 438	£248 431	£1 424	£245 584	£492 591	£739 598	£886 605	£1 233 612	£1 480 619	£1 727 626	£1 974 634	
19	Development of c.30 flats (brownfield)	North	OUT	24		£1,200,000	15%		£1,380,000		£1,625,891		£121 553	£20 216	£161 986	£303 755	£445 525	£587 294	£729 064	£870 833	£1 012 603	£1 154 372	£1 296 142	
20	Development of c30 flats with some light industrial (brownfield)	South	OUT	22		£700,060	20%		£840,072		£1,046,004		£310 299	£157 867	£5 434	£146 999	£289 432	£451 864	£604 297	£756 730	£909 162	£1 061 595	£1 214 028	
21	Development of c.30 flats (brownfield)	COA	IN	25		£702,346	30%		£914,350		£4,402,778		£1 656 560	£3 034 105	£3 411 651	£3 783 196	£4 166 741	£4 544 287	£6 192 822	£5 295 376	£5 676 932	£6 054 469	£6 432 014	
22	Development of c.100 flats and houses (greenfield)	North	OUT	79		£500,500	15%		£575,575		£6,502,337		£437 856	£4 943 792	£5 49 728	£6 155 664	£6 761 601	£7 367 537	£7 973 473	£8 579 409	£9 185 345	£9 791 281	£10 397 217	
23	Development of c.100 flats (brownfield)	North	OUT	86		£2,760,000	15%		£3,174,000		£7,382,292		£811 397	£2 708 866	£3 606 335	£5 03 805	£5 401 274	£6 298 743	£7 196 212	£8 093 681	£8 991 150	£9 888 620	£10 786 089	
24	Large residential scheme c. 400 flats incl building	COA	IN	420		£12,000,000	30%		£15,600,000		£34,433,508		£4 427 532	£9 651 310	£14 875 075	£2 098 865	£25 322 642	£30 546 420	£35 770 197	£40 993 975	£46 217 752	£51 441 530	£56 665 307	
25	Residential and health (change of use of long term vacant building)	COA	IN	70		£2,095,635	30%		£2,724,326		£5,058,533		£387 435	£1 072 206	£1 756 977	£2 441 748	£3 126 518	£3 811 289	£4 496 060	£5 180 831	£5 865 601	£6 550 372	£7 235 143	
26	Tall building residential and health (new build)	COA	IN	100		£2,095,635	30%		£2,724,326		£10,252,213		£14 141 003	£5 414 172	£6 687 340	£7 960 508	£9 233 676	£10 506 845	£11 780 013	£13 053 181	£14 326 349	£15 599 518	£16 872 686	
27	Office conversion of office above flats to small no. of flats	South	OUT	4		£327,666	20%		£393,199		£330,516		£26 131	£26 131	£26 131	£26 131	£26 131	£26 131	£26 131	£26 131	£26 131	£26 131	£26 131	
28	Residential and local supermarket (medium scale)	Central	OUT	42		£3,018,978	25%		£3,773,723		£3,882,400		£1 786 291	£1 253 172	£720 054	£1 886 935	£346 184	£879 303	£1 412 421	£1 945 540	£2 478 659	£3 011 778	£3 544 897	
29	Residential and Supermarket	Central	OUT	17		£12,725,428	25%		£15,906,785		£12,511,308		£5 241 972	£5 068 567	£4 895 161	£4 721 755	£4 548 350	£4 374 944	£4 201 539	£4 028 133	£3 854 728	£3 681 322	£3 507 916	
30	Local supermarket (small scale) replaced by Mixed use residential and supermarket	North	OUT	9		£364,304	15%		£393,950		£1,579,619		£532 023	£532 023	£532 023	£532 023	£532 023	£532 023	£532 023	£532 023	£532 023	£532 023	£532 023	
31	9 flats (change of use)	North	OUT	9		£1,673,494	15%		£1,924,518		£3,192,885		£1 595 269	£1 595 269	£1 595 269	£1 595 269	£1 595 269	£1 595 269	£1 595 269	£1 595 269	£1 595 269	£1 595 269	£1 595 269	
32	Residential and retail	COA	IN	55		£3,350,000	30%		£4,225,000		£8,179,642		£1 768 383	£2 974 581	£3 380 779	£4 188 976	£4 933 174	£5 799 372	£6 605 569	£7 411 767	£8 217 964	£9 024 662	£9 830 360	
33	Residential and primary school	COA	IN	172		£4,572,131	30%		£5,943,770		£13,671,410		£1 715 103	£3 723 415	£7 731 727	£7 740 039	£7 748 351	£11 756 663	£13 764 976	£15 773 288	£17 781 600	£19 789 912	£21 798 224	
34	Residential and secondary school (greenfield)	Central	OUT	150		£1,134,000	25%		£1,417,500		£1,413,212		£1 470 693	£10 838 033	£9 319 981	£7 775 639	£6 234 108	£4 711 188	£3 176 430	£1 641 963	£3 008 309	£3 214 043		
35	Primary/secondary school (no residential)	Central	OUT	0		£7,092,517	25%		£8,865,646		£24,739,333		£37 854 040	£37 854 040	£37 854 040	£37 854 040	£37 854 040	£37 854 040	£37 854 040	£37 854 040	£37 854 040	£37 854 040	£37 854 040	
36	Office large	COA	IN	0		£880,000	20%		£1,056,000		£45,544,853		£38 231 492	£38 231 492	£38 231 492	£38 231 492	£38 231 492	£38 231 492	£38 231 492	£38 231 492	£38 231 492	£38 231 492	£38 231 492	
37	Office (medium)	COA	IN	0		£4,200,000	20%		£5,040,000		£18,853,042		£1 346 211	£1 346 211	£1 346 211	£1 346 211	£1 346 211	£1 346 211	£1 346 211	£1 346 211	£1 346 211	£1 346 211	£1 346 211	
38	Large mixed use office and residential (new build)	COA	IN	178		£12,000,000	30%		£15,600,000		£44,195,438		£1 820 905	£18 459 011	£20 027 018	£21 735 224	£23 373 330	£25 011 436	£26 649 543	£28 287 649	£29 925 755	£31 563 861	£33 201 967	
39	Large mixed use office and residential (change of use)	COA	IN	144		£3,057,000	30%		£3,974,100		£38,065,696		£27 711 119	£29 617 132	£31 518 145	£33 419 158	£35 320 170	£37 221 183	£39 122 196	£41 023 209	£42 924 222	£44 825 235	£46 726 248	
40	Residential conversion of large listed building	COA	IN	52		£1	30%		£1		£11,781,375		£9 533 963	£10 392 468	£11 250 972	£12 109 477	£12 967 982	£13 826 486	£14 684 991	£15 543 495	£16 402 000	£17 260 504	£18 119 009	
41	Residential conversion of medium listed building	North	OUT	6		£773,000	15%		£888,950		£998,329		£214 687	£214 687	£214 687	£214 687	£214 687	£214 687	£214 687	£214 687	£214 687	£214 687	£214 687	
42	Large Private Rental Scheme development (new build to rent)	COA	IN	420		£12,000,000	30%		£15,600,000		£4,545,486		£324 249 239	£25 4										

SCENARIO 17

No	Typo/Typology Description	Zone	Inside / Outside COA	Residential Units	EUU	Premises Input	BLV	Residual Land Value	AH % →	5% reduction in residential values 5% increase in cost										
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£119,825	£119,825	£119,825	£119,825	£119,825	£119,825	£119,825	£119,825	£119,825	£119,825	£119,825
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£667,412	£667,412	£667,412	£667,412	£667,412	£667,412	£667,412	£667,412	£667,412	£667,412	£667,412
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£640,000	15%	£737,150	£849,097		£48,794	£48,794	£48,794	£48,794	£48,794	£48,794	£48,794	£48,794	£48,794	£48,794	£48,794
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£27,238	£27,238	£27,238	£27,238	£27,238	£27,238	£27,238	£27,238	£27,238	£27,238	£27,238
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£264,010	£264,010	£264,010	£264,010	£264,010	£264,010	£264,010	£264,010	£264,010	£264,010	£264,010
6	Demolition of commercial buildings to create 2 flats and houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£129,112	£129,112	£129,112	£129,112	£129,112	£129,112	£129,112	£129,112	£129,112	£129,112	£129,112
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£883,224	£883,224	£883,224	£883,224	£883,224	£883,224	£883,224	£883,224	£883,224	£883,224	£883,224
8	Demolition of dwelling to create 6 flats; 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£887,276	£887,276	£887,276	£887,276	£887,276	£887,276	£887,276	£887,276	£887,276	£887,276	£887,276
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£445,695	£445,695	£445,695	£445,695	£445,695	£445,695	£445,695	£445,695	£445,695	£445,695	£445,695
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£969,575	£969,575	£969,575	£969,575	£969,575	£969,575	£969,575	£969,575	£969,575	£969,575	£969,575
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686		£211,730	£211,730	£211,730	£211,730	£211,730	£211,730	£211,730	£211,730	£211,730	£211,730	£211,730
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£416,936	£416,936	£416,936	£416,936	£416,936	£416,936	£416,936	£416,936	£416,936	£416,936	£416,936
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£153,045	£233,556	£314,068	£394,579	£475,091	£555,602	£636,114	£716,625	£797,137	£877,648	£958,160
14	Development on greenfield land (national)	South	OUT	10	£101,500	20%	£121,800	£593,603		£61,430	£115,104	£168,778	£222,453	£276,127	£329,801	£383,476	£437,150	£490,824	£544,498	£598,173
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£258,902	£305,905	£323,089	£50,183	£22,724	£95,630	£168,537	£241,443	£314,349	£387,256	£460,162
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£456,933	£365,436	£273,940	£182,441	£90,946	£550	£92,047	£183,543	£275,040	£336,537	£458,033
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£280,000	£908,814		£244,632	£317,759	£390,886	£646,013	£537,140	£610,267	£683,394	£756,521	£829,648	£892,775	£975,902
18	Development of 30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£1,009,325	£847,581	£685,837	£524,094	£362,350	£200,606	£38,862	£122,882	£284,625	£446,369	£608,113
19	Development of 30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£607,313	£311,601	£218,069	£120,446	£24,824	£70,798	£166,420	£262,042	£357,665	£453,287	£548,909
20	Development of 30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£525,560	£416,810	£308,060	£199,310	£80,560	£18,190	£126,939	£235,689	£344,439	£453,189	£561,939
21	Development of 30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,550	£4,402,778		£2,026,080	£2,118,608	£2,609,936	£2,903,964	£3,192,792	£3,485,720	£3,777,648	£4,065,577	£4,461,505	£4,653,443	£4,945,361
22	Development of 100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£3,100,697	£3,093,576	£3,906,455	£4,309,334	£4,712,213	£5,115,992	£5,171,971	£5,920,850	£6,323,729	£6,726,608	£7,129,488
23	Development of 100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£282,437	£930,982	£579,527	£2,228,072	£2,876,617	£3,525,162	£4,173,707	£4,822,253	£5,470,798	£6,119,343	£6,767,888
24	Large residential scheme c. 400 flats incl building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£783,008	£1,273,271	£1,329,549	£1,385,827	£1,442,105	£17,498,383	£21,554,661	£25,610,939	£29,667,217	£33,723,496	£37,777,774
25	Residential and health (change of use of long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£322,520	£10,814	£544,148	£1,077,482	£1,610,816	£2,144,150	£2,677,485	£3,210,819	£3,744,153	£4,277,487	£4,810,821
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£2,313,557	£3,300,078	£4,286,599	£5,273,120	£6,259,641	£7,246,163	£8,232,684	£9,219,205	£10,205,726	£11,192,247	£12,176,769
27	Office conversion of office above flats to small no of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£118,254	£118,254	£118,254	£118,254	£118,254	£118,254	£118,254	£118,254	£118,254	£118,254	£118,254
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£2,384,854	£1,983,447	£1,582,042	£1,180,630	£779,227	£3,977,820	£2,358,586	£242,993	£826,400	£1,227,806	£1,629,213
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,511,308		£427,502	£6,698,415	£4,569,327	£4,440,240	£4,311,152	£4,182,065	£4,052,978	£3,923,890	£3,794,803	£3,665,715	£3,536,628
30	Local supermarket (small scale) replaced by Mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£258,332	£258,332	£258,332	£258,332	£258,332	£258,332	£258,332	£258,332	£258,332	£258,332	£258,332
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£664,628	£664,628	£664,628	£664,628	£664,628	£664,628	£664,628	£664,628	£664,628	£664,628	£664,628
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£633,438	£1,558,501	£1,881,565	£2,508,628	£3,133,692	£3,758,755	£4,383,819	£5,008,882	£5,633,946	£6,259,009	£6,884,075
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£1,024,580	£520,994	£2,066,568	£6,132,142	£15,157,716	£6,703,289	£12,246,863	£19,794,437	£11,340,011	£12,885,585	£14,431,159
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212		£1,231,927	£12,643,053	£11,324,330	£10,181,210	£9,042,708	£7,929,708	£6,794,927	£6,661,359	£5,445,752	£3,413,218	£2,295,706
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,805,646	£2,749,333		£33,740,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£45,544,953		£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£1,579,627	£1,579,627	£1,579,627	£1,579,627	£1,579,627	£1,579,627	£1,579,627	£1,579,627	£1,579,627	£1,579,627	£1,579,627
38	Large mixed use office and residential (New build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£18,165,149	£19,431,034	£20,696,19	£21,962,805	£23,228,690	£24,494,575	£25,760,460	£27,026,345	£28,292,230	£29,558,115	£30,824,000
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£38,065,696		£633,438	£10,580,111	£13,315,578	£18,051,046	£21,786,514	£25,211,982	£29,257,450	£32,992,918	£36,728,386	£40,463,554	£44,199,322
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375		£830,141	£8,971,391	£9,641,342	£10,311,293	£10,981,244	£11,651,195	£12,321,145	£12,991,096	£13,661,047	£14,330,988	£15,000,948
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£71,625	£71,625	£71,625	£71,625	£71,625	£71,625	£71,625	£71,625	£71,625	£71,625	£71,625
42	Large Private Rental Scheme development (new build to rent)	COA	IN	420	£12,000,000	30%	£15,600,000	£4,545,486		£394,922	£34,599,041	£29,268,827	£23,954,983	£18,648,763	£13,913,731	£9,982,351	£6,045,657	£11,198,260	£1,802,799	£5,718,739
43	Large Private Rental Scheme development (change of use)	COA	IN	288	£3,057,000	30%	£3,974,100	£30,801,008		£6,844,643	£10,580,111	£13,315,578	£18,051,046	£21,786,514	£25,211,982	£29,257,450	£32,992,918	£36,728,386	£40,463,554	£44,199,322
44	Residential, ground floor retail/warehouse/storage	Central	OUT	56	£11,924,952	25%	£14,906,190	£16,280,950		£488,529	£1,558,397	£1,428,265	£898,133	£368,002	£162,130	£652,262	£1,222,394	£1,752,525	£2,282,657	£2,812,789
45	Tall tower with ground floor retail (change of use)	COA	IN	320	£3,057,000	30%	£3,974,100	£30,755,719		£6,828,735	£10,558,710	£14,288,686	£18,018,661	£21,748,637	£25,478,612	£29,208,587	£32,938,563	£36,666,538	£40,398,514</td	

SCENARIO 18

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	AH % →	5% increase in residential area vs 5% reduction in cost										
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£255,398	£255,398	£255,398	£255,398	£255,398	£255,398	£255,398	£255,398	£255,398	£255,398	£255,398
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£523,797	£523,797	£523,797	£523,797	£523,797	£523,797	£523,797	£523,797	£523,797	£523,797	£523,797
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097		£281,100	£281,100	£281,100	£281,100	£281,100	£281,100	£281,100	£281,100	£281,100	£281,100	£281,100
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£75,259	£75,259	£75,259	£75,259	£75,259	£75,259	£75,259	£75,259	£75,259	£75,259	£75,259
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£88,463	£88,463	£88,463	£88,463	£88,463	£88,463	£88,463	£88,463	£88,463	£88,463	£88,463
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£93,301	£93,301	£93,301	£93,301	£93,301	£93,301	£93,301	£93,301	£93,301	£93,301	£93,301
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£631,088	£631,088	£631,088	£631,088	£631,088	£631,088	£631,088	£631,088	£631,088	£631,088	£631,088
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£519,089	£519,089	£519,089	£519,089	£519,089	£519,089	£519,089	£519,089	£519,089	£519,089	£519,089
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£769,671	£769,671	£769,671	£769,671	£769,671	£769,671	£769,671	£769,671	£769,671	£769,671	£769,671
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£545,512	£545,512	£545,512	£545,512	£545,512	£545,512	£545,512	£545,512	£545,512	£545,512	£545,512
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686		£354,160	£354,160	£354,160	£354,160	£354,160	£354,160	£354,160	£354,160	£354,160	£354,160	£354,160
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£943,743	£943,743	£943,743	£943,743	£943,743	£943,743	£943,743	£943,743	£943,743	£943,743	£943,743
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£837,656	£847,183	£856,669	£866,176	£875,682	£885,189	£894,695	£904,202	£913,708	£912,215	£912,721
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603		£517,837	£590,842	£603,846	£616,850	£609,855	£682,859	£695,863	£702,868	£711,872	£714,876	£717,881
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£164,402	£257,021	£349,641	£442,260	£534,880	£627,499	£720,119	£812,738	£905,358	£997,977	£1,090,597
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£154,540	£45,876	£62,788	£71,452	£820,116	£888,780	£947,444	£606,108	£714,772	£823,436	£932,100
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814		£628,987	£720,760	£811,532	£902,805	£994,077	£1,085,350	£1,176,623	£1,267,955	£1,359,168	£1,450,440	£1,541,713
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£236,589	£455,175	£673,761	£892,347	£1,110,933	£1,329,520	£1,548,106	£1,766,692	£1,985,278	£2,03,864	£2,422,450
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£231,763	£378,150	£504,537	£630,924	£757,311	£883,698	£1,010,085	£1,136,473	£1,262,860	£1,389,247	£1,515,634
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£208,793	£346,665	£484,537	£622,408	£760,280	£898,152	£1,036,024	£1,173,895	£1,311,767	£1,449,639	£1,587,511
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£914,350	£4,402,778		£348,250	£397,256	£476,263	£495,269	£444,278	£793,282	£542,288	£591,295	£840,301	£185,307	£538,314
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£6,041,229	£6,571,479	£7,117,730	£7,655,580	£8,194,230	£9,732,481	£9,270,731	£9,808,582	£10,247,232	£10,885,482	£11,423,733
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£3,862,492	£4,676,987	£5,491,481	£6,305,976	£7,120,470	£7,934,965	£8,749,459	£9,563,954	£10,378,448	£11,192,943	£12,007,437
24	Large residential scheme c.400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£1,695,877	£2,310,169	£2,964,461	£3,598,753	£4,233,045	£4,867,337	£5,501,628	£6,135,920	£6,770,212	£7,404,504	£8,038,796
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£6,302,584	£7,480,204	£8,657,823	£9,835,442	£11,013,061	£12,190,681	£13,368,300	£14,545,919	£15,723,538	£16,901,158	£18,078,777
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£7,113	£7,113	£7,113	£7,113	£7,113	£7,113	£7,113	£7,113	£7,113	£7,113	£7,113
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£6,656	£419,555	£808,774	£1,297,089	£1,887,203	£2,376,418	£2,865,533	£3,254,648	£3,644,062	£4,233,277	£4,822,492
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£2,816,743	£2,658,110	£2,499,477	£2,340,844	£2,182,212	£2,023,579	£1,864,946	£1,706,313	£1,547,680	£1,389,047	£1,230,414
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,511,308		£921,013	£921,013	£921,013	£921,013	£921,013	£921,013	£921,013	£921,013	£921,013	£921,013	£921,013
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£1,872,106	£1,872,106	£1,872,106	£1,872,106	£1,872,106	£1,872,106	£1,872,106	£1,872,106	£1,872,106	£1,872,106	£1,872,106
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£1,392,885		£1,553,783	£1,939,608	£1,685,428	£1,511,247	£1,177,087	£922,886	£768,706	£814,526	£1,160,345	£1,906,165	£1,651,984
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£5,835,740	£7,689,806	£9,542,872	£11,357,938	£13,252,004	£15,106,070	£16,960,136	£18,814,202	£20,668,268	£22,522,334	£24,376,400
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£5,012,585	£6,159,122	£7,230,214	£9,200,641	£7,272,010	£1,461,380	£2,650,615	£3,839,003	£5,027,391	£6,215,780	£7,404,168
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212		£3,141,449	£3,141,449	£3,141,449	£3,141,449	£3,141,449	£3,141,449	£3,141,449	£3,141,449	£3,141,449	£3,141,449	£3,141,449
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£647,617	£647,617	£647,617	£647,617	£647,617	£647,617	£647,617	£647,617	£647,617	£647,617	£647,617
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£4,545,853		£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£3,021,534	£3,229,567	£3,807,509	£3,321,632	£3,635,664	£3,349,697	£3,983,725	£4,177,762	£4,821,794	£4,404,827	£4,919,859
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£3,99	£2,704,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,801,008		£1,847,458	£1,847,458	£1,847,458	£1,847,458	£1,847,458	£1,847,458	£1,847,458	£1,847,458	£1,847,458	£1,847,458	£1,847,458
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£3,026,723	£3,229,567	£3,807,509	£3,321,632	£3,635,664	£3,349,697	£3,983,725	£4,177,762	£4,821,794	£4,404,827	£4,919,859
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£3,260,617	£3,620,617	£3,807,509	£2,704,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379
42	Large Private Rental Scheme development (new build to rent)	CDA	IN	420	£12,000,000															

SCENARIO 19

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	AH % →	10% reduction in residential values 10% increase in cost										
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£52,038	£52,038	£52,038	£52,038	£52,038	£52,038	£52,038	£52,038	£52,038	£52,038	£52,038
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£739,220	£739,220	£739,220	£739,220	£739,220	£739,220	£739,220	£739,220	£739,220	£739,220	£739,220
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097		£213,741	£213,741	£213,741	£213,741	£213,741	£213,741	£213,741	£213,741	£213,741	£213,741	£213,741
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£327	£327	£327	£327	£327	£327	£327	£327	£327	£327	£327
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£351,783	£351,783	£351,783	£351,783	£351,783	£351,783	£351,783	£351,783	£351,783	£351,783	£351,783
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£198,319	£198,319	£198,319	£198,319	£198,319	£198,319	£198,319	£198,319	£198,319	£198,319	£198,319
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£259,292	£259,292	£259,292	£259,292	£259,292	£259,292	£259,292	£259,292	£259,292	£259,292	£259,292
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£1,071,369	£1,071,369	£1,071,369	£1,071,369	£1,071,369	£1,071,369	£1,071,369	£1,071,369	£1,071,369	£1,071,369	£1,071,369
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£283,708	£283,708	£283,708	£283,708	£283,708	£283,708	£283,708	£283,708	£283,708	£283,708	£283,708
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£1,181,606	£1,181,606	£1,181,606	£1,181,606	£1,181,606	£1,181,606	£1,181,606	£1,181,606	£1,181,606	£1,181,606	£1,181,606
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686		£140,515	£140,515	£140,515	£140,515	£140,515	£140,515	£140,515	£140,515	£140,515	£140,515	£140,515
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£153,532	£153,532	£153,532	£153,532	£153,532	£153,532	£153,532	£153,532	£153,532	£153,532	£153,532
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£1,196,957	£1,223,412	£1,27,233	£8,781	£74,795	£140,809	£206,823	£272,837	£338,851	£404,865	£470,879
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603		£1,711,905	£1,822,875	£1,78,755	£34,746	£9,263	£53,273	£97,282	£141,291	£185,301	£229,310	£273,319
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£485,554	£422,504	£389,454	£296,404	£233,354	£170,304	£107,255	£44,205	£18,945	£81,895	£144,945
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£608,129	£525,216	£442,303	£359,391	£276,478	£159,565	£110,652	£27,739	£55,174	£138,087	£221,000
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814		£57,455	£116,509	£180,563	£264,617	£306,672	£377,726	£436,780	£500,834	£564,889	£628,943	£692,997
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£1,632,282	£1,498,960	£1,305,637	£1,232,314	£1,098,992	£905,659	£832,346	£699,023	£565,701	£432,376	£299,055
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£736,851	£656,611	£576,371	£496,132	£415,892	£335,652	£255,412	£175,173	£94,933	£14,493	£65,547
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£898,744	£798,547	£704,359	£610,170	£515,981	£421,792	£327,603	£233,414	£139,225	£45,036	£49,153
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,350	£4,402,778		£1,514,959	£1,778,384	£2,041,773	£2,305,162	£2,568,551	£2,831,940	£3,095,329	£3,358,718	£3,622,107	£3,885,496	£4,148,885
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£1,610,430	£1,965,624	£2,300,817	£2,636,011	£2,971,204	£3,306,398	£3,641,591	£3,976,785	£4,311,978	£4,647,172	£4,982,365
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£1,507,591	£942,020	£3,716,450	£1,89,121	£754,691	£1,320,261	£1,885,832	£2,451,402	£3,016,972	£3,582,543	£4,148,113
24	Large residential scheme c. 400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£1,112,135	£7,519,308	£3,832,430	£150,842	£3,526,027	£1,196,432	£10,863,544	£14,530,656	£18,157,767	£21,864,879	£25,531,991
25	Residential and health (change of use long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£1,631,719	£1,148,864	£666,009	£183,153	£299,702	£782,557	£1,265,413	£1,748,268	£2,231,123	£2,713,978	£3,196,834
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£319,043	£1,210,015	£2,100,987	£2,991,959	£3,882,931	£4,773,904	£6,644,876	£6,555,848	£7,446,820	£8,337,792	£9,228,765
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£1,733,825	£1,733,825	£1,733,825	£1,733,825	£1,733,825	£1,733,825	£1,733,825	£1,733,825	£1,733,825	£1,733,825	£1,733,825
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£5,832,881	£5,718,567	£5,604,252	£4,489,937	£3,757,623	£5,261,308	£5,146,953	£5,032,679	£4,918,364	£4,804,049	£4,689,735
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,511,308		£73,009	£73,009	£73,009	£73,009	£73,009	£73,009	£73,009	£73,009	£73,009	£73,009	£73,009
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£60,889	£60,889	£60,889	£60,889	£60,889	£60,889	£60,889	£60,889	£60,889	£60,889	£60,889
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£646,738	£82,053	£82,633	£1,047,318	£1,612,008	£1,76,689	£2,741,375	£3,306,060	£3,870,746	£4,435,431	£5,000,117
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£4,455,906	£3,063,412	£1,672,084	£2,800,757	£1,110,571	£2,501,899	£3,893,227	£5,284,555	£6,675,682	£8,067,210	£9,458,538
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£19,751,174	£18,344,312	£18,986,513	£15,583,980	£14,181,447	£12,937,440	£11,926,464	£10,916,355	£9,947,129	£9,939,344	£7,065,744
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212		£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£38,211,492	£38,211,492	£38,211,492	£38,211,492	£38,211,492	£38,211,492	£38,211,492	£38,211,492	£38,211,492	£38,211,492	£38,211,492
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£5,945,973		£1,019,913	£7,627,013	£8,234,113	£8,411,212	£9,448,312	£10,055,411	£10,662,511	£11,269,610	£11,876,710	£12,483,809	£13,090,909
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£2,525,746	£2,525,746	£2,525,746	£2,525,746	£2,525,746	£2,525,746	£2,525,746	£2,525,746	£2,525,746	£2,525,746	£2,525,746
38	Large mixed use office and residential (new build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£55,027,023	£40,228,573	£4,643,514	£38,788,019	£3,937,416	£2,911,268	£2,849,999	£19,475,689	£14,904,035	£11,325,155	£7,748,649
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£30,801,008		£981,212	£7,408,981	£7,952,273	£9,181,539	£12,564,960	£15,941,62	£19,316,552	£22,991,343	£26,042,722	£32,818,115	
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375		£4,605,224	£4,136,978	£3,668,732	£3,200,405	£2,732,241	£2,263,995	£1,795,749	£1,327,503	£859,257	£391,011	£77,235
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£495,408	£2,391,213	£5,778,137	£9,159,557	£12,538,317	£15,911,879	£19,282,307	£22,652,734	£26,023,162	£29,399,589	£32,764,017
42	Large Private Rental Scheme development (new build to rent)</																			

SCENARIO 20

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	AH % →	10% increase in residential area uses 10% reduction in cost										
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£323,185	£323,185	£323,185	£323,185	£323,185	£323,185	£323,185	£323,185	£323,185	£323,185	£323,185
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£451,989	£451,989	£451,989	£451,989	£451,989	£451,989	£451,989	£451,989	£451,989	£451,989	£451,989
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097		£446,046	£446,046	£446,046	£446,046	£446,046	£446,046	£446,046	£446,046	£446,046	£446,046	£446,046
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£99,269	£99,269	£99,269	£99,269	£99,269	£99,269	£99,269	£99,269	£99,269	£99,269	£99,269
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		-£689	-£689	-£689	-£689	-£689	-£689	-£689	-£689	-£689	-£689	-£689
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£78,508	£78,508	£78,508	£78,508	£78,508	£78,508	£78,508	£78,508	£78,508	£78,508	£78,508
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£755,020	£755,020	£755,020	£755,020	£755,020	£755,020	£755,020	£755,020	£755,020	£755,020	£755,020
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£334,995	£334,995	£334,995	£334,995	£334,995	£334,995	£334,995	£334,995	£334,995	£334,995	£334,995
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£931,659	£931,659	£931,659	£931,659	£931,659	£931,659	£931,659	£931,659	£931,659	£931,659	£931,659
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£333,480	£333,480	£333,480	£333,480	£333,480	£333,480	£333,480	£333,480	£333,480	£333,480	£333,480
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686		£425,375	£425,375	£425,375	£425,375	£425,375	£425,375	£425,375	£425,375	£425,375	£425,375	£425,375
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£1,207,146	£1,207,146	£1,207,146	£1,207,146	£1,207,146	£1,207,146	£1,207,146	£1,207,146	£1,207,146	£1,207,146	£1,207,146
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£1,179,962	£1,303,966	£1,427,970	£1,551,974	£1,675,978	£1,799,982	£1,923,996	£2,047,990	£2,171,994	£2,295,998	£2,420,002
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603		£746,041	£828,711	£911,380	£994,049	£1,076,719	£1,159,388	£1,242,057	£1,324,727	£1,407,396	£1,490,065	£1,572,735
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£381,054	£483,530	£586,006	£688,482	£790,958	£893,434	£995,910	£1,098,386	£1,200,862	£1,303,338	£1,405,814
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£934,344	£1,113,904	£231,152	£348,399	£465,647	£582,895	£700,143	£817,391	£934,638	£1,051,886	£1,169,134
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814		£871,165	£921,510	£1,021,856	£1,122,204	£1,222,546	£1,322,891	£1,423,237	£1,523,582	£1,623,927	£1,724,273	£1,824,618
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£859,547	£1,106,554	£1,353,561	£1,600,568	£1,847,575	£2,094,582	£2,341,589	£2,588,597	£2,835,604	£3,082,611	£3,329,618
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£581,301	£723,070	£864,840	£1,006,610	£1,148,379	£1,290,149	£1,431,918	£1,573,688	£1,715,457	£1,857,227	£1,998,996
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£575,970	£728,402	£880,835	£1,033,268	£1,185,700	£1,338,133	£1,490,566	£1,642,998	£1,795,431	£1,947,864	£2,100,296
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£914,350	£4,402,778		£555,335	£639,881	£814,314	£914,426	£1,091,972	£1,060,517	£1,447,063	£1,824,608	£2,202,154	£2,579,699	£2,957,245
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£751,495	£811,431	£872,367	£929,303	£935,239	£1,041,175	£1,147,111	£1,153,047	£1,258,963	£1,294,919	£1,357,055
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£652,520	£649,989	£7,447,458	£8,344,928	£9,242,397	£10,139,866	£11,037,335	£11,934,804	£12,832,273	£13,729,742	£14,627,212
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£22,285,348	£27,500,126	£32,732,903	£37,956,681	£41,310,458	£48,404,236	£53,628,013	£58,851,791	£64,075,568	£69,299,346	£74,523,123
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£2,805,076	£3,489,847	£4,174,617	£4,859,388	£5,544,159	£6,228,930	£6,913,700	£7,598,471	£8,283,242	£8,968,013	£9,652,783
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£8,297,098	£8,570,267	£10,843,435	£12,116,603	£13,389,771	£14,662,940	£15,936,108	£17,209,276	£18,482,445	£19,755,613	£21,028,781
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£48,458	£48,458	£48,458	£48,458	£48,458	£48,458	£48,458	£48,458	£48,458	£48,458	£48,458
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£1,087,944	£1,621,062	£2,154,181	£2,687,300	£3,220,419	£3,753,537	£4,286,656	£4,819,775	£5,353,934	£5,866,013	£6,419,131
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,511,308		£1,811,364	£1,637,958	£1,464,552	£1,291,147	£1,117,741	£944,336	£770,930	£597,524	£424,119	£250,713	£777,308
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£1,252,393	£1,252,353	£1,252,353	£1,252,353	£1,252,353	£1,252,353	£1,252,353	£1,252,353	£1,252,353	£1,252,353	£1,252,353
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£1,392,885		£4,475,845	£4,755,845	£4,755,845	£4,755,845	£4,755,845	£4,755,845	£4,755,845	£4,755,845	£4,755,845	£4,755,845	£4,755,845
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£4,473,964	£2,880,162	£6,086,359	£6,892,557	£7,698,755	£8,504,952	£9,311,150	£10,117,347	£10,923,945	£11,729,743	£12,535,940
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£9,265,900	£11,274,212	£13,282,524	£15,390,836	£17,299,148	£19,307,461	£21,315,773	£23,324,085	£25,332,297	£27,340,709	£29,349,021
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212		£872,944	£430,395	£1,733,734	£3,037,073	£4,340,412	£6,643,751	£8,647,089	£8,250,428	£8,953,767	£10,857,106	£12,150,445
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£5,945,973		£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£37,086,727	£36,724,833	£40,362,939	£42,001,046	£43,639,152	£45,277,258	£46,915,364	£48,553,470	£50,191,577	£51,829,683	£53,467,789
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,801,008		£36,464,557	£38,365,770	£40,266,783	£42,167,796	£44,068,808	£46,905,821	£49,870,834	£51,771,847	£53,672,860	£55,573,873	£55,474,886
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£12,146,022	£13,004,526	£13,863,031	£14,721,535	£15,590,040	£16,438,545	£17,297,049	£18,155,554	£19,014,058	£19,872,563	£20,731,067
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£471,738	£471,7									

Appendix 13 (ii)

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premises Input	BLV	Residual Land Value	% changes over dental values and costs											
									AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£187,612	£187,612	£187,612	£187,612	£187,612	£187,612	£187,612	£187,612	£187,612	£187,612	£187,612
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£395,605	£395,605	£395,605	£395,605	£395,605	£395,605	£395,605	£395,605	£395,605	£395,605	£395,605
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		£116,153	£116,153	£116,153	£116,153	£116,153	£116,153	£116,153	£116,153	£116,153	£116,153	£116,153
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£51,248	£51,248	£51,248	£51,248	£51,248	£51,248	£51,248	£51,248	£51,248	£51,248	£51,248
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£59,906	£59,906	£59,906	£59,906	£59,906	£59,906	£59,906	£59,906	£59,906	£59,906	£59,906
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£507,156	£507,156	£507,156	£507,156	£507,156	£507,156	£507,156	£507,156	£507,156	£507,156	£507,156
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£703,182	£703,182	£703,182	£703,182	£703,182	£703,182	£703,182	£703,182	£703,182	£703,182	£703,182
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£607,683	£607,683	£607,683	£607,683	£607,683	£607,683	£607,683	£607,683	£607,683	£607,683	£607,683
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£757,543	£757,543	£757,543	£757,543	£757,543	£757,543	£757,543	£757,543	£757,543	£757,543	£757,543
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£285,945	£282,945	£282,945	£282,945	£282,945	£282,945	£282,945	£282,945	£282,945	£282,945	£282,945
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765		£680,339	£680,339	£680,339	£680,339	£680,339	£680,339	£680,339	£680,339	£680,339	£680,339	£680,339
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£495,350	£590,359	£685,368	£780,377	£785,386	£970,395	£1,065,404	£1,160,413	£1,255,422	£1,350,431	£1,445,440
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£289,634	£352,973	£416,312	£479,652	£542,991	£606,330	£669,670	£733,009	£796,348	£859,688	£923,027
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£52,250	£130,513	£113,276	£196,039	£278,802	£361,565	£444,328	£527,091	£609,853	£692,616	£775,379
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£305,737	£205,656	£105,576	£54,496	£94,585	£194,665	£294,745	£394,826	£494,906	£594,986	£695,067
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£436,810	£151,009	£601,209	£686,409	£765,609	£847,809	£930,008	£1,012,208	£1,094,408	£1,176,608	£1,258,807
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£386,368	£136,203	£65,038	£184,127	£274,292	£564,457	£754,622	£944,787	£1,134,952	£1,325,116	£1,515,281
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£7,781,527		£77,775	£33,230	£144,234	£255,239	£366,244	£477,248	£588,253	£699,257	£810,262	£921,267	£1,032,271
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£158,383	£35,073	£88,238	£211,549	£334,860	£458,171	£581,482	£704,792	£828,103	£951,414	£1,074,725
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£2,537,165	£857,632	£138,099	£3,498,567	£819,034	£139,501	£459,968	£470,436	£510,903	£5,421,370	£5,741,837
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£1,143,500	£4,412,916		£4,570,963	£5,041,527	£5,152,092	£5,982,657	£6,453,222	£9,223,786	£17,394,351	£27,864,516	£33,351,481	£49,806,045	£5,276,610
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,558,232		£2,072,465	£8,003,985	£3,535,504	£4,267,024	£4,998,544	£5,730,064	£6,461,583	£7,193,103	£7,924,623	£8,656,143	£9,387,662
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£5,573,111	£10,018,556	£14,464,000	£18,909,445	£23,354,889	£27,800,334	£32,245,779	£36,691,223	£41,136,668	£45,582,112	£50,027,557
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£586,678	£1,170,491	£1,754,304	£2,338,117	£2,921,930	£3,505,744	£4,089,557	£4,673,370	£5,257,183	£5,840,996	£6,424,809
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443		£4,308,071	£390,141	£6,472,211	£7,554,281	£8,636,351	£9,718,422	£10,800,492	£11,882,562	£12,964,632	£14,046,703	£15,128,773
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£652,683	£62,683	£62,683	£62,683	£62,683	£62,683	£62,683	£62,683	£62,683	£62,683	£62,683
27	Office conversion of office above small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£1,227,255	£781,944	£236,633	£108,677	£553,988	£899,399	£1,444,610	£1,889,920	£2,335,231	£2,760,542	£3,235,851
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£3,892,122	£678,262	£3,534,402	£3,904,542	£4,246,682	£10,102,822	£2,958,962	£2,915,102	£2,671,241	£2,527,381	£2,583,511
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,516,243		£589,672	£589,672	£589,672	£589,672	£589,672	£589,672	£589,672	£589,672	£589,672	£589,672	£589,672
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£1,268,367	£1,268,367	£1,268,367	£1,268,367	£1,268,367	£1,268,367	£1,268,367	£1,268,367	£1,268,367	£1,268,367	£1,268,367
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£1,913,613	£5,591,055	£3,284,496	£3,969,938	£4,655,379	£3,402,821	£6,026,262	£6,711,704	£7,397,145	£8,082,587	£8,768,028
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£2,405,580	£4,105,400	£5,805,220	£7,505,040	£8,204,860	£10,904,680	£12,604,500	£14,304,320	£15,604,140	£17,703,960	£19,402,779
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£9,277,719	£8,006,698	£6,736,292	£5,490,504	£6,226,474	£2,972,357	£1,710,128	£880,299	£485,940	£1,562,717	£2,637,243
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£24,739,333		£644,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£5,945,973		£1,054,027	£1,054,027	£1,054,027	£1,054,027	£1,054,027	£1,054,027	£1,054,027	£1,054,027	£1,054,027	£1,054,027	£1,054,027
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£1,636,421	£1,639,017	£441,614	£155,710	£753,193	£310,557	£1,948,000	£2,545,403	£3,142,807	£4,740,210	£4,337,614
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£4,424,218		£2,424,342	£2,652,301	£2,725,259	£28,642,218	£30,032,177	£31,422,136	£32,812,095	£34,202,053	£35,592,012	£36,981,971	£38,371,930
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,090,920		£2,912,241	£1,889,414	£2,456,627	£24,116,820	£35,725,013	£37,353,206	£38,971,399	£40,589,592	£42,207,786	£43,825,979	£45,444,172
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£9,582,968	£10,315,770	£11,048,572	£11,781,374	£12,514,176	£13,246,976	£13,979,780	£14,712,582	£15,445,384	£16,178,186	£16,910,988
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£10,495,096	£10,495,096	£10,495,096	£10,495,096	£10,495,096	£10,495,096	£10,495,096	£10,495,096	£10,495,096	£10,495,096	£10,495,096
42	Large Private Rental Scheme development																			

SCENARIO 1

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	15% reduction in residential area usage change in cost											
									AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£66,795	£66,795	£66,795	£66,795	£66,795	£66,795	£66,795	£66,795	£66,795	£66,795	£66,795
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£732,176	£732,176	£732,176	£732,176	£732,176	£732,176	£732,176	£732,176	£732,176	£732,176	£732,176
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		£204,749	£204,749	£204,749	£204,749	£204,749	£204,749	£204,749	£204,749	£204,749	£204,749	£204,749
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£8 014	£8 014	£8 014	£8 014	£8 014	£8 014	£8 014	£8 014	£8 014	£8 014	£8 014
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£351,886	£351,886	£351,886	£351,886	£351,886	£351,886	£351,886	£351,886	£351,886	£351,886	£351,886
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£182,826	£182,826	£182,826	£182,826	£182,826	£182,826	£182,826	£182,826	£182,826	£182,826	£182,826
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£271,216	£271,216	£271,216	£271,216	£271,216	£271,216	£271,216	£271,216	£271,216	£271,216	£271,216
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£1,029,018	£1,029,018	£1,029,018	£1,029,018	£1,029,018	£1,029,018	£1,029,018	£1,029,018	£1,029,018	£1,029,018	£1,029,018
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£297,417	£297,417	£297,417	£297,417	£297,417	£297,417	£297,417	£297,417	£297,417	£297,417	£297,417
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£1,155,345	£1,155,345	£1,155,345	£1,155,345	£1,155,345	£1,155,345	£1,155,345	£1,155,345	£1,155,345	£1,155,345	£1,155,345
11	Demolition of light industrial/office to create 4 houses and garage	North	OUT	4	£70,278	15%	£80,820	£363,765		£146,122	£146,122	£146,122	£146,122	£146,122	£146,122	£146,122	£146,122	£146,122	£146,122	£146,122
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£208,505	£208,505	£208,505	£208,505	£208,505	£208,505	£208,505	£208,505	£208,505	£208,505	£208,505
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£60,425	£111,942	£163,458	£214,975	£266,491	£318,008	£369,524	£421,041	£472,557	£524,074	£575,590
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£316	£34 028	£68,372	£102,717	£137,061	£171,405	£205,750	£240,094	£274,438	£308,783	£343,127
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£347,946	£294,753	£241,560	£188,366	£135,179	£81,980	£28,786	£24,407	£77,600	£130,794	£183,987
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£563,248	£488,919	£414,590	£340,261	£265,932	£191,603	£117,274	£42,944	£31,385	£105,714	£180,043
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£166,627	£219,608	£274,590	£329,521	£386,553	£439,534	£494,516	£549,457	£604,479	£659,460	£714,442
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527		£1,239,001	£1,154,100	£1,029,198	£924,296	£819,395	£714,493	£609,592	£504,690	£399,788	£294,887	£189,965
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£359,248	£474,391	£409,534	£344,676	£279,819	£214,962	£150,104	£85,247	£20,390	£44,468	£109,325
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£498,211	£515,583	£455,955	£396,327	£276,699	£197,071	£117,443	£87,815	£41,813	£121,441	£201,069
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£914,350	£4,412,916		£1,680,991	£1,915,841	£2,150,691	£2,385,541	£2,620,391	£2,855,241	£3,090,090	£3,224,940	£3,559,790	£3,794,640	£4,029,490
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£655,232		£2,540,393	£2,807,901	£3,075,405	£3,342,517	£3,610,424	£3,877,932	£4,145,440	£4,412,948	£4,680,456	£4,947,964	£5,215,471
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£416,776	£65 820	£548,415	£1,031,011	£1,513,607	£1,996,202	£2,478,798	£2,961,394	£3,443,989	£3,926,585	£4,409,181
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£6 111,329	£2 825,228	£454,008	£3,731,953	£7,009,895	£10,287,843	£13,565,783	£16,843,734	£20,121,679	£23,399,624	£26,677,569
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443		£927,687	£495,311	£62,935	£369,442	£801,818	£1,234,195	£1,666,571	£2,098,947	£2,531,324	£2,963,700	£3,396,077
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£1,441,600	£2,237,023	£3,032,446	£3,827,070	£4,623,293	£5,181,716	£6,214,139	£7,009,562	£7,804,985	£8,600,409	£9,395,832
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£173,453	£173,453	£173,453	£173,453	£173,453	£173,453	£173,453	£173,453	£173,453	£173,453	£173,453
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£544,376	£2,290,777	£1,917,179	£1,603,580	£1,389,982	£976,392	£1,62,794	£249,186	£35,587	£278,011	£591,610
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,516,243		£2,665,364	£4 165,762	£4,066,220	£3,966,679	£3,807,137	£3,767,595	£3,668,053	£3,568,511	£3,468,969	£3,369,427	£3,269,885
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£135,898	£135,898	£135,898	£135,898	£135,898	£135,898	£135,898	£135,898	£135,898	£135,898	£135,898
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£117,582	£117,582	£117,582	£117,582	£117,582	£117,582	£117,582	£117,582	£117,582	£117,582	£117,582
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£102,272	£606,579	£1,10,887	£1,615,194	£2,110,592	£2,623,809	£3,128,117	£3,632,424	£4,136,731	£4,641,039	£5,145,346
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£2,221,802	£984,720	£2,522,361	£1,489,443	£7,726,515	£9,663,608	£10,437,770	£17,674,852	£8,911,933	£10,149,015	
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£14 173,041	£12,948,191	£11,769,518	£10,816,064	£9,947,599	£9,110,054	£8,243,752	£7,378,644	£6,537,869	£6,787,897	£8,430,713
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£24,739,333		£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£4,544,853		£644,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£13 813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£4,424,218		£20 750,130	£21,767,868	£22,785,606	£23,033,443	£24,821,081	£25,838,819	£26,856,556	£27,874,294	£28,892,032	£29,909,760	£30,927,507
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,885,812		£25 019,945	£2,613,908	£2,407,872	£2,401,835	£2,959,795	£3,989,762	£3,282,726	£3,377,689	£3,571,653	£3,765,616	£3,959,580
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£7,697,430	£8,241,679	£8,785,927	£9,330,175	£9,874,423	£10,418,672	£10,962,920	£11,507,168	£12,051,417	£12,595,665	£13,139,913
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£241,079	£241,079	£241,079	£241,079	£241,079	£241,079	£241,079	£241,079	£241,079	£241,079	£241,079
42	Large Private Rental Scheme development (new build to rent)	CDA	IN	420	£12,000,000	30%</														

SCENARIO 2

No	Typo/gy Descr pt on	Zone	inside / Outside COA	Resident a Un ts	EUV	Prem um input	BLV	Residua Land Va ue	10% reduction in resident av us es % change in cost											
									AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£107,067	£107,067	£107,067	£107,067	£107,067	£107,067	£107,067	£107,067	£107,067	£107,067	£107,067
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£886,652	£886,652	£886,652	£886,652	£886,652	£886,652	£886,652	£886,652	£886,652	£886,652	£886,652
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,301		£97,782	£97,782	£97,782	£97,782	£97,782	£97,782	£97,782	£97,782	£97,782	£97,782	£97,782
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£22,425	£22,425	£22,425	£22,425	£22,425	£22,425	£22,425	£22,425	£22,425	£22,425	£22,425
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£293,336	£293,336	£293,336	£293,336	£293,336	£293,336	£293,336	£293,336	£293,336	£293,336	£293,336
6	Demolition of commercial buildings to create 2 flats + houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£141,853	£141,853	£141,853	£141,853	£141,853	£141,853	£141,853	£141,853	£141,853	£141,853	£141,853
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£349,863	£349,863	£349,863	£349,863	£349,863	£349,863	£349,863	£349,863	£349,863	£349,863	£349,863
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£920,406	£920,406	£920,406	£920,406	£920,406	£920,406	£920,406	£920,406	£920,406	£920,406	£920,406
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£400,839	£400,839	£400,839	£400,839	£400,839	£400,839	£400,839	£400,839	£400,839	£400,839	£400,839
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£1,022,744	£1,022,744	£1,022,744	£1,022,744	£1,022,744	£1,022,744	£1,022,744	£1,022,744	£1,022,744	£1,022,744	£1,022,744
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765		£151,729	£151,729	£151,729	£151,729	£151,729	£151,729	£151,729	£151,729	£151,729	£151,729	£151,729
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£365,783	£365,783	£365,783	£365,783	£365,783	£365,783	£365,783	£365,783	£365,783	£365,783	£365,783
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£205,400	£271,414	£337,428	£403,442	£469,456	£535,470	£601,484	£667,498	£733,512	£799,526	£865,540
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£96,334	£140,343	£184,352	£228,362	£272,371	£316,380	£360,390	£404,399	£448,408	£492,418	£538,427
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£249,311	£186,331	£123,281	£60,231	£2,819	£65,868	£128,918	£191,968	£255,018	£318,068	£381,118
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,411,244	£1,425,749		£477,411	£394,498	£311,585	£228,672	£145,760	£62,847	£20,066	£102,970	£185,892	£268,805	£351,718
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£255,354	£319,409	£383,463	£447,517	£511,571	£575,626	£639,680	£703,734	£767,788	£831,843	£895,897
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527		£954,710	£821,467	£688,145	£554,822	£421,499	£288,177	£154,854	£21,931	£111,792	£245,114	£378,437
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£385,424	£305,184	£224,944	£144,705	£64,465	£15,775	£56,015	£176,254	£256,494	£336,734	£416,974
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£449,602	£355,413	£261,224	£167,035	£77,846	£21,543	£15,532	£20,721	£303,910	£398,099	£492,288
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,350	£4,412,916		£1,956,482	£2,226,771	£2,495,160	£2,556,549	£2,619,918	£2,683,327	£3,546,716	£3,810,105	£4,073,454	£4,336,883	£4,600,272
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£65,558,232		£3,217,250	£5,552,443	£8,887,637	£4,222,830	£4,558,024	£4,893,217	£5,228,410	£5,563,604	£6,898,797	£6,233,991	£6,569,184
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£4,412,971	£978,541	£1,544,112	£2,109,682	£6,752,252	£3,240,823	£8,06,393	£4,371,963	£4,937,534	£5,503,104	£6,068,675
24	Large residential scheme c. 400 flats (not incl building)	COA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£2,310,218	£1,456,894	£5,124,005	£8,791,117	£12,458,229	£16,125,340	£19,792,452	£23,459,564	£27,126,675	£30,793,787	£34,460,899
25	Residential and health (change of use of long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£10,278,607		£4,422,899	£59,956	£542,812	£1,025,667	£1,508,522	£1,991,378	£2,474,233	£2,957,088	£3,439,943	£3,922,799	£4,405,654
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£2,357,050	£3,288,062	£4,179,035	£5,070,07	£9,60,979	£6,851,951	£7,42,923	£8,633,896	£9,524,868	£10,415,840	£11,306,612
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£1,396,530	£136,530	£136,530	£136,530	£136,530	£136,530	£136,530	£136,530	£136,530	£136,530	£136,530
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£2,105,335	£1,747,833	£1,390,330	£1,032,828	£675,325	£317,822	£39,680	£397,183	£754,686	£1,112,188	£1,469,691
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,516,243		£4,117,577	£4,003,262	£8,888,948	£7,774,633	£3,600,318	£3,546,004	£3,431,689	£3,317,974	£203,060	£3,088,745	£2,974,430
30	Local supermarket (small scale) replaced by Mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£287,156	£287,156	£287,156	£287,156	£287,156	£287,156	£287,156	£287,156	£287,156	£287,156	£287,156
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,185		£679,341	£711,986	£2,103,314	£3,494,642	£4,885,970	£6,277,298	£7,668,625	£9,059,953	£10,451,281	£11,942,609	£13,233,937
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£12,352,921	£1,008,210	£10,036,604	£9,032,322	£8,033,747	£7,054,833	£6,057,630	£6,060,428	£6,080,207	£6,083,984	£2,101,967
33	Residential and primary school	COA	IN	172	£4,572,111	30%	£5,943,770	£13,448,810		£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£6,073,000		£448,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£24,739,333		£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£454,484,853		£2,422,211	£124,221	£124,221	£124,221	£124,221	£124,221	£124,221	£124,221	£124,221	£124,221	£124,221
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£3,737,468	£32,357,891	£27,550,039	£2,752,836	£17,965,636	£13,798,816	£10,238,274	£6,682,092	£3,134,185	£410,275	£3,948,359
38	Large mixed use office and residential (New build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,242,218		£7,423,532	£8,759,923	£14,174,314	£17,549,704	£20,925,095	£24,300,486	£27,635,876	£31,051,267	£34,426,658	£37,802,049	£41,774,439
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£38,090,920		£1,609,549	£1,141,303	£1,073,057	£204,811	£263,435	£731,681	£1,199,927	£1,668,173	£2,136,419	£2,604,665	£3,072,511
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375		£7,406,774	£10,777,201	£14,417,629	£17,518,596	£20,888,484	£24,258,912	£27,429,339	£30,995,767	£34,370,195	£37,740,622	£41,111,050
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£5,172,586	£5,172,586	£5,172,586	£5,172,586	£5,172,586	£5,172,586	£5,172,586	£5,172,586	£5,172,586	£5,172,586	£5,172,586
42	Large Private Rental Scheme development (new build to rent)	COA	IN	420	£12,000,000	30%	£15,600,000	£6,420,043		£2,246,208	£2,246,208	£2,246,208	£2,246,208	£2,246,208	£2,246,208	£2,246,208	£2,246,208	£2,246,208	£2,246,208	£2,246,208
43	Large Private Rental Scheme development (change of use)	COA	IN	288	£3,057,000	30%	£3,974,100	£30,855,812		£3,261,175	£20,810,244	£17,359,313	£13,908,382	£10,457,451	£7,006,520	£3,555,589	£1,604,658	£3,346,273	£6,797,204	£10,248,136
44	Residential, ground floor retail and warehouse/storage	Central	OUT	56	£11,924,952	25%	£14,906,190	£16,310,410		£5,054,027	£1,054,027	£1,054,027	£1,054,027	£1,054,027	£1,054,027	£1,054,027	£1,054,027	£1,054,027	£1,054,027	£1,054,027
45	Tall tower with ground floor retail (change of use)	COA	IN	320	£3,057,000	30%	£3,974,100	£30,840,399		£3,506,520	£2,990,577	£2,467,226	£1,943,075	£1,473,075	£1,038,13					

SCENARIO 3

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	% reduction in residential values % change in cost											
									AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£147,339	£147,339	£147,339	£147,339	£147,339	£147,339	£147,339	£147,339	£147,339	£147,339	£147,339
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£641,128	£641,128	£641,128	£641,128	£641,128	£641,128	£641,128	£641,128	£641,128	£641,128	£641,128
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		£9186	£9186	£9186	£9186	£9186	£9186	£9186	£9186	£9186	£9186	£9186
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£36,837	£36,837	£36,837	£36,837	£36,837	£36,837	£36,837	£36,837	£36,837	£36,837	£36,837
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£234,786	£234,786	£234,786	£234,786	£234,786	£234,786	£234,786	£234,786	£234,786	£234,786	£234,786
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£100,879	£100,879	£100,879	£100,879	£100,879	£100,879	£100,879	£100,879	£100,879	£100,879	£100,879
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£428,510	£428,510	£428,510	£428,510	£428,510	£428,510	£428,510	£428,510	£428,510	£428,510	£428,510
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£811,794	£811,794	£811,794	£811,794	£811,794	£811,794	£811,794	£811,794	£811,794	£811,794	£811,794
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£504,261	£504,261	£504,261	£504,261	£504,261	£504,261	£504,261	£504,261	£504,261	£504,261	£504,261
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£890,144	£890,144	£890,144	£890,144	£890,144	£890,144	£890,144	£890,144	£890,144	£890,144	£890,144
11	Demolition of light industrial/office to create 4 houses and garage	North	OUT	4	£70,278	15%	£80,820	£363,765		£237,337	£237,337	£237,337	£237,337	£237,337	£237,337	£237,337	£237,337	£237,337	£237,337	£237,337
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£523,061	£523,061	£523,061	£523,061	£523,061	£523,061	£523,061	£523,061	£523,061	£523,061	£523,061
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£350,375	£430,887	£511,398	£591,910	£672,421	£752,933	£833,444	£913,956	£994,467	£1,074,979	£1,155,490
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£192,984	£246,658	£300,332	£354,007	£407,681	£461,355	£515,030	£568,704	£622,378	£676,053	£729,727
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£150,815	£177,909	£185,003	£187,904	£140,810	£213,717	£286,623	£359,529	£432,436	£505,342	£578,249
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£391,574	£300,077	£208,581	£137,084	£25,587	£65,909	£157,406	£248,902	£340,399	£431,896	£523,392
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£346,082	£419,709	£497,336	£565,463	£638,590	£711,717	£794,844	£857,971	£931,098	£1,004,275	£1,077,552
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527		£670,579	£508,835	£347,091	£185,348	£23,604	£138,140	£239,884	£461,628	£623,372	£785,115	£946,859
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£231,599	£135,977	£40,355	£55,267	£150,889	£246,512	£342,134	£437,756	£533,378	£629,000	£724,623
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£303,993	£195,245	£86,493	£22,257	£131,007	£239,757	£348,507	£457,257	£566,006	£674,756	£783,506
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£1,014,350	£4,412,916		£251,774	£2,543,702	£2,835,630	£3,277,558	£3,419,484	£711,714	£803,342	£425,271	£4,587,199	£4,879,127	£5,171,055
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£655,232		£384,106	£429,985	£469,864	£492,743	£5,505,623	£508,502	£611,381	£6,714,260	£7,117,139	£7,520,018	£7,922,897
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£1242,718	£1,891,263	£2,539,808	£3,188,355	£3,836,898	£445,443	£133,398	£782,533	£6,431,078	£7,079,623	£7,728,168
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£1,681,446	£1,737,725	£1,794,003	£1,850,281	£1,796,559	£2,192,837	£2,019,115	£30,075,393	£14,131,671	£38,187,950	£42,244,228
25	Residential and health (change of use of long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443		£811,800	£615,224	£148,558	£1,681,892	£2,155,226	£748,561	£3,281,895	£3,815,229	£4,348,563	£4,881,897	£5,415,231
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£3,352,580	£4,339,102	£5,325,623	£6,312,144	£7,298,665	£285,186	£9,271,708	£10,258,229	£11,244,750	£12,231,271	£13,217,792
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£399,607	£399,607	£399,607	£399,607	£399,607	£399,607	£399,607	£399,607	£399,607	£399,607	£399,607
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,771,723	£3,882,400		£1,666,295	£1,261,888	£1,663,082	£1,463,075	£1,668,688	£240,736	£742,145	£1,143,552	£1,544,958	£1,946,363	£2,247,772
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,516,243		£3,369,850	£840,762	£1,711,075	£3,582,588	£3,453,500	£3,324,415	£3,195,325	£3,066,238	£2,957,151	£2,808,063	£2,678,976
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£438,414	£438,414	£438,414	£438,414	£438,414	£438,414	£438,414	£438,414	£438,414	£438,414	£438,414
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£384,772	£884,772	£884,772	£884,772	£884,772	£884,772	£884,772	£884,772	£884,772	£884,772	£884,772
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£1,309,833	£1,934,896	£2,559,960	£3,185,023	£3,810,807	£435,150	£5,060,214	£6,685,277	£6,310,341	£6,935,404	£7,560,468
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£863,119	£4,406,693	£3,954,267	£4,499,841	£7,045,415	£590,989	£1,036,563	£1,182,136	£1,227,710	£14,773,284	£16,318,858
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£10,643,280	£9,506,092	£8,393,594	£7,258,578	£12,125,392	£5,009,348	£3,879,711	£7,520,041	£11,633,335	£16,577,288	£321,289
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£24,739,333		£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£4,488,853		£644,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£4,424,218		£23,231,605	£24,497,490	£25,763,375	£27,020,260	£28,295,145	£29,561,030	£30,826,915	£32,092,800	£33,358,685	£34,624,570	£35,890,455
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,895,920		£27,948,442	£2,924,925	£30,801,706	£32,278,492	£33,755,275	£35,232,058	£36,708,841	£38,185,625	£39,662,408	£41,139,191	£42,515,274
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£8,954,455	£9,624,406	£10,294,357	£10,964,308	£11,634,258	£12,304,209	£12,974,160	£13,644,111	£14,314,062	£14,984,012	£15,653,963
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£7,362	£7,362	£7,362	£7,362	£7,362	£7,362	£7,362	£7,362	£7,362	£7,362	£7,362
42	Large Private Rental Scheme development (new build to rent)	CDA	IN	420	£12,000,000	30%	£15,600,000	£4,620,043		£31,949,899										

SCENARIO 4

No	Typo/deg Descr ption	Zone	Inside / Outside COA	Resident a Un ts	EUV	Prem um input	BLV	Residua Land Vaue	AH % →	5% increase in rent and av. use vs 0% change in cost										
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£227,884	£227,884	£227,884	£227,884	£227,884	£227,884	£227,884	£227,884	£227,884	£227,884	£227,884
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£550,081	£550,081	£550,081	£550,081	£550,081	£550,081	£550,081	£550,081	£550,081	£550,081	£550,081
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£640,000	15%	£737,150	£853,303		£223,120	£223,120	£223,120	£223,120	£223,120	£223,120	£223,120	£223,120	£223,120	£223,120	£223,120
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£65,660	£65,660	£65,660	£65,660	£65,660	£65,660	£65,660	£65,660	£65,660	£65,660	£65,660
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£117,686	£117,686	£117,686	£117,686	£117,686	£117,686	£117,686	£117,686	£117,686	£117,686	£117,686
6	Demolition of commercial buildings to create 2 flats and houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£18,932	£18,932	£18,932	£18,932	£18,932	£18,932	£18,932	£18,932	£18,932	£18,932	£18,932
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£585,803	£585,803	£585,803	£585,803	£585,803	£585,803	£585,803	£585,803	£585,803	£585,803	£585,803
8	Demolition of dwelling to create 6 flats; 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£594,570	£594,570	£594,570	£594,570	£594,570	£594,570	£594,570	£594,570	£594,570	£594,570	£594,570
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£711,105	£711,105	£711,105	£711,105	£711,105	£711,105	£711,105	£711,105	£711,105	£711,105	£711,105
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£624,943	£624,943	£624,943	£624,943	£624,943	£624,943	£624,943	£624,943	£624,943	£624,943	£624,943
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765		£328,553	£328,553	£328,553	£328,553	£328,553	£328,553	£328,553	£328,553	£328,553	£328,553	£328,553
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£837,617	£837,617	£837,617	£837,617	£837,617	£837,617	£837,617	£837,617	£837,617	£837,617	£837,617
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£640,325	£749,832	£859,338	£968,945	£1,078,351	£1,187,858	£1,297,364	£1,406,871	£1,516,377	£1,625,884	£1,735,390
14	Development on greenfield land (national)	South	OUT	10	£101,500	20%	£121,800	£601,452		£386,284	£459,288	£532,292	£605,297	£678,301	£753,305	£824,310	£897,314	£970,318	£1,043,323	£1,116,327
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£46,315	£138,315	£231,554	£324,174	£416,793	£509,413	£602,032	£694,652	£767,271	£870,891	£972,510
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£219,899	£111,235	£2,571	£106,093	£214,757	£323,421	£432,085	£540,749	£649,413	£758,077	£866,741
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£280,000	£913,409		£527,537	£618,810	£710,082	£801,355	£892,628	£983,900	£1,075,173	£1,166,445	£1,257,718	£1,348,990	£1,440,263
18	Development of 30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527		£102,157	£116,429	£135,015	£153,601	£177,187	£190,773	£209,359	£217,945	£1,646,532	£1,865,118	£2,083,704
19	Development of 30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£76,049	£202,436	£328,824	£455,211	£581,598	£707,985	£834,372	£960,759	£1,087,146	£1,213,513	£1,339,920
20	Development of 30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£12,774	£125,098	£262,960	£400,841	£538,713	£676,585	£814,456	£952,328	£1,090,200	£1,228,072	£1,365,943
21	Development of 30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,530	£4,412,916		£2,822,556	£3,717,563	£4,520,569	£5,967,575	£6,218,582	£6,587,588	£6,915,594	£7,265,601	£8,114,607	£9,563,613	£10,512,620
22	Development of 100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,558,232		£247,819	£578,069	£6,324,320	£6,862,570	£7,400,821	£7,899,071	£8,477,322	£9,015,572	£9,593,822	£10,692,073	£10,630,323
23	Development of 100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£2,902,212	£3,716,706	£4,531,201	£5,345,695	£6,160,190	£6,974,684	£7,789,178	£8,603,673	£9,418,167	£10,232,662	£11,047,156
24	Large residential scheme c. 400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£49,464,776	£14,299,387	£19,133,998	£23,968,600	£28,803,220	£33,637,831	£48,472,442	£63,307,053	£48,141,664	£62,976,275	£67,810,886
25	Residential and health (change of use of long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£10,278,607		£1,091,467	£1,725,759	£2,360,051	£2,994,343	£3,628,635	£4,262,926	£4,897,218	£5,531,510	£6,165,802	£6,800,094	£7,434,386
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£1,263,561	£6,441,180	£7,618,799	£8,796,418	£9,574,038	£11,151,657	£12,329,276	£13,506,895	£14,684,515	£15,862,134	£17,030,753
27	Office conversion of office above flats to small no of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£25,760	£25,760	£25,760	£25,760	£25,760	£25,760	£25,760	£25,760	£25,760	£25,760	£25,760
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£788,214	£2,988,999	£3,190,215	£3,679,430	£4,168,645	£4,657,859	£5,147,074	£6,636,285	£8,125,504	£13,614,718	£14,103,933
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,516,243		£674,395	£3,515,762	£3,357,129	£1,198,497	£1,039,864	£2,881,231	£2,722,598	£2,563,965	£2,405,332	£2,246,699	£2,088,067
30	Local supermarket (small scale) replaced by Mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£740,930	£740,930	£740,930	£740,930	£740,930	£740,930	£740,930	£740,930	£740,930	£740,930	£740,930
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£2,517,393	£3,633,213	£4,009,013	£4,754,852	£5,500,672	£6,246,491	£6,992,311	£7,738,130	£8,483,950	£9,229,770	£9,975,589
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£3,948,041	£5,022,107	£6,756,173	£9,510,239	£11,364,305	£13,218,371	£15,074,437	£16,926,503	£18,780,569	£20,534,635	£22,488,701
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£714,928	£6,514,063	£12,268,890	£17,727,223	£23,330,498	£1,009,780	£182,644	£1,375,068	£2,564,660	£3,756,511	£4,946,815
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,805,646	£2,739,333		£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£4,545,953		£2,777,612	£1,913,042	£1,913,042	£1,913,042	£1,913,042	£1,913,042	£1,913,042	£1,913,042	£1,913,042	£1,913,042	£1,913,042
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£2,225,849	£2,681,472	£2,137,094	£3,592,715	£3,048,339	£10,033,961	£1,959,583	£4,415,206	£5,870,828	£8,226,451	£6,782,073
38	Large mixed use office and residential (New build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,242,218		£2,474,025	£900,938	£1,554,832	£2,009,735	£2,662,638	£3,516,542	£4,170,445	£4,824,348	£5,478,252	£6,132,115	£6,786,058
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£38,090,920		£1,255,739	£2,727,221	£1,277,221	£1,277,221	£1,277,221	£1,277,221	£1,277,221	£1,277,221	£1,277,221	£1,277,221	£1,277,221
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375		£10,211,480	£11,007,133	£11,802,787	£12,598,440	£13,394,093	£14,189,747	£14,985,400	£15,781,053	£16,576,706	£17,372,360	£18,168,013
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£2,226,354	£2,226,354	£2,226,354	£2,226,354	£2,226,354	£2,226,354	£2,226,354	£2,226,354	£2,226,354	£2,226,354	£2,226,354
42	Large Private Rental Scheme development (new build to rent)	COA	IN	420	£12,000,000	30%	£15,600,000	£4,620,043		£2,621,648	£15,407,269	£10,727,129	£6,056,620	£1,399,046	£3,248,129	£7,887,283	£12,516,154	£17,133,702	£21,748,551	£26,363,401
43	Large Private Rental Scheme development (change of use)	COA	IN	288	£3,057,000	30%	£3,974,100	£30,885,812		£1,225,849	£2,681,472	£2,137,094	£3,592,715	£3,048,339	£10,033,961	£1,959,583	£4,415,206	£5,870,828	£8,226,451	£6,782,073
44	Residential, ground floor retail and warehouse/storage	Central	OUT	56	£11,924,952	25%	£14,906,190	£16,310,410		£2,777,612	£1,913,042	£1,913,042	£1,913,042	£1,913,042	£1,913,042	£1,913,042	£1,913,042	£1,913,042	£1,913,042	£1,913,042
45	Tall tower with ground floor retail (change of use)	COA	IN	320	£3,057,000	30%	£3,974,100	£30,840,399		£1,777,520	£2									

SCENARIO 5

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	10% increase in residential values % change in cost											
									AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£268,156	£268,156	£268,156	£268,156	£268,156	£268,156	£268,156	£268,156	£268,156	£268,156	£268,156
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£504,557	£504,557	£504,557	£504,557	£504,557	£504,557	£504,557	£504,557	£504,557	£504,557	£504,557
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		£330,087	£330,087	£330,087	£330,087	£330,087	£330,087	£330,087	£330,087	£330,087	£330,087	£330,087
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£80,071	£80,071	£80,071	£80,071	£80,071	£80,071	£80,071	£80,071	£80,071	£80,071	£80,071
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£59,137	£59,137	£59,137	£59,137	£59,137	£59,137	£59,137	£59,137	£59,137	£59,137	£59,137
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£222,042	£222,042	£222,042	£222,042	£222,042	£222,042	£222,042	£222,042	£222,042	£222,042	£222,042
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£664,450	£664,450	£664,450	£664,450	£664,450	£664,450	£664,450	£664,450	£664,450	£664,450	£664,450
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£485,958	£485,958	£485,958	£485,958	£485,958	£485,958	£485,958	£485,958	£485,958	£485,958	£485,958
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£814,527	£814,527	£814,527	£814,527	£814,527	£814,527	£814,527	£814,527	£814,527	£814,527	£814,527
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£498,342	£498,342	£498,342	£498,342	£498,342	£498,342	£498,342	£498,342	£498,342	£498,342	£498,342
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765		£374,161	£374,161	£374,161	£374,161	£374,161	£374,161	£374,161	£374,161	£374,161	£374,161	£374,161
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£994,895	£994,895	£994,895	£994,895	£994,895	£994,895	£994,895	£994,895	£994,895	£994,895	£994,895
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£785,300	£909,304	£1,033,308	£1,157,312	£1,281,316	£1,405,320	£1,529,324	£1,653,328	£1,777,332	£1,901,336	£2,025,340
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£482,934	£565,603	£648,272	£730,942	£813,611	£896,280	£978,950	£1,061,619	£1,144,288	£1,226,958	£1,309,627
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£144,881	£247,357	£349,833	£452,309	£554,785	£657,261	£759,737	£862,213	£964,689	£1,067,165	£1,169,641
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£134,062	£16,814	£100,434	£217,681	£334,929	£452,177	£569,425	£686,673	£803,920	£921,168	£1,038,416
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£618,265	£718,610	£818,556	£919,301	£1,019,646	£1,119,992	£1,120,337	£1,120,682	£1,121,027	£1,121,373	£1,121,718
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527		£138,054	£429,061	£676,069	£923,076	£1,170,083	£1,417,050	£1,654,057	£1,911,104	£2,158,112	£2,405,119	£2,652,126
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£229,874	£371,643	£513,413	£655,182	£796,952	£938,721	£1,080,491	£1,222,260	£1,364,030	£1,505,799	£1,647,569
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£132,835	£285,268	£437,701	£590,133	£742,566	£894,999	£1,047,431	£1,199,864	£1,352,297	£1,504,729	£1,657,162
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£914,350	£4,412,916		£3,107,947	£3,485,493	£3,863,038	£4,240,584	£4,618,129	£4,995,675	£5,373,220	£5,750,766	£6,128,311	£6,505,857	£6,883,402
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,558,232		£5,924,676	£6,530,612	£7,136,548	£7,742,484	£8,348,420	£8,954,356	£9,560,292	£10,166,228	£10,772,164	£11,378,100	£11,984,036
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£3,731,959	£4,629,418	£5,526,897	£6,424,366	£7,321,835	£8,219,304	£9,116,774	£10,014,243	£10,911,712	£11,809,181	£12,706,650
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£13,356,440	£18,580,218	£23,003,995	£29,027,773	£34,251,550	£37,475,328	£44,699,105	£49,922,883	£55,146,660	£60,370,438	£65,594,215
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443		£1,596,256	£2,281,026	£2,965,797	£3,650,568	£4,335,339	£5,020,109	£5,704,880	£6,389,651	£7,074,422	£7,759,192	£8,443,963
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£6,219,051	£7,492,219	£8,765,387	£10,038,556	£11,311,724	£12,584,892	£13,858,060	£15,131,229	£16,404,397	£17,677,565	£18,950,734
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£1,116,3	£111,163	£111,163	£111,163	£111,163	£111,163	£111,163	£111,163	£111,163	£111,163	£111,163
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£3,490,174	£1,823,945	£2,177,064	£1,250,183	£1,783,301	£2,116,420	£2,849,539	£3,282,658	£3,915,776	£4,448,895	£4,882,014
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,516,243		£3,526,668	£3,351,262	£1,179,857	£3,006,451	£2,833,046	£2,659,640	£2,486,234	£2,312,629	£1,159,423	£1,966,018	£1,792,612
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£892,188	£892,188	£892,188	£892,188	£892,188	£892,188	£892,188	£892,188	£892,188	£892,188	£892,188
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£2,035,557	£2,035,557	£2,035,557	£2,035,557	£2,035,557	£2,035,557	£2,035,557	£2,035,557	£2,035,557	£2,035,557	£2,035,557
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£1,321,174	£1,927,371	£1,733,569	£1,539,767	£1,645,964	£1,752,162	£1,858,359	£1,954,557	£2,057,755	£2,163,752	£2,270,650
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£5,490,502	£7,498,814	£9,507,126	£11,515,438	£13,523,750	£15,532,062	£17,540,374	£19,548,686	£21,556,998	£23,565,310	£25,573,522
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£6,557,968	£6,021,429	£3,499,246	£1,969,705	£582,108	£722,602	£2,030,518	£3,335,896	£4,639,235	£5,942,574	£7,245,912
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£4,545,853		£644,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853	£444,488,853
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£4,424,218		£26,953,816	£28,591,922	£30,230,029	£31,368,135	£31,506,241	£34,144,347	£36,782,453	£38,420,560	£40,058,666	£41,696,772	£43,334,878
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,890,920		£32,000,438	£33,991,451	£35,892,464	£37,793,477	£39,694,489	£41,595,502	£43,496,515	£45,397,528	£47,295,541	£49,199,554	£51,100,567
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£10,839,993	£11,698,497	£12,557,002	£13,415,506	£14,274,011	£15,132,515	£15,991,020	£16,849,524	£17,708,029	£18,566,533	£19,425,038
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£343,212	£343,212	£343,212	£34							

SCENARIO 6

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	AH % →	15% increase in residential areas % change in cost										
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£308,429	£308,429	£308,429	£308,429	£308,429	£308,429	£308,429	£308,429	£308,429	£308,429	£308,429
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£450,034	£455,034	£459,034	£459,034	£459,034	£459,034	£459,034	£459,034	£459,034	£459,034	£459,034
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		£437,054	£437,054	£437,054	£437,054	£437,054	£437,054	£437,054	£437,054	£437,054	£437,054	£437,054
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£94,482	£94,482	£94,482	£94,482	£94,482	£94,482	£94,482	£94,482	£94,482	£94,482	£94,482
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£587	£587	£587	£587	£587	£587	£587	£587	£587	£587	£587
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£63,015	£63,015	£63,015	£63,015	£63,015	£63,015	£63,015	£63,015	£63,015	£63,015	£63,015
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£743,096	£743,096	£743,096	£743,096	£743,096	£743,096	£743,096	£743,096	£743,096	£743,096	£743,096
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£377,346	£377,346	£377,346	£377,346	£377,346	£377,346	£377,346	£377,346	£377,346	£377,346	£377,346
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£917,949	£917,949	£917,949	£917,949	£917,949	£917,949	£917,949	£917,949	£917,949	£917,949	£917,949
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£359,742	£359,742	£359,742	£359,742	£359,742	£359,742	£359,742	£359,742	£359,742	£359,742	£359,742
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765		£419,760	£419,760	£419,760	£419,760	£419,760	£419,760	£419,760	£419,760	£419,760	£419,760	£419,760
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£1,152,173	£1,152,173	£1,152,173	£1,152,173	£1,152,173	£1,152,173	£1,152,173	£1,152,173	£1,152,173	£1,152,173	£1,152,173
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£930,275	£1,068,777	£1,207,278	£1,345,780	£1,484,281	£1,622,783	£1,761,294	£1,899,786	£2,038,287	£2,176,789	£2,315,290
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£579,584	£671,918	£764,252	£856,587	£948,921	£1,041,255	£1,133,590	£1,225,924	£1,318,258	£1,410,593	£1,502,927
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£243,446	£355,779	£468,111	£580,444	£692,777	£805,109	£917,442	£1,029,774	£1,142,107	£1,254,439	£1,366,772
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£48,225	£77,607	£203,438	£329,270	£455,101	£580,933	£706,764	£832,596	£958,428	£1,084,259	£1,210,091
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£709,993	£818,411	£927,829	£1,037,247	£1,146,665	£1,256,083	£1,365,501	£1,474,519	£1,584,337	£1,693,755	£1,803,173
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527		£466,265	£741,694	£817,122	£929,550	£1,057,978	£1,043,407	£1,118,835	£1,294,263	£1,669,692	£1,945,120	£2,200,548
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£383,698	£540,850	£698,002	£855,154	£1,012,306	£1,169,458	£1,326,610	£1,483,762	£1,640,914	£1,798,066	£1,955,218
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£278,444	£445,438	£612,432	£779,425	£946,419	£1,113,411	£1,280,406	£1,447,400	£1,614,393	£1,781,387	£1,948,381
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£1,014,350	£4,412,916		£393,339	£3,799,423	£4,205,508	£4,611,592	£5,017,677	£5,423,762	£5,829,846	£6,235,931	£6,642,015	£7,048,100	£7,454,185
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£655,232		£6,001,532	£7,275,154	£7,948,775	£8,622,597	£9,256,019	£9,695,641	£10,643,262	£11,316,884	£11,950,506	£12,664,127	£13,337,745
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£4,561,706	£5,542,149	£6,522,593	£7,503,037	£8,483,481	£9,463,925	£10,444,369	£11,424,813	£12,405,256	£13,385,700	£14,366,144
24	Large residential scheme c.400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£17,248,105	£22,861,049	£28,473,993	£34,086,937	£39,699,881	£45,312,825	£50,925,768	£56,538,712	£62,151,656	£67,764,600	£73,377,544
25	Residential and health (change of use long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443		£2,101,044	£2,836,294	£3,571,544	£4,306,793	£5,042,043	£5,777,292	£6,512,542	£7,247,792	£7,983,041	£8,718,291	£9,453,540
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£7,174,541	£8,543,258	£9,911,976	£11,280,693	£12,649,410	£14,018,127	£15,386,845	£16,755,562	£18,124,279	£19,492,997	£20,861,714
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£48,087	£48,087	£48,087	£48,087	£48,087	£48,087	£48,087	£48,087	£48,087	£48,087	£48,087
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£39,867	£666,889	£1,242,911	£1,820,935	£2,397,958	£2,974,981	£3,552,003	£4,129,036	£4,705,049	£5,283,072	£5,860,095
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,516,243		£3,378,941	£3,190,762	£3,002,584	£2,814,406	£2,626,227	£2,438,049	£2,249,871	£2,061,692	£1,873,514	£1,685,336	£1,497,157
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£1,043,446	£1,043,446	£1,043,446	£1,043,446	£1,043,446	£1,043,446	£1,043,446	£1,043,446	£1,043,446	£1,043,446	£1,043,446
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£4,419,152	£2,419,152	£2,419,152	£2,419,152	£2,419,152	£2,419,152	£2,419,152	£2,419,152	£2,419,152	£2,419,152	£2,419,152
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£7,724,954	£8,591,530	£9,458,105	£10,224,681	£11,191,257	£1,057,832	£8,924,408	£9,700,984	£10,657,559	£11,524,135	£12,390,711
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£7,032,962	£8,195,520	£11,358,079	£13,520,637	£15,683,195	£17,845,753	£20,008,311	£22,170,869	£24,333,428	£26,495,986	£28,558,544
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£5,201,047	£5,537,052	£1,678,737	£3,044,934	£4,531,476	£8,871,765	£5,200,055	£6,708,944	£8,126,634	£9,544,923	
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980	£33,604,980
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£4,544,853		£64,488,853	£64,488,853	£44,488,853	£44,488,853	£44,488,853	£44,488,853	£44,488,853	£44,488,853	£44,488,853	£44,488,853	£44,488,853
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042	£13,813,042
38	Large mixed use office and residential (new build)	COA	IN	178	£12,000,000	30%	£15,600,000	£4,424,218		£28,194,553	£29,956,733	£31,718,913	£33,481,093	£35,243,273	£37,005,453	£38,767,633	£40,529,813	£42,201,993	£44,054,173	£45,816,352
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£30,889,920		£33,504,537	£35,545,959	£37,589,382	£39,631,805	£41,674,226	£43,716,650	£45,759,073	£47,801,496	£49,843,216	£51,886,341	£53,928,764
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375		£11,468,505	£12,389,861	£13,311,217	£14,232,572	£15,153,928	£16,075,284	£16,996,640	£17,917,996	£18,839,351	£19,760,707	£20,682,063
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£4,660,070	£4,6									

SCENARIO 7

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	AH % →	0% change in residual value 15% reduction in cost										
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£270,155	£270,155	£270,155	£270,155	£270,155	£270,155	£270,155	£270,155	£270,155	£270,155	£270,155
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£516,752	£516,752	£516,752	£516,752	£516,752	£516,752	£516,752	£516,752	£516,752	£516,752	£516,752
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		£290,092	£290,092	£290,092	£290,092	£290,092	£290,092	£290,092	£290,092	£290,092	£290,092	£290,092
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£80,046	£80,046	£80,046	£80,046	£80,046	£80,046	£80,046	£80,046	£80,046	£80,046	£80,046
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£88,565	£88,565	£88,565	£88,565	£88,565	£88,565	£88,565	£88,565	£88,565	£88,565	£88,565
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£24,793	£24,793	£24,793	£24,793	£24,793	£24,793	£24,793	£24,793	£24,793	£24,793	£24,793
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£643,013	£643,013	£643,013	£643,013	£643,013	£643,013	£643,013	£643,013	£643,013	£643,013	£643,013
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£476,738	£476,738	£476,738	£476,738	£476,738	£476,738	£476,738	£476,738	£476,738	£476,738	£476,738
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£783,380	£783,380	£783,380	£783,380	£783,380	£783,380	£783,380	£783,380	£783,380	£783,380	£783,380
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£519,250	£519,250	£519,250	£519,250	£519,250	£519,250	£519,250	£519,250	£519,250	£519,250	£519,250
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765		£355,766	£355,766	£355,766	£355,766	£355,766	£355,766	£355,766	£355,766	£355,766	£355,766	£355,766
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£998,716	£998,716	£998,716	£998,716	£998,716	£998,716	£998,716	£998,716	£998,716	£998,716	£998,716
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£1,087,343	£1,182,352	£1,277,361	£1,372,370	£1,467,379	£1,562,388	£1,657,397	£1,752,406	£1,847,415	£1,942,424	£2,037,433
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£684,295	£747,635	£810,974	£874,313	£937,653	£1,000,992	£1,064,331	£1,127,671	£1,191,010	£1,254,349	£1,317,689
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£302,009	£384,772	£467,535	£550,298	£633,061	£715,824	£798,587	£881,350	£964,113	£1,046,876	£1,129,639
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£109,659	£9,579	£90,501	£190,582	£290,662	£390,742	£490,823	£590,903	£690,983	£791,064	£891,144
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£741,160	£823,359	£905,559	£987,759	£1,069,959	£1,152,158	£1,234,358	£1,316,558	£1,398,758	£1,480,958	£1,563,157
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527		£629,870	£820,035	£1,010,200	£1,200,365	£1,390,530	£1,580,695	£1,770,860	£1,961,025	£2,151,190	£2,341,355	£2,531,520
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£449,366	£560,370	£671,375	£782,380	£893,384	£1,004,389	£1,115,394	£1,226,398	£1,337,403	£1,448,407	£1,559,412
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£506,318	£629,629	£752,940	£876,251	£999,561	£1,122,872	£1,246,183	£1,369,494	£1,492,805	£1,616,116	£1,739,426
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£1,014,350	£4,412,916		£3,214,247	£3,534,714	£3,855,181	£4,175,648	£4,496,116	£4,816,583	£5,137,050	£5,457,517	£5,777,985	£6,098,452	£6,418,913
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,558,232		£6,951,191	£7,421,756	£7,892,321	£8,362,886	£8,833,450	£9,304,015	£9,774,580	£10,245,145	£10,715,710	£11,186,274	£11,656,833
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£4,953,307	£5,684,827	£6,416,347	£7,147,866	£7,879,386	£8,610,906	£9,342,426	£10,073,945	£10,805,465	£11,536,985	£12,268,505
24	Large residential scheme c.400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£18,966,473	£23,411,916	£27,057,362	£32,302,807	£37,648,251	£41,193,696	£45,639,141	£50,084,585	£54,530,030	£58,975,474	£63,420,919
25	Residential and health (change of use long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443		£2,399,909	£2,983,722	£3,567,535	£4,151,348	£4,735,161	£5,318,974	£5,902,787	£6,486,600	£7,070,413	£7,654,226	£8,238,039
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£7,425,142	£8,507,212	£9,589,282	£10,671,352	£11,753,423	£12,835,491	£13,917,563	£14,999,633	£16,081,704	£17,163,774	£18,245,844
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£6,741	£6,741	£6,741	£6,741	£6,741	£6,741	£6,741	£6,741	£6,741	£6,741	£6,741
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£9,298,421	£11,373,722	£11,819,042	£12,644,254	£13,709,664	£14,154,972	£15,600,286	£16,045,586	£16,490,907	£16,936,218	£17,381,628
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,516,243		£1,249,166	£1,105,306	£901,446	£817,586	£678,725	£529,865	£386,005	£242,145	£198,285	£145,575	£189,435
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£1,129,920	£1,129,920	£1,129,920	£1,129,920	£1,129,920	£1,129,920	£1,129,920	£1,129,920	£1,129,920	£1,129,920	£1,129,920
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£1,924,885		£1,928,799	£1,928,799	£1,928,799	£1,928,799	£1,928,799	£1,928,799	£1,928,799	£1,928,799	£1,928,799	£1,928,799	£1,928,799
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£3,942,799	£4,628,240	£5,313,682	£5,999,123	£6,684,565	£7,370,006	£8,055,448	£8,740,889	£9,426,331	£10,111,772	£10,797,214
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£8,068,678	£9,768,498	£11,466,318	£13,168,138	£14,867,558	£16,567,778	£18,267,597	£19,957,417	£21,667,237	£23,367,057	£25,066,877
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£7,144,689	£358,749	£1,432,187	£2,505,625	£3,579,063	£4,652,501	£5,725,339	£6,799,377	£7,872,815	£8,946,252	£10,019,690
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£24,739,333		£27,171,389	£27,171,389	£27,171,389	£27,171,389	£27,171,389	£27,171,389	£27,171,389	£27,171,389	£27,171,389	£27,171,389	£27,171,389
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£5,945,973		£53,874,894	£53,874,894	£53,874,894	£53,874,894	£53,874,894	£53,874,894	£53,874,894	£53,874,894	£53,874,894	£53,874,894	£53,874,894
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£17,513,289	£17,513,289	£17,513,289	£17,513,289	£17,513,289	£17,513,289	£17,513,289	£17,513,289	£17,513,289	£17,513,289	£17,513,289
38	Large mixed use office and residential (new build)	COA	IN	178	£12,000,000	30%	£15,600,000	£4,424,218		£30,671,708	£41,061,667	£42,451,626	£43,841,584	£45,231,543	£46,621,502	£48,011,461	£49,401,420	£50,791,378	£52,181,337	£53,571,296
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£30,890,920		£35,623,219	£37,441,912	£39,060,105	£40,789,298	£42,295,492	£43,914,605	£45,532,878	£47,151,071	£48,769,264	£50,387,457	£52,005,650
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375		£11,542,012	£12,274,814	£13,007,616	£13,740,418	£14,473,220	£15,206,022	£15,938,824	£16,671,626	£17,404,428	£18,137,230	£18,870,032
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£3,032,284										

SCENARIO 8

SCENARIO 9

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	0% chance in residual value % reduction in cost											
									AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£215,126	£215,126	£215,126	£215,126	£215,126	£215,126	£215,126	£215,126	£215,126	£215,126	£215,126
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£569,320	£569,320	£569,320	£569,320	£569,320	£569,320	£569,320	£569,320	£569,320	£569,320	£569,320
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		£174,132	£174,132	£174,132	£174,132	£174,132	£174,132	£174,132	£174,132	£174,132	£174,132	£174,132
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£60,847	£60,847	£60,847	£60,847	£60,847	£60,847	£60,847	£60,847	£60,847	£60,847	£60,847
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£147,013	£147,013	£147,013	£147,013	£147,013	£147,013	£147,013	£147,013	£147,013	£147,013	£147,013
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£31,673	£31,673	£31,673	£31,673	£31,673	£31,673	£31,673	£31,673	£31,673	£31,673	£31,673
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£552,442	£552,442	£552,442	£552,442	£552,442	£552,442	£552,442	£552,442	£552,442	£552,442	£552,442
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£627,701	£627,701	£627,701	£627,701	£627,701	£627,701	£627,701	£627,701	£627,701	£627,701	£627,701
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£666,249	£666,249	£666,249	£666,249	£666,249	£666,249	£666,249	£666,249	£666,249	£666,249	£666,249
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£678,112	£678,112	£678,112	£678,112	£678,112	£678,112	£678,112	£678,112	£678,112	£678,112	£678,112
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765		£308,552	£308,552	£308,552	£308,552	£308,552	£308,552	£308,552	£308,552	£308,552	£308,552	£308,552
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£786,465	£786,465	£786,465	£786,465	£786,465	£786,465	£786,465	£786,465	£786,465	£786,465	£786,465
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£692,681	£787,690	£882,699	£977,708	£1,072,717	£1,167,726	£1,262,735	£1,357,744	£1,452,753	£1,547,762	£1,642,771
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£421,187	£484,527	£547,866	£611,205	£674,545	£737,884	£801,223	£864,563	£927,902	£991,241	£1,054,581
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£65,836	£148,599	£231,362	£314,125	£396,888	£479,651	£562,414	£645,177	£727,940	£810,703	£893,466
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£240,378	£140,297	£40,217	£59,863	£159,944	£260,024	£360,105	£460,185	£560,265	£660,346	£760,426
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£536,260	£620,459	£702,659	£784,859	£867,059	£949,259	£1,031,458	£1,113,658	£1,195,858	£1,278,058	£1,360,257
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527		£47,622	£142,543	£332,708	£522,873	£713,038	£903,203	£1,093,358	£1,283,533	£1,473,658	£1,663,863	£1,854,027
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£697,939	£208,943	£319,948	£430,952	£541,957	£652,962	£763,966	£874,971	£985,976	£1,096,980	£1,207,985
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£663,184	£186,495	£309,805	£433,116	£556,427	£679,738	£803,049	£926,360	£1,049,670	£1,172,981	£1,296,292
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£1,143,050	£4,412,916		£2,762,859	£3,083,326	£4,033,793	£4,724,261	£4,044,728	£3,365,195	£4,685,562	£5,006,129	£5,326,597	£5,647,664	£5,967,531
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£655,232		£536,372	£534,937	£535,502	£676,067	£746,631	£717,196	£817,761	£858,326	£928,850	£959,455	£1,070,020
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£3,032,746	£3,764,265	£4,495,785	£5,227,305	£5,958,825	£6,690,344	£7,421,364	£8,153,384	£8,884,904	£9,616,423	£10,347,943
24	Large residential scheme c. 400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£10,037,565	£14,483,010	£18,928,454	£23,373,899	£27,819,343	£32,264,788	£36,710,233	£41,155,677	£45,601,122	£50,046,566	£54,492,011
25	Residential and health (change of use of long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443		£1,191,089	£1,774,902	£2,358,715	£2,942,528	£3,526,341	£4,110,154	£4,693,967	£5,277,780	£5,861,993	£6,445,406	£7,029,219
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£5,347,094	£6,429,165	£7,511,235	£8,593,305	£9,675,375	£10,757,445	£11,839,516	£12,921,586	£14,003,656	£15,085,726	£16,167,797
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£44,036	£44,036	£44,036	£44,036	£44,036	£44,036	£44,036	£44,036	£44,036	£44,036	£44,036
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£508,696	£63,385	£281,825	£327,236	£412,273	£517,858	£612,168	£708,479	£803,790	£849,100	£944,411
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,516,243		£2,964,470	£2,829,610	£2,676,750	£2,532,890	£2,389,030	£2,245,170	£2,101,310	£1,957,449	£1,813,589	£1,669,729	£1,525,869
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£769,755	£769,755	£769,755	£769,755	£769,755	£769,755	£769,755	£769,755	£769,755	£769,755	£769,755
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£1,488,511	£1,488,511	£1,488,511	£1,488,511	£1,488,511	£1,488,511	£1,488,511	£1,488,511	£1,488,511	£1,488,511	£1,488,511
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£2,590,008	£3,275,450	£3,960,891	£4,646,333	£5,331,774	£6,017,216	£6,702,657	£7,388,099	£8,073,541	£8,758,982	£9,444,424
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£4,293,279	£5,993,099	£6,592,919	£8,392,739	£11,092,559	£12,792,379	£14,492,199	£16,192,019	£17,891,839	£19,591,659	£21,291,479
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£6,369,134	£10,183,963	£13,651,799	£2,591,006	£1,345,031	£271,003	£805,929	£1,882,051	£2,957,100	£4,031,720	£5,105,157
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£24,739,333		£31,460,449	£31,460,449	£31,460,449	£31,460,449	£31,460,449	£31,460,449	£31,460,449	£31,460,449	£31,460,449	£31,460,449	
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£4,545,853		£647,617	£617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£15,853,042		£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	
38	Large mixed use office and residential (new build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,242,218		£2,918,290	£2,724,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379	£2,724,379
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£30,885,812		£1,479,748	£1,479,748	£1,479,748	£1,479,748	£1,479,748	£1,479,748	£1,479,748	£1,479,748	£1,479,748	£1,479,748	£1,479,748
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375		£1,025,000	£1,025,000	£1,025,000	£1,025,000	£1,025,000	£1,025,000	£1,025,000	£1,025,000	£1,025,000	£1,025,000	£1,025,000
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£1,418,270	£1,418,270	£1,418,270	£1,418,270	£1,418,270	£1,418,270	£1,418,270	£1,418,270	£1,418,270	£1,418,270	£1,418,270
42	Large Private Rental Scheme development (new build to rent)	COA	IN	420																

SCENARIO 10

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	AH % →	% change in residual value vs % increase in cost										
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£160,097	£160,097	£160,097	£160,097	£160,097	£160,097	£160,097	£160,097	£160,097	£160,097	£160,097
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£621,889	£621,889	£621,889	£621,889	£621,889	£621,889	£621,889	£621,889	£621,889	£621,889	£621,889
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		£58,173	£58,173	£58,173	£58,173	£58,173	£58,173	£58,173	£58,173	£58,173	£58,173	£58,173
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£41,649	£41,649	£41,649	£41,649	£41,649	£41,649	£41,649	£41,649	£41,649	£41,649	£41,649
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£205,460	£205,460	£205,460	£205,460	£205,460	£205,460	£205,460	£205,460	£205,460	£205,460	£205,460
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£88,139	£88,139	£88,139	£88,139	£88,139	£88,139	£88,139	£88,139	£88,139	£88,139	£88,139
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£461,871	£461,871	£461,871	£461,871	£461,871	£461,871	£461,871	£461,871	£461,871	£461,871	£461,871
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£778,664	£778,664	£778,664	£778,664	£778,664	£778,664	£778,664	£778,664	£778,664	£778,664	£778,664
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£549,117	£549,117	£549,117	£549,117	£549,117	£549,117	£549,117	£549,117	£549,117	£549,117	£549,117
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£836,974	£836,974	£836,974	£836,974	£836,974	£836,974	£836,974	£836,974	£836,974	£836,974	£836,974
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765		£257,338	£257,338	£257,338	£257,338	£257,338	£257,338	£257,338	£257,338	£257,338	£257,338	£257,338
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£574,214	£574,214	£574,214	£574,214	£574,214	£574,214	£574,214	£574,214	£574,214	£574,214	£574,214
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£298,020	£393,029	£488,038	£583,047	£678,056	£773,005	£868,074	£963,083	£1,058,092	£1,153,101	£1,248,110
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£158,080	£221,419	£284,758	£348,098	£411,437	£474,776	£538,116	£601,455	£664,794	£728,134	£791,473
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£170,336	£187,573	£244,811	£277,952	£310,715	£343,478	£326,241	£409,004	£491,767	£574,530	£657,293
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£371,096	£271,015	£370,935	£70,855	£29,236	£129,306	£229,386	£329,467	£429,547	£529,627	£629,708
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£336,360	£417,560	£499,759	£589,959	£664,159	£746,359	£828,558	£910,758	£992,958	£1,075,158	£1,157,158
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527		£725,114	£534,949	£344,784	£154,619	£35,546	£225,711	£415,876	£606,040	£796,205	£896,370	£1,176,535
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£253,489	£142,484	£311,479	£79,525	£190,530	£301,535	£412,539	£523,544	£634,549	£745,553	£856,558
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£379,951	£256,640	£333,329	£10,018	£113,293	£236,603	£359,914	£483,225	£606,536	£729,847	£853,158
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£914,350	£4,412,916		£2,311,471	£2,631,938	£2,952,405	£3,272,073	£3,593,340	£3,913,807	£4,234,274	£4,554,742	£4,875,209	£5,195,676	£5,516,143
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£655,232		£3,777,553	£4,240,118	£4,718,683	£5,189,247	£5,659,812	£6,130,377	£6,600,942	£7,071,506	£7,542,071	£8,012,636	£8,483,201
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£1,112,184	£1,843,704	£2,575,224	£3,306,743	£4,038,263	£4,769,783	£5,501,303	£6,232,822	£6,964,342	£7,695,862	£8,427,382
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£1,108,657	£1,554,102	£1,999,546	£1,444,991	£1,810,435	£2,335,880	£2,771,325	£3,226,769	£3,672,214	£4,117,658	£4,563,103
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443		£1,177,732	£1,656,081	£1,149,894	£1,733,707	£2,317,520	£2,901,333	£3,485,146	£4,068,959	£4,652,772	£5,236,585	£5,820,998
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£1,269,047	£4,351,117	£4,333,187	£6,515,257	£7,597,328	£6,797,398	£9,761,468	£10,843,538	£11,925,609	£13,007,670	£14,089,749
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£881,331	£881,331	£881,331	£881,331	£881,331	£881,331	£881,331	£881,331	£881,331	£881,331	£881,331
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£1,945,813	£1,590,933	£1,055,192	£609,881	£1,614,571	£280,740	£726,051	£1,121,262	£1,616,672	£2,061,983	£2,507,394
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,516,243		£4,679,775	£4,535,915	£4,392,054	£4,248,194	£4,104,334	£3,960,474	£3,816,614	£3,672,754	£3,528,894	£3,385,039	£3,241,173
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£409,590	£409,590	£409,590	£409,590	£409,590	£409,590	£409,590	£409,590	£409,590	£409,590	£409,590
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£1,048,223	£1,048,223	£1,048,223	£1,048,223	£1,048,223	£1,048,223	£1,048,223	£1,048,223	£1,048,223	£1,048,223	£1,048,223
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£1,237,218	£1,922,659	£2,608,101	£3,293,543	£3,978,984	£4,664,420	£5,349,867	£6,035,309	£6,720,750	£7,406,192	£8,091,633
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£517,881	£2,217,701	£3,917,521	£5,177,341	£7,317,161	£9,016,981	£10,716,800	£12,416,620	£14,116,440	£15,816,260	£17,516,080
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£12,411,807	£10,923,122	£9,676,403	£8,403,981	£7,182,522	£5,883,011	£4,613,077	£3,349,593	£2,095,778	£917,133	£1,157,163
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£24,739,333		£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£4,545,853		£61,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£4,424,218		£19,405,886	£20,795,845	£22,185,804	£23,575,763	£24,965,722	£26,355,680	£27,745,639	£29,135,598	£30,255,557	£31,915,516	£33,305,474
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,885,820		£27,075,081	£2,693,274	£3,311,467	£3,129,600	£3,547,854	£3,55,647,047	£3,784,240	£4,020,423	£4,020,626	£4,638,819	£4,257,212
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£8,929,953	£6,662,755	£10,395,557	£11,128,859	£11,861,161	£11,593,963	£13,326,765	£14,792,369	£15,525,171	£16,257,973	
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£45,233	£45,233	£45,233	£45,233	£45,233	£45,233	£45,233	£45,233	£45,233	£45,233	£45,233
42	Large Private Rental Scheme development (new build to rent)	CDA	IN	420</																

SCENARIO 11

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	0% chance in residual value vs 10% increase in cost											
									AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£132,583	£132,583	£132,583	£132,583	£132,583	£132,583	£132,583	£132,583	£132,583	£132,583	£132,583
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£648,173	£648,173	£648,173	£648,173	£648,173	£648,173	£648,173	£648,173	£648,173	£648,173	£648,173
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		£194	£194	£194	£194	£194	£194	£194	£194	£194	£194	£194
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£32,050	£32,050	£32,050	£32,050	£32,050	£32,050	£32,050	£32,050	£32,050	£32,050	£32,050
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£234,684	£234,684	£234,684	£234,684	£234,684	£234,684	£234,684	£234,684	£234,684	£234,684	£234,684
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£116,372	£116,372	£116,372	£116,372	£116,372	£116,372	£116,372	£116,372	£116,372	£116,372	£116,372
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£416,585	£416,585	£416,585	£416,585	£416,585	£416,585	£416,585	£416,585	£416,585	£416,585	£416,585
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£854,145	£854,145	£854,145	£854,145	£854,145	£854,145	£854,145	£854,145	£854,145	£854,145	£854,145
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£490,552	£490,552	£490,552	£490,552	£490,552	£490,552	£490,552	£490,552	£490,552	£490,552	£490,552
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£916,405	£916,405	£916,405	£916,405	£916,405	£916,405	£916,405	£916,405	£916,405	£916,405	£916,405
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765		£231,731	£231,731	£231,731	£231,731	£231,731	£231,731	£231,731	£231,731	£231,731	£231,731	£231,731
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£468,088	£468,088	£468,088	£468,088	£468,088	£468,088	£468,088	£468,088	£468,088	£468,088	£468,088
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£100,689	£195,698	£290,707	£385,716	£480,725	£575,734	£670,743	£765,752	£860,761	£955,770	£1,050,779
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£26,526	£89,865	£153,204	£216,544	£279,883	£343,222	£406,562	£449,901	£533,241	£596,580	£659,919
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£288,423	£205,650	£122,897	£40,134	£42,629	£125,392	£208,155	£290,918	£373,681	£456,444	£539,206
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£436,455	£336,374	£236,294	£136,214	£36,139	£63,947	£164,027	£264,108	£364,188	£464,268	£564,349
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£236,910	£161,110	£398,509	£480,509	£562,709	£644,909	£727,108	£809,308	£891,508	£973,708	£1,055,908
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527		£1,063,860	£873,655	£683,530	£493,365	£303,200	£113,035	£77,129	£267,294	£457,459	£647,624	£837,789
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£429,202	£318,197	£207,193	£96,188	£14,816	£125,821	£236,826	£347,830	£458,835	£569,840	£680,844
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£601,518	£478,207	£354,896	£231,585	£108,275	£15,036	£138,347	£261,658	£384,969	£508,280	£631,590
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,350	£4,412,916		£2,085,777	£2,406,244	£2,726,712	£3,047,179	£3,367,646	£3,688,113	£4,008,581	£4,329,048	£4,649,515	£4,969,982	£5,290,449
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£655,232		£2,964,143	£3,454,708	£3,925,273	£4,395,638	£4,866,402	£5,336,967	£5,807,532	£6,278,097	£6,748,661	£7,219,226	£7,685,791
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£1,551,903	£883,423	£1,614,943	£2,346,463	£3,077,982	£3,809,502	£4,541,022	£5,272,542	£6,004,061	£6,735,581	£7,467,101
24	Large residential scheme c. 400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£3,363,219	£1,089,648	£5,355,092	£9,980,537	£14,425,981	£18,871,426	£23,316,870	£27,762,315	£32,207,760	£36,653,204	£41,098,649
25	Residential and health (change of use long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443		£652,142	£38,329	£545,484	£129,297	£1,713,110	£2,296,923	£2,880,736	£3,464,549	£4,048,362	£4,632,175	£5,215,988
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£2,230,023	£3,312,093	£4,394,163	£5,476,234	£6,558,304	£7,640,374	£8,722,444	£9,804,515	£10,886,585	£11,968,655	£13,050,725
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£99,978	£99,978	£99,978	£99,978	£99,978	£99,978	£99,978	£99,978	£99,978	£99,978	£99,978
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£6,664,372	£2,119,061	£1,772,751	£1,325,440	£893,120	£1,437,819	£1,492	£1,453,803	£1,890,114	£1,343,424	£1,788,735
29	Residential and Supermarket	Central	OUT	17	£112,725,428	25%	£15,906,785	£12,516,243		£5,587,427	£3,993,567	£2,495,707	£5,105,846	£4,961,986	£4,818,126	£4,074,266	£4,330,406	£4,386,546	£4,242,686	£4,098,826
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£2,229,507	£229,507	£229,507	£229,507	£229,507	£229,507	£229,507	£229,507	£229,507	£229,507	£229,507
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£3,282,079	£828,079	£828,079	£828,079	£828,079	£828,079	£828,079	£828,079	£828,079	£828,079	£828,079
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£560,823	£1,246,264	£1,931,706	£2,617,147	£3,302,589	£3,988,030	£4,673,472	£5,358,913	£6,044,355	£6,729,797	£7,415,238
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£1,369,818	£330,001	£2,029,821	£3,729,641	£5,429,461	£7,129,281	£8,829,101	£10,528,921	£12,228,741	£13,928,561	£15,628,381
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£16,110,934	£14,340,048	£12,623,997	£11,331,608	£10,051,669	£8,807,361	£7,532,224	£6,262,289	£5,011,297	£7,742,452	£2,489,446
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£24,739,333		£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£4,544,853		£38,231,492	£38,231,492	£38,231,492	£38,231,492	£38,231,492	£38,231,492	£38,231,492	£38,231,492	£38,231,492	£38,231,492	£38,231,492
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£1,144,211	£1,144,211	£1,144,211	£1,144,211	£1,144,211	£1,144,211	£1,144,211	£1,144,211	£1,144,211	£1,144,211	£1,144,211
38	Large mixed use office and residential (new build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,242,218		£1,144,391	£15,729,390	£17,119,349	£18,509,307	£19,899,266	£21,289,225	£22,679,184	£24,069,143	£25,459,101	£26,840,060	£28,239,019
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£30,895,920		£2,487,922	£2,605,115	£2,242,308	£2,742,501	£3,160,604	£3,729,887	£4,397,080	£5,215,273	£6,733,467	£8,451,660	£10,509,853
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375		£8,276,938	£9,009,740	£9,742,543	£10,475,945	£11,208,147	£11,940,940	£12,673,751	£13,406,553	£14,139,355	£14,872,157	£15,604,959
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£19,030	£19,030	£19,030	£19,030	£19,030	£19,030	£19,030	£19,030	£19,030	£19,030	£19,030
42	Large Private Rental Scheme development (new build to rent)	COA	IN	420	£12,000,000	30%	£15,600,000	£4,620,043												

SCENARIO 12

No	Typo agy Descr ption	Zone	inside / Outside COA	Resident a Un ts	EUU	Prem um input	BLV	Residua Land Va ue	AH % →	0% change in residen tial vs us 15% increase in cost										
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£105,068	£105,068	£105,068	£105,068	£105,068	£105,068	£105,068	£105,068	£105,068	£105,068	£105,068
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£674,457	£674,457	£674,457	£674,457	£674,457	£674,457	£674,457	£674,457	£674,457	£674,457	£674,457
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£640,000	15%	£737,150	£853,303		£57,786	£57,786	£57,786	£57,786	£57,786	£57,786	£57,786	£57,786	£57,786	£57,786	£57,786
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£22,451	£22,451	£22,451	£22,451	£22,451	£22,451	£22,451	£22,451	£22,451	£22,451	£22,451
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£263,907	£263,907	£263,907	£263,907	£263,907	£263,907	£263,907	£263,907	£263,907	£263,907	£263,907
6	Demolition of commercial buildings to create 2 flats and houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£144,605	£144,605	£144,605	£144,605	£144,605	£144,605	£144,605	£144,605	£144,605	£144,605	£144,605
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£371,300	£371,300	£371,300	£371,300	£371,300	£371,300	£371,300	£371,300	£371,300	£371,300	£371,300
8	Demolition of dwelling to create 6 flats; 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£929,627	£929,627	£929,627	£929,627	£929,627	£929,627	£929,627	£929,627	£929,627	£929,627	£929,627
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£431,986	£431,986	£431,986	£431,986	£431,986	£431,986	£431,986	£431,986	£431,986	£431,986	£431,986
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£995,836	£995,836	£995,836	£995,836	£995,836	£995,836	£995,836	£995,836	£995,836	£995,836	£995,836
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765		£206,124	£206,124	£206,124	£206,124	£206,124	£206,124	£206,124	£206,124	£206,124	£206,124	£206,124
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£361,962	£361,962	£361,962	£361,962	£361,962	£361,962	£361,962	£361,962	£361,962	£361,962	£361,962
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£96,642	£96,642	£93,376	£188,385	£283,394	£378,403	£473,412	£568,421	£663,430	£758,439	£853,448
14	Development on greenfield land (national)	South	OUT	10	£101,500	20%	£121,800	£601,452		£105,028	£41,689	£21,651	£84,990	£148,229	£211,669	£275,008	£338,347	£401,687	£465,026	£528,365
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£406,509	£333,746	£240,983	£158,220	£75,458	£7305	£90,068	£172,831	£255,594	£338,337	£421,120
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£501,814	£401,733	£301,653	£201,573	£101,492	£1,412	£98,668	£198,749	£298,829	£398,909	£498,990
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£280,000	£913,409		£132,460	£214,660	£296,859	£379,059	£461,259	£543,459	£625,659	£707,858	£790,058	£872,258	£954,458
18	Development of 30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527		£1402,606	£1,212,441	£1,022,276	£832,111	£641,946	£451,782	£261,617	£71,452	£118,713	£308,878	£499,043
19	Development of 30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£604,916	£493,911	£382,906	£271,902	£160,897	£49,893	£61,112	£172,117	£283,121	£394,126	£505,131
20	Development of 30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£823,085	£699,774	£576,463	£453,153	£329,842	£266,551	£89,220	£40,091	£163,402	£286,712	£410,023
21	Development of 30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,530	£4,412,916		£1,860,082	£2,180,550	£2,501,018	£2,821,485	£3,141,352	£3,432,419	£3,782,887	£4,102,354	£4,423,821	£4,744,288	£5,064,756
22	Development of 100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,558,232		£2,190,734	£2,661,299	£3,131,863	£3,602,428	£4,072,993	£4,443,558	£5,014,122	£4,848,687	£5,955,252	£6,425,817	£6,896,381
23	Development of 100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£808,377	£769,858	£654,662	£1,386,182	£2,117,702	£2,849,221	£3,580,741	£4,312,261	£5,043,781	£5,775,300	£6,506,820
24	Large residential scheme c. 400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£7,865,799	£3,954,339	£1,064,211	£5,116,083	£9,961,527	£14,406,972	£18,852,416	£23,297,861	£27,743,306	£32,188,750	£36,634,195
25	Residential and health (change of use of long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,052,443		£1,226,552	£642,739	£58,926	£524,887	£1,108,700	£1,692,513	£2,276,326	£2,860,139	£3,443,952	£4,027,765	£4,611,578
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£1,190,999	£2,273,069	£3,355,140	£4,437,210	£5,119,200	£6,601,350	£7,683,421	£8,765,491	£9,847,561	£10,929,631	£12,011,702
27	Office conversion of office above flats to small no of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£118,625	£118,625	£118,625	£118,625	£118,625	£118,625	£118,625	£118,625	£118,625	£118,625	£118,625
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£3,382,931	£2,957,620	£2,492,306	£2,046,999	£1,601,688	£1,156,377	£711,067	£265,756	£179,555	£624,866	£1,070,176
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,516,243		£639,079	£631,219	£631,359	£593,499	£519,638	£575,778	£531,918	£538,058	£544,198	£500,338	£640,478
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£49,425	£49,425	£49,425	£49,425	£49,425	£49,425	£49,425	£49,425	£49,425	£49,425	£49,425
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£607,935	£607,935	£607,935	£607,935	£607,935	£607,935	£607,935	£607,935	£607,935	£607,935	£607,935
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£115,572	£569,869	£1,255,311	£1,940,752	£2,626,194	£3,311,635	£3,997,077	£4,682,518	£5,367,960	£6,053,401	£6,738,845
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£257,518	£1,557,698	£1,422,122	£1,841,942	£3,541,762	£5,241,582	£6,941,402	£8,641,222	£10,341,042	£12,040,862	£13,740,682
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£19,810,060	£18,039,174	£16,323,123	£15,557,047	£12,986,814	£11,746,625	£10,465,111	£9,187,209	£7,940,936	£6,664,852	£4,415,216
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,805,646	£2,739,333		£40,038,571	£40,038,571	£40,038,571	£40,038,571	£40,038,571	£40,038,571	£40,038,571	£40,038,571	£40,038,571	£40,038,571	£40,038,571
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£45,544,953		£35,102,811	£35,102,811	£35,102,811	£35,102,811	£35,102,811	£35,102,811	£35,102,811	£35,102,811	£35,102,811	£35,102,811	£35,102,811
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£1,012,112	£10,112,796	£10,112,796	£10,112,796	£10,112,796	£10,112,796	£10,112,796	£10,112,796	£10,112,796	£10,112,796	£10,112,796
38	Large mixed use office and residential (New build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,242,218		£9,272,976	£10,652,934	£12,052,893	£13,442,852	£14,832,811	£16,222,770	£17,612,728	£19,002,687	£20,392,646	£21,782,605	£23,172,563
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£38,090,920		£2,700,762	£24,318,955	£25,937,148	£27,555,342	£29,173,535	£30,791,728	£32,409,921	£34,028,114	£35,646,307	£37,264,500	£38,882,693
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375		£7,623,924	£8,556,726	£9,089,528	£9,822,330	£10,555,132	£11,287,934	£12,020,736	£12,753,538	£13,486,340	£14,219,142	£14,951,944
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£83,293	£83,293	£83,293	£83,293	£83,293	£83,293	£83,293	£83,293	£83,293	£83,293	£83,293
42	Large Private Rental Scheme development (new build to rent)	COA	IN	420	£12,000,000	30%	£15,600,000	£4,620,043		£510,808,585	£44,898,576	£39,011,718	£33,144,206	£27,289,952	£21,447,704	£15,621,700	£11,278,689	£6,945,324	£2,628,465	£1,682,086
43	Large Private Rental Scheme development (change of use)	COA	IN	288	£3,057,000	30%	£3,974,100	£30,885,812		£2,060,241	£16,166,597	£10,273,133	£13,372,720	£18,468,271	£22,663,817	£26,650,362	£30,754,907	£34,850,452	£38,945,997	£43,041,542
44	Residential, ground floor retail/warehouse/storage	Central	OUT	56	£11,924,952	25%	£14,906,190	£16,310,410		£4,865,340	£47,733,329	£3,681,311	£3,080,294	£2,497,276	£1,905,259	£1,313,241	£721,224	£1,29,206	£4,662,812	£1,054,820
45	Tall tower with ground floor retail (change of use)	COA	IN	320	£3,057,000	30%	£3,974,100	£30,840,399		£2,043,500	£6,148,587	£10,249,539	£14,945,750	£18,435,273	£22,524,796	£26,614,319	£30,703,842	£34,793,366		

SCENARIO 13

No	Type/obj Descr/pt on	Zone	Inside / Outside COA	Resident a	Un ts	EUV	Prem um	Input	BLV	Residua	Land Val ue	AH %	% Reduct on in resident a. vs uses % Reduct on in cost													
													50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%			
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612						£174,854	£174,854	£174,854	£174,854	£174,854	£174,854	£174,854	£174,854	£174,854	£174,854	£174,854	£174,854	
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395						£614,844	£614,844	£614,844	£614,844	£614,844	£614,844	£614,844	£614,844	£614,844	£614,844	£614,844	£614,844	
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£64,000	15%	£737,150	£853,303						£67,165	£67,165	£67,165	£67,165	£67,165	£67,165	£67,165	£67,165	£67,165	£67,165	£67,165	£67,165	
4	Initial development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248						£46,436	£46,436	£46,436	£46,436	£46,436	£46,436	£46,436	£46,436	£46,436	£46,436	£46,436	£46,436	
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314						£205,562	£205,562	£205,562	£205,562	£205,562	£205,562	£205,562	£205,562	£205,562	£205,562	£205,562	£205,562	
6	Demolition of commercial buildings to create 2 flats and houses	South	OUT	4	£209,982	20%	£251,978	£192,073						£72,646	£72,646	£72,646	£72,646	£72,646	£72,646	£72,646	£72,646	£72,646	£72,646	£72,646	£72,646	
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156						£473,795	£473,795	£473,795	£473,795	£473,795	£473,795	£473,795	£473,795	£473,795	£473,795	£473,795	£473,795	
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818						£736,313	£736,313	£736,313	£736,313	£736,313	£736,313	£736,313	£736,313	£736,313	£736,313	£736,313	£736,313	
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683						£562,827	£562,827	£562,827	£562,827	£562,827	£562,827	£562,827	£562,827	£562,827	£562,827	£562,827	£562,827	
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457						£810,713	£810,713	£810,713	£810,713	£810,713	£810,713	£810,713	£810,713	£810,713	£810,713	£810,713	£810,713	
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765						£262,944	£262,944	£262,944	£262,944	£262,944	£262,944	£262,944	£262,944	£262,944	£262,944	£262,944	£262,944	
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139						£629,187	£629,187	£629,187	£629,187	£629,187	£629,187	£629,187	£629,187	£629,187	£629,187	£629,187	£629,187	
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177						£547,706	£628,218	£708,729	£789,241	£869,752	£950,264	£1,030,775	£1,111,287	£1,191,798	£1,272,310	£1,352,821	£1,432,821	£1,512,821
14	Development on greenfield land (notional)	South	OUT	10	£10,150	20%	£121,800	£601,452						£324,537	£370,212	£431,886	£485,560	£539,235	£592,909	£646,583	£700,258	£753,932	£807,606	£861,281	£916,281	
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£899,281						£32,729	£40,177	£111,084	£185,990	£258,897	£331,803	£404,709	£477,616	£550,522	£623,428	£696,335	£776,335	
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,557	30%	£1,431,244	£1,425,749						£326,215	£324,718	£343,222	£351,725	£399,772	£1,311,268	£2,222,765	£3,114,261	£4,045,758	£4,937,255	£5,882,751	£6,832,751	
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409						£447,532	£520,659	£593,786	£666,913	£740,040	£813,167	£886,294	£959,421	£1,032,548	£1,105,675	£1,180,802	£1,256,802	
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527						£331,833	£370,089	£434,345	£415,399	£315,142	£476,886	£638,630	£800,374	£962,118	£1,123,861	£1,285,605	£1,450,605	
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239						£455,886	£499,736	£515,350	£230,981	£326,603	£422,225	£517,847	£613,470	£709,052	£804,714	£900,336	£986,336	
20	Development of c30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621						£82,426	£26,324	£135,074	£243,824	£352,574	£461,324	£570,074	£678,824	£767,574	£896,324	£1,005,073	£1,180,802	
21	Development of c.30 flats (brownfield)	COA	IN	25	£702,346	30%	£914,350	£4,412,916						£2,477,468	£2,769,396	£3,061,324	£3,353,252	£2,645,180	£3,337,108	£4,229,036	£4,520,964	£4,812,893	£5,104,821	£5,396,749	£5,686,749	
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,558,232						£4,687,516	£5,090,395	£5,493,274	£5,896,153	£6,299,032	£6,701,911	£7,104,790	£7,507,670	£7,910,549	£8,313,428	£8,716,307	£9,116,307	
23	Development of c100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024						£2,022,999	£2,851,544	£3,500,089	£4,148,634	£4,797,179	£5,445,724	£6,094,269	£6,742,814	£7,391,359	£8,039,904	£8,688,449	£9,348,449	
24	Large residential scheme c. 400 flats incl building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445						£6,145,900	£10,202,179	£14,258,457	£18,314,735	£22,371,013	£26,427,291	£30,483,569	£34,539,847	£38,596,125	£42,652,404	£46,708,682	£50,748,682	
25	Residential and health (change of use of long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443						£686,300	£1,219,434	£1,752,968	£2,286,302	£2,819,637	£3,352,971	£3,886,305	£4,419,639	£4,952,973	£5,486,307	£6,019,641	£6,596,641	
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607						£4,391,604	£5,378,125	£6,364,647	£7,351,168	£8,337,689	£9,324,210	£10,310,731	£11,297,253	£12,283,774	£13,270,295	£14,256,816	£15,246,816	
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516						£80,959	£80,959	£80,959	£80,959	£80,959	£80,959	£80,959	£80,959	£80,959	£80,959	£80,959		
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400						£947,736	£546,330	£1,144,923	£2,565,484	£657,890	£1,059,297	£1,460,704	£1,862,110	£2,263,517	£2,664,924	£3,060,330	£3,460,330	
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,516,243						£3,112,198	£2,983,110	£2,854,023	£2,724,935	£2,595,948	£2,466,761	£2,337,673	£2,208,586	£2,079,498	£1,950,411	£1,821,324	£1,692,324	
30	Local supermarket (small size) replaced by Mixed use residential and supermarket	North	OUT	9	£364,304	15%	£393,950	£1,583,622						£618,497	£618,497	£618,497	£618,497	£618,497	£618,497	£618,497	£618,497	£618,497	£618,497	£618,497	£618,497	
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885						£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	£1,104,916	
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938						£1,986,228	£2,611,291	£3,236,315	£3,861,418	£4,486,482	£5,113,445	£5,736,609	£6,361,672	£6,966,736	£7,611,799	£8,236,863	£8,836,863	
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£14,448,810						£7,500,819	£4,296,392	£5,841,966	£7,387,540	£8,933,114	£10,478,688	£12,026,262	£13,569,836	£15,115,410	£16,650,983	£18,206,557	£19,798,830	
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£-E4,073,004						£7,726,074	£6,596,598	£5,479,443	£4,351,050	£3,222,657	£2,104,647	£1,041,945	£80,506	£879,381	£1,830,673	£2,798,830	£3,660,673	
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£-E2,739,211						£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	£311,460,449	
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£454,853						£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042						£1,046,458	£1,046,458	£1,046,458	£1,046,458	£1,046,458	£1,046,458	£1,046,458	£1,046,458	£1,046,458	£1,046,458	£1,046,458	£1,046,458	
38	Large mixed use office and residential (new build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,242,218						£2,298,060	£2,933,945	£3,020,830	£3,095,715	£3,361,600	£3,472,486	£3,893,371	£3,159,256	£3,425,141	£3,691,926	£4,056,916	£4,456,916	
39	Large mixed use office and residential (change of use)	COA	IN	144	£3,057,000	30%	£3,974,100	£38,090,920						£3,035,301	£311,528,085	£32,988,968	£34,465,651	£35,942,434	£37,419,218	£38,896,001	£40,372,784	£41,849,567	£43,326,351	£44,803,134	£46,380,134	£47,957,134
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375						£5,607,470	£10,277,421	£10,947,371										

SCENARIO 14

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	AH % →	10% reduction in residential area uses 10% reduction in cost										
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£162,096	£162,096	£162,096	£162,096	£162,096	£162,096	£162,096	£162,096	£162,096	£162,096	£162,096
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£634,083	£634,083	£634,083	£634,083	£634,083	£634,083	£634,083	£634,083	£634,083	£634,083	£634,083
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		£18,178	£18,178	£18,178	£18,178	£18,178	£18,178	£18,178	£18,178	£18,178	£18,178	£18,178
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£41,624	£41,624	£41,624	£41,624	£41,624	£41,624	£41,624	£41,624	£41,624	£41,624	£41,624
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£234,888	£234,888	£234,888	£234,888	£234,888	£234,888	£234,888	£234,888	£234,888	£234,888	£234,888
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£85,387	£85,387	£85,387	£85,387	£85,387	£85,387	£85,387	£85,387	£85,387	£85,387	£85,387
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£440,434	£440,434	£440,434	£440,434	£440,434	£440,434	£440,434	£440,434	£440,434	£440,434	£440,434
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£769,443	£769,443	£769,443	£769,443	£769,443	£769,443	£769,443	£769,443	£769,443	£769,443	£769,443
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£517,971	£517,971	£517,971	£517,971	£517,971	£517,971	£517,971	£517,971	£517,971	£517,971	£517,971
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£863,882	£863,882	£863,882	£863,882	£863,882	£863,882	£863,882	£863,882	£863,882	£863,882	£863,882
11	Demolition of light industrial/office to create 4 houses and garage	North	OUT	4	£70,278	15%	£80,820	£363,765		£242,944	£242,944	£242,944	£242,944	£242,944	£242,944	£242,944	£242,944	£242,944	£242,944	£242,944
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£578,034	£578,034	£578,034	£578,034	£578,034	£578,034	£578,034	£578,034	£578,034	£578,034	£578,034
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£600,062	£666,076	£732,090	£798,104	£864,118	£930,132	£996,146	£1,062,160	£1,128,174	£1,194,188	£1,260,202
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£359,441	£403,451	£447,460	£491,469	£535,479	£579,488	£623,497	£667,507	£711,516	£755,525	£799,535
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£13,208	£49,842	£112,892	£175,942	£238,991	£302,041	£365,091	£428,141	£491,191	£554,241	£617,291
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£346,693	£263,780	£180,867	£97,954	£15,042	£57,871	£150,784	£233,697	£316,610	£399,523	£482,436
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£458,754	£527,309	£586,563	£655,417	£714,471	£778,526	£842,580	£906,634	£970,688	£1,034,743	£1,098,797
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£7,781,527		£277,298	£145,975	£10,652	£122,670	£255,993	£389,316	£522,638	£655,961	£789,284	£922,606	£1,055,929
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£333,997	£46,243	£126,483	£206,723	£286,962	£367,202	£447,442	£527,682	£607,921	£688,161	£768,401
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£648,468	£87,721	£181,910	£276,099	£370,288	£464,477	£558,666	£652,855	£747,044	£841,233	£935,422
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£914,350	£4,412,916		£2,417,770	£2,681,159	£2,944,548	£3,207,937	£3,471,328	£3,734,715	£3,998,104	£4,261,493	£4,524,882	£4,788,271	£5,051,660
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,558,232		£4,204,069	£5,139,262	£5,474,456	£5,809,649	£6,144,243	£6,400,036	£6,815,230	£7,150,423	£7,485,617	£7,820,810	£8,156,004
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£2,333,532	£2,899,103	£3,464,673	£4,030,244	£4,595,814	£5,161,384	£5,726,955	£6,292,525	£6,858,095	£7,423,666	£7,989,236
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£6,718,690	£10,385,802	£14,052,913	£17,720,025	£21,387,137	£25,054,248	£28,721,360	£32,388,472	£36,055,583	£39,722,695	£43,389,007
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443		£785,921	£1,268,777	£1,751,632	£2,234,487	£2,717,343	£3,200,198	£3,683,053	£4,165,908	£4,648,764	£5,131,619	£5,614,474
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£4,475,138	£5,366,110	£6,257,082	£7,148,054	£8,039,026	£8,929,999	£9,820,971	£10,711,943	£11,602,915	£12,493,887	£13,384,860
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£668,218	£310,715	£46,787	£404,290	£761,792	£1,119,295	£1,476,798	£1,814,300	£2,151,803	£2,545,306	£2,906,808
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£2,402,273	£2,287,958	£2,173,645	£2,059,329	£1,945,014	£1,830,699	£1,716,385	£1,602,070	£1,487,755	£1,373,441	£1,259,126
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,516,243		£647,321	£647,321	£647,321	£647,321	£647,321	£647,321	£647,321	£647,321	£647,321	£647,321	£647,321
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£941,465	£941,465	£941,465	£941,465	£941,465	£941,465	£941,465	£941,465	£941,465	£941,465	£941,465
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£2,058,843	£2,623,520	£3,188,214	£3,752,899	£4,317,585	£4,882,270	£5,446,955	£6,011,641	£6,576,326	£7,141,012	£7,705,697
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£3,096,057	£4,487,385	£5,878,713	£7,270,040	£8,661,368	£10,052,696	£11,444,024	£12,835,352	£14,226,679	£15,618,007	£17,009,335
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£6,180,280	£5,186,497	£4,204,352	£3,212,308	£2,223,979	£1,264,607	£418,660	£427,288	£1,270,821	£2,116,629	£2,360,418
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£2,915,919	£2,915,919	£2,915,919	£2,915,919	£2,915,919	£2,915,919	£2,915,919	£2,915,919	£2,915,919	£2,915,919	£2,915,919
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£4,545,853		£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£32,123,778	£33,265,590	£34,407,401	£35,549,213	£36,691,024	£37,832,835	£38,974,647	£40,116,458	£41,258,269	£42,400,081	£43,541,892
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£4,424,218		£30,808,362	£32,143,736	£37,479,109	£42,114,492	£45,149,856	£47,465,220	£50,820,603	£54,555,976	£41,493,349	£42,926,723	£44,162,996
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,885,822		£6,631,972	£10,239,072	£10,846,171	£11,453,771	£12,060,370	£12,667,470	£13,274,569	£13,811,669	£14,488,768	£15,095,868	£15,702,967
40	Residential conversion of tall listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£4,305	£4,305	£4,305	£4,305	£4,305	£4,305	£4,305	£4,305	£4,305	£4,305	£4,305
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£21,175,672	£21,175,672	£21,175,672	£21,175,672	£21,175,672	£21,175,672	£21,175,672	£21,175,672	£21,175,672	£21,175,672	£21,175,672
42	Large Private Rental Scheme																			

SCENARIO 15

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	AH % →	5% increase n residential areas 5% increase n cost											
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%	
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£200,370	£200,370	£200,370	£200,370	£200,370	£200,370	£200,370	£200,370	£200,370	£200,370	£200,370	
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£576,365	£576,365	£576,365	£576,365	£576,365	£576,365	£576,365	£576,365	£576,365	£576,365	£576,365	
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		£165,140	£165,140	£165,140	£165,140	£165,140	£165,140	£165,140	£165,140	£165,140	£165,140	£165,140	
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£56,060	£56,060	£56,060	£56,060	£56,060	£56,060	£56,060	£56,060	£56,060	£56,060	£56,060	
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£146,910	£146,910	£146,910	£146,910	£146,910	£146,910	£146,910	£146,910	£146,910	£146,910	£146,910	
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£47,165	£47,165	£47,165	£47,165	£47,165	£47,165	£47,165	£47,165	£47,165	£47,165	£47,165	
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£540,517	£540,517	£540,517	£540,517	£540,517	£540,517	£540,517	£540,517	£540,517	£540,517	£540,517	
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£670,052	£670,052	£670,052	£670,052	£670,052	£670,052	£670,052	£670,052	£670,052	£670,052	£670,052	
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£652,539	£652,539	£652,539	£652,539	£652,539	£652,539	£652,539	£652,539	£652,539	£652,539	£652,539	
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£704,374	£704,374	£704,374	£704,374	£704,374	£704,374	£704,374	£704,374	£704,374	£704,374	£704,374	
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765		£302,946	£302,946	£302,946	£302,946	£302,946	£302,946	£302,946	£302,946	£302,946	£302,946	£302,946	
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£731,491	£731,491	£731,491	£731,491	£731,491	£731,491	£731,491	£731,491	£731,491	£731,491	£731,491	
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£442,995	£552,501	£662,008	£771,514	£881,021	£990,527	£1,100,034	£1,209,540	£1,319,047	£1,428,553	£1,538,060	
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£254,730	£327,734	£400,738	£473,743	£546,747	£619,751	£692,756	£765,760	£838,764	£911,769	£984,773	
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£711,771	£820,848	£913,468	£1,026,087	£1,298,707	£1,391,326	£1,483,946	£1,576,565	£1,669,185	£1,761,804	£1,854,424	
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£285,258	£316,594	£367,930	£404,734	£449,398	£528,062	£636,726	£747,390	£854,054	£962,718	£801,382	
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£476,087	£517,360	£568,632	£609,905	£751,178	£887,450	£975,723	£1,064,955	£1,155,768	£1,247,540	£1,338,813	
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£7,781,527		£440,903	£422,317	£473,731	£514,855	£643,441	£652,027	£870,613	£1,089,199	£1,307,785	£1,526,371	£1,744,957	
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£399,664	£26,723	£153,110	£272,947	£405,884	£532,271	£658,658	£785,045	£911,432	£1,037,820	£1,164,207	
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£234,341	£596,470	£641,402	£719,274	£817,146	£955,017	£1,092,889	£1,230,761	£1,368,633	£1,506,504	£1,644,376	
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£914,350	£4,412,916		£2,556,862	£2,945,860	£3,294,875	£3,643,881	£3,992,888	£3,441,894	£4,690,900	£5,039,907	£5,388,913	£5,737,919	£6,086,926	
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£655,232		£4,454,409	£4,951,660	£5,530,910	£6,069,161	£6,607,411	£7,145,661	£7,683,912	£8,222,162	£8,760,413	£9,256,663	£9,836,914	
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£1,941,931	£2,756,425	£3,570,920	£4,385,414	£5,199,909	£6,014,403	£6,828,898	£7,643,392	£8,457,887	£9,272,381	£10,086,876	
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£5,000,322	£9,834,933	£14,669,544	£19,504,155	£24,338,766	£29,123,377	£34,007,988	£38,842,599	£43,677,210	£48,511,821	£53,346,432	
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443		£487,057	£1,121,349	£1,755,641	£2,389,933	£3,024,224	£3,658,516	£4,292,808	£4,927,100	£5,561,392	£6,195,684	£6,829,976	
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£4,224,537	£5,402,156	£6,579,775	£7,757,395	£8,935,014	£10,112,633	£11,290,252	£12,467,872	£13,645,491	£14,823,110	£16,000,729	
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£444,407	£444,407	£444,407	£444,407	£444,407	£444,407	£444,407	£444,407	£444,407	£444,407	£444,407	
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£1,506,773	£1,017,558	£1,519,343	£2,041,129	£2,450,086	£2,939,301	£3,412,516	£3,817,730	£4,205,945	£4,696,160	£5,285,374	
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,516,243		£4,512,047	£373,414	£4,214,782	£4,656,149	£5,897,516	£6,738,885	£8,580,250	£13,211,617	£16,262,984	£18,104,352	£24,945,719	
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£560,848	£560,848	£560,848	£560,848	£560,848	£560,848	£560,848	£560,848	£560,848	£560,848	£560,848	
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£1,392,885		£1,840,958	£1,586,818	£1,332,637	£1,078,457	£842,277	£570,096	£615,916	£7,061,735	£8,707,555	£9,553,374	£9,299,194	
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£2,060,342	£9,421,004	£9,038,136	£6,630,236	£5,230,291	£3,842,147	£2,443,279	£1,058,065	£911,022	£1,285,761	£2,475,655	
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£1,620,777	£1,470,777	£1,470,777	£1,470,777	£1,470,777	£1,470,777	£1,470,777	£1,470,777	£1,470,777	£1,470,777	£1,470,777	
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£5,945,973		£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£20,646,624	£22,160,656	£23,674,689	£25,188,721	£26,702,754	£28,216,786	£29,730,819	£31,244,851	£32,758,884	£34,272,916	£35,786,948	
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£4,424,218		£28,409,180	£30,248,763	£32,008,386	£33,767,989	£35,527,592	£37,287,195	£39,046,798	£40,806,401	£42,565,004	£44,325,607	£46,085,210	
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,890,920		£9,558,446	£10,354,119	£11,149,772	£11,945,425	£12,741,079	£13,536,732	£14,332,385	£15,128,039	£15,923,692	£16,719,345	£17,514,998	
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£1,622,091	£1,622,091	£1,622,091	£1,622,091	£1,622,091	£1,622,091	£1,622,091	£1,622,091	£1,622,091	£1,622,091	£1,622,091	
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£29,505,684	£23,181,447	£18,876,473	£11,861,543	£7,179,886</							

SCENARIO 16

No	Type/obj Descr/pt on	Zone	Inside / Outside COA	Resident a	Un ts	EUV	Prem um	Input	BLV	Residua	Land Val ue	AH %	3% increase in resident a & us es											
													3% increase in resident a & us es						3% increase in resident a & us es					
1	Single residential dwelling (greenfield)	South	OUT	1		£17,500	20%		£21,000		£208,612		50%	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5		£800,000	15%		£920,000		£324,395		£557 126	£557 126	£557 126	£557 126	£557 126	£557 126	£557 126	£557 126	£557 126	£557 126	£557 126	£557 126
3	Demolition of existing dwelling to create 7 flats	North	OUT	7		£64,000,000	15%		£737,150		£853,303		£214 128	£214 128	£214 128	£214 128	£214 128	£214 128	£214 128	£214 128	£214 128	£214 128	£214 128	£214 128
4	Initial development of single dwelling (brownfield)	North	OUT	1		£20,000	15%		£23,000		£74,248		£60 973	£60 973	£60 973	£60 973	£60 973	£60 973	£60 973	£60 973	£60 973	£60 973	£60 973	£60 973
5	Demolition of garage/extension to create 3 flats	North	OUT	3		£617,000	15%		£709,550		£533,314		£117 584	£117 584	£117 584	£117 584	£117 584	£117 584	£117 584	£117 584	£117 584	£117 584	£117 584	£117 584
6	Demolition of commercial buildings to create 2 flats and houses	South	OUT	4		£209,982	20%		£251,978		£192,073		£34 424	£34 424	£34 424	£34 424	£34 424	£34 424	£34 424	£34 424	£34 424	£34 424	£34 424	£34 424
7	Demolition of garage in garden to create 6 flats	South	OUT	6		£52,500	20%		£63,000		£570,156		£573 879	£573 879	£573 879	£573 879	£573 879	£573 879	£573 879	£573 879	£573 879	£573 879	£573 879	£573 879
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9		£1,040,000	20%		£1,248,000		£544,818		£636 921	£636 921	£636 921	£636 921	£636 921	£636 921	£636 921	£636 921	£636 921	£636 921	£636 921	£636 921
9	Demolition of garages to create 6 town houses	North	OUT	6		£160,000	15%		£184,000		£791,683		£697 396	£697 396	£697 396	£697 396	£697 396	£697 396	£697 396	£697 396	£697 396	£697 396	£697 396	£697 396
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9		£1,400,000	20%		£1,680,000		£922,457		£651 204	£651 204	£651 204	£651 204	£651 204	£651 204	£651 204	£651 204	£651 204	£651 204	£651 204	£651 204
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4		£70,278	15%		£80,820		£363,765		£322 946	£322 946	£322 946	£322 946	£322 946	£322 946	£322 946	£322 946	£322 946	£322 946	£322 946	£322 946
12	Development on greenfield land (minor)	South	OUT	8		£101,500	20%		£121,800		£802,139		£782 644	£782 644	£782 644	£782 644	£782 644	£782 644	£782 644	£782 644	£782 644	£782 644	£782 644	£782 644
13	Development on greenfield land (major)	South	OUT	15		£101,500	20%		£121,800		£902,177		£390 639	£314 643	£388 647	£762 651	£886 655	£1 010 659	£1 134 663	£1 258 667	£1 382 671	£1 506 675	£1 630 679	
14	Development on greenfield land (notional)	South	OUT	10		£10,150	20%		£121,000		£601,452		£219 826	£302 495	£385 164	£467 834	£550 503	£631 172	£715 842	£798 511	£881 180	£963 850	£1 046 519	
15	16 flats (brownfield)	South	OUT	16		£582,702	20%		£699,242		£899,281		£91 292	£111 184	£113 660	£216 136	£318 612	£421 088	£523 564	£626 040	£728 516	£830 992	£933 468	
16	11 flats (brownfield change of use)	CDA	IN	11		£1,100,557	30%		£1,431,244		£1,425,749		£264 780	£147 532	£30 284	£86 963	£204 211	£321 459	£438 707	£555 955	£673 202	£790 450	£907 698	
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12		£200,000	15%		£230,000		£913,409		£415 365	£515 710	£518 056	£716 401	£816 746	£917 092	£1 017 437	£1 117 782	£1 218 228	£1 318 473	£1 418 518	
18	Development of c.30 flats and houses (brownfield)	South	OUT	40		£2,164,500	20%		£2,597,400		£2,781,527		£495 438	£248 431	£1 424	£245 584	£492 591	£739 598	£886 605	£1 233 612	£1 480 619	£1 727 626	£1 974 634	
19	Development of c.30 flats (brownfield)	North	OUT	24		£1,200,000	15%		£1,380,000		£1,635,239		£121 553	£20 216	£161 986	£303 755	£445 525	£587 294	£729 064	£870 833	£1 012 603	£1 154 372	£1 296 142	
20	Development of c30 flats with some light industrial (brownfield)	South	OUT	22		£700,060	20%		£840,072		£1,051,621		£310 299	£157 867	£5 434	£146 999	£289 432	£451 864	£604 297	£756 730	£909 162	£1 061 595	£1 214 028	
21	Development of c.30 flats (brownfield)	CDA	IN	25		£702,346	30%		£914,350		£4,412,916		£2,656 560	£3 034 105	£3 411 651	£3 783 196	£4 166 741	£4 544 287	£6 192 822	£5 295 376	£5 676 932	£6 054 469	£6 432 014	
22	Development of c.100 flats and houses (greenfield)	North	OUT	79		£500,500	15%		£575,575		£6,558,232		£437 856	£4 943 792	£5 49 728	£6 155 664	£6 761 601	£7 367 537	£7 973 473	£8 579 409	£9 185 345	£9 791 281	£10 397 217	
23	Development of c.100 flats (brownfield)	North	OUT	86		£2,760,000	15%		£3,174,000		£7,441,024		£811 397	£2 708 866	£3 606 335	£4 503 805	£5 401 274	£6 298 743	£7 196 212	£8 093 681	£8 991 150	£9 888 620	£10 786 089	
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420		£12,000,000	30%		£15,600,000		£34,509,445		£427 532	£9 651 310	£14 875 075	£2 098 865	£25 322 642	£30 546 420	£35 770 197	£40 993 975	£46 217 752	£51 441 530	£56 665 307	
25	Residential and health (change of use of long term vacant building)	CDA	IN	70		£2,095,635	30%		£2,724,326		£5,062,443		£387 435	£1 072 206	£1 756 977	£2 441 748	£3 126 518	£3 811 289	£4 496 060	£5 180 831	£5 865 601	£6 550 372	£7 235 143	
26	Tall building residential and health (new build)	CDA	IN	100		£2,095,635	30%		£2,724,326		£10,278,607		£14 141 003	£5 414 172	£6 687 340	£7 960 508	£9 233 676	£10 506 845	£11 780 013	£13 053 181	£14 326 349	£15 599 518	£16 872 686	
27	Office conversion of office above flats to small no. of flats	South	OUT	4		£327,666	20%		£393,199		£330,516		£26 131	£26 131	£26 131	£26 131	£26 131	£26 131	£26 131	£26 131	£26 131	£26 131	£26 131	
28	Residential and local supermarket (medium scale)	Central	OUT	42		£3,018,978	25%		£3,773,723		£3,882,400		£1786 291	£1 253 172	£720 054	£186 935	£346 184	£879 303	£1 412 421	£1 945 540	£2 478 659	£3 011 778	£3 544 897	
29	Residential and Supermarket	Central	OUT	17		£12,725,428	25%		£15,906,785		£12,516,243		£5 241 972	£5 068 567	£4 895 161	£4 721 755	£4 548 350	£4 374 944	£4 201 539	£4 028 133	£3 854 728	£3 681 322	£3 507 916	
30	Local supermarket (small size) replaced by Mixed use residential and supermarket	North	OUT	9		£364,304	15%		£393,950		£1,583,622		£532 023	£532 023	£532 023	£532 023	£532 023	£532 023	£532 023	£532 023	£532 023	£532 023	£532 023	
31	9 flats (change of use)	North	OUT	9		£1,673,494	15%		£1,924,518		£3,192,885		£1 595 269	£1 595 269	£1 595 269	£1 595 269	£1 595 269	£1 595 269	£1 595 269	£1 595 269	£1 595 269	£1 595 269	£1 595 269	
32	Residential and retail	CDA	IN	55		£3,350,000	30%		£4,225,000		£8,194,938		£1 768 383	£2 974 581	£3 380 779	£4 188 976	£4 933 174	£5 799 372	£6 605 569	£7 411 767	£8 217 964	£9 024 662	£9 830 360	
33	Residential and primary school	CDA	IN	172		£4,572,131	30%		£5,943,770		£13,448,810		£1 715 103	£3 723 415	£5 731 727	£7 740 039	£9 748 351	£11 756 663	£13 764 976	£15 773 288	£17 781 600	£19 789 912	£21 798 224	
34	Residential and secondary school (greenfield)	Central	OUT	150		£1,134,000	25%		£1,417,500		£-4,073,004		£1 470 693	£10 838 033	£9 319 981	£7 775 639	£6 234 108	£4 711 188	£3 176 430	£1 641 963	£3 008 309	£3 214 043		
35	Primary/secondary school (no residential)	Central	OUT	0		£7,092,517	25%		£8,865,646		£2,749,333		£37 854 040	£37 854 040	£37 854 040	£37 854 040	£37 854 040	£37 854 040	£37 854 040	£37 854 040	£37 854 040	£37 854 040	£37 854 040	
36	Office large	CDA	IN	0		£880,000	20%		£1,056,000		£45,544,853		£38 231 492	£38 231 492	£38 231 492	£38 231 492	£38 231 492	£38 231 492	£38 231 492	£38 231 492	£38 231 492	£38 231 492	£38 231 492	
37	Office (medium)	CDA	IN	0		£4,200,000	20%		£5,040,000		£18,853,042		£1 346 211	£1 346 211	£1 346 211	£1 346 211	£1 346 211	£1 346 211	£1 346 211	£1 346 211	£1 346 211	£1 346 211	£1 346 211	
38	Large mixed use office and residential (new build)	CDA	IN	178		£12,000,000	30%		£15,600,000		£2,242,218		£1 820 905	£18 459 011	£20 027 018	£21 735 224	£23 373 330	£25 011 436	£26 649 543	£28 287 649	£29 925 755	£31 563 861	£32 201 967	
39	Large mixed use office and residential (change of use)	CDA	IN	144		£3,057,000	30%		£3,974,100		£38,090,920		£27 711 119	£29 617 132	£31 518 145	£33 419 158	£35 320 170	£37 221 183	£39 122 196	£41 023 209	£42 942 222	£44 825 235	£46 726 248	
40	Residential conversion of large listed building	CDA	IN	52		£1	30%		£1		£11,781,375		£9 533 963	£10 392 468	£11 250 972	£12 109 477	£12 967 982	£13 826 486	£14 684 991	£15 543 495	£16 402 000	£17 260 504	£18 119 009	
41	Residential conversion of medium listed building	North	OUT	6		£773,000	15%		£888,950		£998,446		£214 687	£214 687	£214 687	£214 687	£214 687	£214 687	£214 687	£214 687	£214 687	£214 687	£214 687	
42	Large Private Rental Scheme development (new build to rent)	CDA	IN	420		£12,000,000	30%		£15,600,000		£4,620,043		£324 239	£2 403 859	£18 578 79									

SCENARIO 17

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premises Input	BLV	Residual Land Value	5% reduction in residential area vs 5% increase in cost											
									AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£119,825	£119,825	£119,825	£119,825	£119,825	£119,825	£119,825	£119,825	£119,825	£119,825	
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£667,412	£667,412	£667,412	£667,412	£667,412	£667,412	£667,412	£667,412	£667,412	£667,412	
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		£487,794	£487,794	£487,794	£487,794	£487,794	£487,794	£487,794	£487,794	£487,794	£487,794	
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£27,238	£27,238	£27,238	£27,238	£27,238	£27,238	£27,238	£27,238	£27,238	£27,238	
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£264,010	£264,010	£264,010	£264,010	£264,010	£264,010	£264,010	£264,010	£264,010	£264,010	
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£129,112	£129,112	£129,112	£129,112	£129,112	£129,112	£129,112	£129,112	£129,112	£129,112	
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£383,224	£383,224	£383,224	£383,224	£383,224	£383,224	£383,224	£383,224	£383,224	£383,224	
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£887,276	£887,276	£887,276	£887,276	£887,276	£887,276	£887,276	£887,276	£887,276	£887,276	
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£445,695	£445,695	£445,695	£445,695	£445,695	£445,695	£445,695	£445,695	£445,695	£445,695	
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£969,575	£969,575	£969,575	£969,575	£969,575	£969,575	£969,575	£969,575	£969,575	£969,575	
11	Demolition of light industrial/office to create 4 houses and garage	North	OUT	4	£70,278	15%	£80,820	£363,765		£211,730	£211,730	£211,730	£211,730	£211,730	£211,730	£211,730	£211,730	£211,730	£211,730	
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£416,936	£416,936	£416,936	£416,936	£416,936	£416,936	£416,936	£416,936	£416,936	£416,936	
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£133,045	£133,045	£133,045	£133,045	£133,045	£133,045	£133,045	£133,045	£133,045	£133,045	
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£611,430	£115,104	£168,778	£222,453	£276,127	£329,801	£383,476	£437,150	£490,824	£544,499	£598,173
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£268,962	£195,995	£123,089	£50,183	£22,734	£95,630	£168,537	£241,443	£314,349	£387,256	£460,162
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£456,933	£365,436	£273,940	£182,443	£90,946	£550	£92,047	£183,543	£275,040	£366,537	£458,033
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£246,632	£117,755	£390,886	£464,013	£537,140	£610,767	£685,794	£756,521	£828,648	£892,775	£975,902
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527		£1,009,325	£847,581	£685,837	£524,084	£362,350	£200,606	£88,862	£132,882	£284,625	£446,359	£608,113
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£407,313	£311,691	£216,069	£120,446	£24,824	£70,798	£166,420	£262,042	£357,665	£453,287	£548,909
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£525,560	£416,810	£308,060	£199,310	£90,560	£18,190	£126,939	£235,689	£344,439	£453,189	£561,939
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£114,350	£4,412,916		£2,026,080	£2,318,008	£2,609,936	£2,901,864	£3,193,792	£3,485,720	£3,777,648	£4,069,577	£4,361,505	£4,653,433	£4,945,361
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£655,232		£3,100,697	£3,501,576	£3,906,455	£4,309,334	£4,712,213	£5,115,092	£5,517,971	£5,920,850	£6,321,729	£6,726,608	£7,125,488
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£382,437	£390,982	£1,579,527	£2,218,072	£2,876,617	£3,525,162	£4,173,707	£4,822,253	£5,470,798	£6,119,343	£6,767,888
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£2,783,008	£1,273,271	£329,549	£935,827	£13,442,105	£17,498,383	£21,554,661	£25,610,939	£29,667,217	£33,723,496	£37,779,774
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443		£522,520	£110,814	£544,148	£1,077,482	£1,610,816	£2,144,150	£2,677,485	£3,210,819	£3,744,153	£4,277,487	£4,810,821
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£2,313,557	£3,300,078	£4,286,599	£5,273,120	£6,259,641	£7,246,163	£8,232,684	£9,219,205	£10,205,726	£11,192,247	£12,178,769
27	Office conversion of office above flats into small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£118,254	£118,254	£118,254	£118,254	£118,254	£118,254	£118,254	£118,254	£118,254	£118,254	
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£364,854	£1,983,447	£1,582,040	£1,180,634	£779,227	£777,820	£233,586	£412,993	£812,400	£1,227,806	£1,635,213
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,516,243		£427,502	£4,698,415	£4,569,327	£4,440,240	£4,311,152	£4,182,065	£4,052,978	£3,933,990	£3,794,803	£3,665,715	£3,536,628
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£258,332	£258,332	£258,332	£258,332	£258,332	£258,332	£258,332	£258,332	£258,332	£258,332	
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£633,438	£1,259,501	£1,883,565	£2,508,628	£3,133,692	£3,759,755	£4,383,819	£5,008,882	£5,633,946	£6,259,009	£6,884,073
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£1,024,580	£520,994	£2,066,568	£3,612,142	£5,157,716	£7,023,289	£8,248,363	£9,744,437	£11,340,011	£12,885,585	£14,431,159
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£14,231,927	£12,643,053	£11,324,930	£10,181,210	£9,042,708	£7,929,708	£6,794,927	£5,661,359	£4,545,752	£3,419,218	£2,295,706
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	£35,749,510	
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£2,739,333		£61,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	£41,360,172	
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£4,544,853		£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	£12,579,627	
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£18,165,149	£19,431,034	£20,696,919	£21,962,805	£23,228,690	£24,494,575	£25,760,460	£27,026,345	£28,292,230	£29,550,115	£30,824,000
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£4,424,218		£25,660,982	£2,737,137,66	£2,614,549	£3,091,932	£3,568,115	£3,044,899	£3,521,082	£3,598,465	£3,747,248	£3,952,032	£4,042,815
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,885,812		£8,301,441	£8,971,391	£9,641,342	£10,311,293	£10,981,244	£11,651,195	£12,321,145	£12,991,096	£13,661,047	£14,330,998	£15,000,948
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£71,625	£71,625	£71,625	£71,625	£71,625	£71,625	£71,625	£71,625	£71,625	£71,625	
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£39,942,225	£3,999,041	£2,258,287	£2,334,483	£18,648,763	£13,923,731	£9,982,351	£6,045,657	£2,118,260	£1,802,799	£5,718,739
42	Large Private Rental Scheme development (new build in rent)	CDA	IN	420	£12,000,000	30%	£15,600,000	£4,620,043		£8,644,643	£1,580,111	£1,315,578	£1,051,046	£71,766,514	£2,521,982	£2,257,450	£3,292,918	£3,728,386	£4,463,854	£4,199,322
43	Large Private Rental Scheme development (change of use)	CDA	IN</																	

SCENARIO 18

No	Typo qgy Desc pt on	Zone	inside / Outside COA	Resident a	Un ts	EUV	Prem um	Input	BLV	Resida	Land Va	Use	5% increase in resident a va us 5% reduction in cost													
													AH %	5%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%		
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612						£255,398	£255,398	£255,398	£255,398	£255,398	£255,398	£255,398	£255,398	£255,398	£255,398	£255,398	£255,398	
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£34,395						£523,797	£523,797	£523,797	£523,797	£523,797	£523,797	£523,797	£523,797	£523,797	£523,797	£523,797	£523,797	
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£64,000	15%	£737,150	£85,303						£281,100	£281,100	£281,100	£281,100	£281,100	£281,100	£281,100	£281,100	£281,100	£281,100	£281,100	£281,100	
4	Initial development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248						£75,259	£75,259	£75,259	£75,259	£75,259	£75,259	£75,259	£75,259	£75,259	£75,259	£75,259	£75,259	
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£53,314						£88,463	£88,463	£88,463	£88,463	£88,463	£88,463	£88,463	£88,463	£88,463	£88,463	£88,463	£88,463	
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073						£9,301	£9,301	£9,301	£9,301	£9,301	£9,301	£9,301	£9,301	£9,301	£9,301	£9,301	£9,301	
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156						£631,088	£631,088	£631,088	£631,088	£631,088	£631,088	£631,088	£631,088	£631,088	£631,088	£631,088	£631,088	
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818						£151,089	£151,089	£151,089	£151,089	£151,089	£151,089	£151,089	£151,089	£151,089	£151,089	£151,089	£151,089	
9	Demolition of garage to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683						£769,671	£769,671	£769,671	£769,671	£769,671	£769,671	£769,671	£769,671	£769,671	£769,671	£769,671	£769,671	
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£972,457						£545,512	£545,512	£545,512	£545,512	£545,512	£545,512	£545,512	£545,512	£545,512	£545,512	£545,512	£545,512	
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765						£354,160	£354,160	£354,160	£354,160	£354,160	£354,160	£354,160	£354,160	£354,160	£354,160	£354,160	£354,160	
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139						£943,743	£943,743	£943,743	£943,743	£943,743	£943,743	£943,743	£943,743	£943,743	£943,743	£943,743	£943,743	
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177						£837,656	£897,163	£1,056,669	£1,166,176	£1,275,682	£1,385,189	£1,494,695	£1,604,202	£1,713,708	£1,823,215	£1,932,721	£1,932,721	£1,932,721
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452						£517,837	£509,842	£683,846	£736,850	£809,855	£882,859	£955,863	£1,028,868	£1,101,872	£1,174,876	£1,247,881	£1,247,881	
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£899,281						£164,402	£257,021	£349,641	£442,260	£534,880	£627,499	£720,119	£812,738	£905,358	£997,977	£1,096,597	£1,096,597	
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749						£154,540	£154,540	£154,540	£154,540	£154,540	£154,540	£154,540	£154,540	£154,540	£154,540	£154,540	£154,540	
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409						£628,987	£720,260	£811,532	£902,805	£994,077	£1,085,350	£1,176,623	£1,267,895	£1,359,168	£1,450,440	£1,541,713	£1,541,713	
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527						£236,589	£455,175	£673,761	£892,347	£1,110,933	£1,329,520	£1,548,106	£1,766,692	£1,985,278	£2,203,864	£2,422,450	£2,422,450	
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239						£251,763	£378,150	£504,537	£680,924	£757,311	£883,688	£1,010,085	£1,136,473	£1,262,860	£1,389,247	£1,515,634	£1,515,634	
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621						£208,793	£346,665	£484,537	£622,408	£760,280	£898,152	£1,036,024	£1,173,895	£1,311,767	£1,449,639	£1,587,511	£1,587,511	
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,350	£4,412,916						£1,048,250	£3,397,256	£7,746,263	£4,095,269	£4,444,276	£6,793,282	£5,142,788	£5,491,295	£5,940,301	£6,189,307	£6,538,314	£6,538,314	
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£300,500	15%	£375,575	£6,558,232						£6,041,229	£6,579,479	£7,117,730	£7,655,980	£8,194,230	£8,732,481	£9,270,731	£9,808,982	£10,347,232	£10,885,482	£11,423,733	£11,423,733	
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024						£3,862,492	£4,676,987	£5,491,481	£6,305,976	£7,120,470	£7,934,965	£8,749,459	£9,563,954	£10,378,448	£11,192,943	£12,007,437	£12,007,437	
24	Large residential scheme c. 400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445						£1,929,230	£18,763,841	£23,598,452	£28,433,063	£33,267,674	£38,102,285	£42,936,896	£47,771,507	£52,606,116	£57,440,729	£62,275,340	£62,275,340	
25	Residential and health (change of use of long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443						£1,695,877	£2,330,169	£2,964,461	£3,598,753	£4,233,045	£4,867,337	£5,501,628	£6,135,920	£6,770,212	£7,404,504	£8,038,796	£8,038,796	
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607						£6,302,584	£7,480,204	£8,657,823	£9,835,442	£11,013,061	£12,190,681	£13,368,300	£14,545,919	£15,723,538	£16,901,158	£18,078,777	£18,078,777	
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516						£7,113	£7,113	£7,113	£7,113	£7,113	£7,113	£7,113	£7,113	£7,113	£7,113	£7,113		
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400						£6,099,656	£6,413,559	£6,908,774	£6,397,989	£8,877,203	£2,376,418	£2,865,633	£3,354,848	£3,844,062	£4,333,277	£4,822,492	£4,822,492	
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,516,243						£2,816,743	£2,658,110	£2,499,477	£2,340,848	£2,182,212	£2,023,579	£1,864,946	£1,706,313	£1,547,680	£1,389,047	£1,230,414	£1,230,414	
30	Local supermarket (small scale) replaced by Mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622						£5,012,585	£6,619,122	£7,230,214	£920,641	£2,772,010	£1,461,380	£2,650,615	£3,839,003	£5,027,391	£6,215,780	£7,404,168	£7,404,168	
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885						£3,141,449	£3,140,449	£3,140,449	£3,140,449	£3,140,449	£3,140,449	£3,140,449	£3,140,449	£3,140,449	£3,140,449	£3,140,449	£3,140,449	
32	Residential and retail	COA	IN	55	£3,250,000	20%	£4,250,000	£8,194,938						£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	£47,617,533	
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810						£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	£15,046,458	
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	-£4,073,004						£3,070,734	£3,229,567	£3,330,899	£3,330,899	£3,330,899	£3,330,899	£3,330,899	£3,330,899	£3,330,899	£3,330,899	£3,330,899	£3,330,899	
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	-£24,739,333						£2,405,511	£2,861,134	£3,116,756	£3,772,778	£4,228,001	£4,683,623	£4,939,245	£5,594,868	£5,050,490	£6,506,113	£6,966,735	£6,966,735	
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£45,544,853						£1,744,863	£2,398,766	£3,052,670	£3,700,573	£4,360,476	£5,114,380	£5,668,283	£6,322,186	£6,976,090	£7,629,993	£8,281,896	£8,281,896	
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042						£2,366,723	£2,615,794	£3,126,865	£3,713,936	£4,163,007	£4,642,078	£4,961,148	£5,310,220	£5,959,251	£6,408,362	£6,857,433	£6,857,433	
38	Large mixed use office and residential (New build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,242,218						£1,029,439	£3,423,102	£3,382,705	£3,382,705	£3,901,911	£4,161,614	£4,431,117	£4,810,720	£4,940,323	£4,699,926	£5,050,529	£5,050,529	
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£38,090,920						£10,864,495	£11,660,148	£12,455,801	£13,251,455	£14,047,108	£14,942,761	£15,638,414	£16,434,068	£17,229,721	£18,025,374	£18,821,028	£18,821,028	
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375						£2,950,6												

SCENARIO 19

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	AH % →	10% reduction in residential values 10% increase in cost											
										50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%	
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£52,038	£52,038	£52,038	£52,038	£52,038	£52,038	£52,038	£52,038	£52,038	£52,038	£52,038	
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£739,220	£739,220	£739,220	£739,220	£739,220	£739,220	£739,220	£739,220	£739,220	£739,220	£739,220	
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		£213,741	£213,741	£213,741	£213,741	£213,741	£213,741	£213,741	£213,741	£213,741	£213,741	£213,741	
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£327	£327	£327	£327	£327	£327	£327	£327	£327	£327	£327	
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		£351,783	£351,783	£351,783	£351,783	£351,783	£351,783	£351,783	£351,783	£351,783	£351,783	£351,783	
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£198,319	£198,319	£198,319	£198,319	£198,319	£198,319	£198,319	£198,319	£198,319	£198,319	£198,319	
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£259,292	£259,292	£259,292	£259,292	£259,292	£259,292	£259,292	£259,292	£259,292	£259,292	£259,292	
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£1,071,369	£1,071,369	£1,071,369	£1,071,369	£1,071,369	£1,071,369	£1,071,369	£1,071,369	£1,071,369	£1,071,369	£1,071,369	
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£283,708	£283,708	£283,708	£283,708	£283,708	£283,708	£283,708	£283,708	£283,708	£283,708	£283,708	
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£1,181,606	£1,181,606	£1,181,606	£1,181,606	£1,181,606	£1,181,606	£1,181,606	£1,181,606	£1,181,606	£1,181,606	£1,181,606	
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765		£140,515	£140,515	£140,515	£140,515	£140,515	£140,515	£140,515	£140,515	£140,515	£140,515	£140,515	
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£153,532	£153,532	£153,532	£153,532	£153,532	£153,532	£153,532	£153,532	£153,532	£153,532	£153,532	
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£1,196,957	£1,223,412	£1,223,412	£74,795	£1,140,809	£206,823	£272,837	£338,851	£404,865	£470,879		
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£1,711,905	£1,722,875	£1,722,875	£1,744,746	£9,263	£53,273	£97,282	£141,291	£185,301	£229,310	£273,319	
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£485,554	£422,504	£399,454	£296,404	£233,354	£170,304	£107,255	£44,205	£18,945	£81,895	£144,945	
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£608,129	£525,216	£442,303	£359,391	£276,478	£159,565	£110,652	£27,739	£55,174	£138,087	£221,000	
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£57,455	£116,509	£180,563	£264,617	£908,672	£377,726	£436,780	£500,834	£564,889	£628,943	£692,997	
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,781,527		£1,632,282	£1,498,960	£1,305,637	£1,232,314	£1,098,992	£905,659	£832,346	£699,023	£565,701	£432,376	£299,055	
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£736,851	£656,611	£576,371	£496,132	£415,892	£335,652	£255,412	£175,173	£94,933	£14,493	£65,547	
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£898,744	£798,547	£704,359	£610,170	£515,981	£421,792	£327,603	£233,414	£139,225	£45,036	£49,153	
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,350	£4,412,916		£1,514,959	£1,778,384	£2,041,773	£2,305,162	£2,568,551	£2,831,940	£3,095,329	£3,358,718	£3,622,107	£3,885,496	£4,148,885	
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£655,232		£1,610,430	£1,965,624	£2,300,817	£2,636,011	£2,971,204	£3,306,398	£3,641,591	£3,976,785	£4,311,978	£4,647,172	£4,982,365	
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£1,507,591	£942,020	£376,450	£189,121	£754,691	£1,320,261	£1,885,832	£2,451,402	£3,016,972	£3,582,543	£4,148,113	
24	Large residential scheme c. 400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£1,111,213	£7,519,308	£3,832,430	£150,842	£3,526,027	£7,196,432	£10,863,544	£14,530,656	£18,157,767	£21,864,879	£25,531,991	
25	Residential and health (change of use long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443		£1,631,719	£1,148,864	£666,009	£183,153	£299,702	£782,557	£1,265,413	£1,748,268	£2,231,123	£2,713,978	£3,196,834	
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£319,043	£1,210,015	£2,100,987	£2,991,959	£3,882,931	£4,773,904	£5,664,876	£6,555,848	£7,446,820	£8,337,792	£9,228,765	
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£1,733,825	£1,733,825	£1,733,825	£1,733,825	£1,733,825	£1,733,825	£1,733,825	£1,733,825	£1,733,825	£1,733,825	£1,733,825	
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£5,832,881	£5,718,567	£5,604,252	£4,899,537	£3,755,623	£5,261,308	£5,146,953	£5,032,679	£4,918,364	£4,804,049	£4,689,735	
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,516,243		£739,009	£739,040	£739,040	£739,040	£739,040	£739,040	£739,040	£739,040	£739,040	£739,040	£739,040	
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£606,889	£606,889	£606,889	£606,889	£606,889	£606,889	£606,889	£606,889	£606,889	£606,889	£606,889	
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£646,738	£82,053	£82,053	£1,047,318	£1,612,000	£1,761,689	£2,741,375	£3,306,060	£3,870,746	£4,435,431	£5,000,117	
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£4,455,906	£3,063,412	£1,672,084	£280,757	£1,110,571	£2,501,899	£3,893,227	£5,284,555	£6,675,682	£8,067,210	£9,458,538	
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£1,197,511	£18,344,312	£16,986,513	£15,583,980	£14,181,447	£12,937,440	£11,926,464	£10,916,355	£9,947,129	£8,939,344	£7,065,744	
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	£37,894,040	
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£24,739,333		£1,016,212	£1,346,211	£1,346,211	£1,346,211	£1,346,211	£1,346,211	£1,346,211	£1,346,211	£1,346,211	£1,346,211	£1,346,211	
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£4,945,973		£1,019,913	£7,627,013	£8,234,113	£8,481,212	£9,448,312	£10,055,411	£10,662,511	£11,269,610	£11,876,710	£12,483,809	£13,090,909	
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£2,525,746	£2,525,746	£2,525,746	£2,525,746	£2,525,746	£2,525,746	£2,525,746	£2,525,746	£2,525,746	£2,525,746	£2,525,746	
38	Large mixed use office and residential (new build)	COA	IN	178	£12,000,000	30%	£15,600,000	£4,424,218		£55,027,023	£4,028,573	£4,649,514	£38,788,019	£3,934,917	£2,911,268	£2,489,999	£19,475,689	£14,904,035	£1,325,155	£7,748,649	
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£30,885,812		£981,212	£7,408,981	£7,955,273	£9,181,539	£12,564,960	£15,941,162	£19,316,552	£22,991,343	£26,067,733	£32,818,115		
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,781,375		£4,605,224	£4,136,978	£3,668,732	£3,200,405	£2,732,241	£2,263,995	£1,795,749	£1,327,503	£859,257	£391,011	£77,235	
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£495,408	£2,391,213	£5,778,137	£9,159,557	£12,538,317	£15,911,879	£19,282,307	£22,652,734				

SCENARIO 20

No	Typology Description	Zone	Inside / Outside COA	Residential Units	EUV	Premium Input	BLV	Residual Land Value	10% increase in residential area uses 10% reduction in cost											
									AH % →	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£208,612		£323,185	£323,185	£323,185	£323,185	£323,185	£323,185	£323,185	£323,185	£323,185	£323,185	£323,185
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		£451,989	£451,989	£451,989	£451,989	£451,989	£451,989	£451,989	£451,989	£451,989	£451,989	£451,989
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		£446,046	£446,046	£446,046	£446,046	£446,046	£446,046	£446,046	£446,046	£446,046	£446,046	£446,046
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		£99,269	£99,269	£99,269	£99,269	£99,269	£99,269	£99,269	£99,269	£99,269	£99,269	£99,269
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314		-£689	-£689	-£689	-£689	-£689	-£689	-£689	-£689	-£689	-£689	-£689
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£192,073		£78,508	£78,508	£78,508	£78,508	£78,508	£78,508	£78,508	£78,508	£78,508	£78,508	£78,508
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		£755,020	£755,020	£755,020	£755,020	£755,020	£755,020	£755,020	£755,020	£755,020	£755,020	£755,020
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£544,818		£334,995	£334,995	£334,995	£334,995	£334,995	£334,995	£334,995	£334,995	£334,995	£334,995	£334,995
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		£931,659	£931,659	£931,659	£931,659	£931,659	£931,659	£931,659	£931,659	£931,659	£931,659	£931,659
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£922,457		£333,480	£333,480	£333,480	£333,480	£333,480	£333,480	£333,480	£333,480	£333,480	£333,480	£333,480
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,765		£425,375	£425,375	£425,375	£425,375	£425,375	£425,375	£425,375	£425,375	£425,375	£425,375	£425,375
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		£1,207,146	£1,207,146	£1,207,146	£1,207,146	£1,207,146	£1,207,146	£1,207,146	£1,207,146	£1,207,146	£1,207,146	£1,207,146
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		£1,179,962	£1,303,966	£1,427,970	£1,551,974	£1,675,978	£1,799,982	£1,923,996	£2,047,990	£2,171,994	£2,295,998	£2,420,002
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		£746,041	£828,711	£911,380	£994,049	£1,076,719	£1,159,388	£1,242,057	£1,324,727	£1,407,396	£1,490,065	£1,572,735
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		£381,054	£483,530	£586,006	£688,482	£790,958	£893,434	£995,910	£1,098,386	£1,200,862	£1,303,338	£1,405,814
16	11 flats (brownfield change of use)	CDA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£934,344	£1,113,904	£231,152	£348,399	£465,647	£582,895	£700,143	£817,391	£934,638	£1,051,886	£1,169,134
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		£871,165	£921,510	£1,021,856	£1,122,204	£1,222,546	£1,322,891	£1,423,237	£1,523,582	£1,623,927	£1,724,273	£1,824,618
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£7,781,527		£859,547	£1,106,554	£1,353,561	£1,600,568	£1,847,575	£2,094,582	£2,341,589	£2,588,597	£2,835,604	£3,082,611	£3,329,618
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		£581,301	£723,070	£864,840	£1,006,610	£1,148,379	£1,290,149	£1,431,918	£1,573,688	£1,715,457	£1,857,227	£1,998,996
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		£575,970	£728,402	£880,835	£1,033,268	£1,185,700	£1,338,133	£1,490,566	£1,642,998	£1,795,431	£1,947,864	£2,100,296
21	Development of c.30 flats (brownfield)	CDA	IN	25	£703,346	30%	£914,350	£4,412,916		£555,335	£636,881	£814,314	£941,972	£1,060,517	£1,447,063	£1,824,608	£2,021,154	£2,579,699	£3,957,245	£7,334,790
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£655,232		£751,495	£811,431	£872,367	£929,303	£955,239	£1,141,175	£1,147,111	£1,153,047	£1,258,963	£1,964,919	£1,570,855
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		£652,520	£649,989	£7,447,458	£8,344,928	£9,242,397	£10,139,866	£11,037,335	£11,934,804	£12,832,273	£13,729,742	£14,627,212
24	Large residential scheme c. 400 flats incl tall building	CDA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		£22,285,348	£27,500,126	£32,732,903	£37,956,681	£41,310,458	£48,404,236	£53,628,013	£58,851,791	£64,075,568	£69,299,346	£74,523,123
25	Residential and health (change of use long term vacant building)	CDA	IN	70	£2,095,635	30%	£2,724,326	£5,062,443		£2,805,076	£3,489,847	£4,174,617	£4,859,388	£5,544,159	£6,228,930	£6,913,700	£7,598,471	£8,283,242	£8,968,013	£9,652,783
26	Tall building residential and health (new build)	CDA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		£8,297,098	£8,570,267	£10,843,435	£12,116,603	£13,389,771	£14,662,940	£15,936,108	£17,209,276	£18,482,445	£19,755,613	£21,028,781
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£48,458	£48,458	£48,458	£48,458	£48,458	£48,458	£48,458	£48,458	£48,458	£48,458	£48,458
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£1,087,944	£1,621,062	£2,154,181	£2,687,300	£3,220,419	£3,753,537	£4,286,656	£4,819,775	£5,353,934	£5,866,013	£6,419,131
29	Residential and Supermarket	Central	OUT	17	£11,725,428	25%	£15,906,785	£12,516,243		£1,811,364	£1,637,958	£1,464,552	£1,291,147	£1,117,741	£944,336	£770,930	£597,524	£424,119	£250,713	£777,308
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,583,622		£1,252,393	£1,252,353	£1,252,353	£1,252,353	£1,252,353	£1,252,353	£1,252,353	£1,252,353	£1,252,353	£1,252,353	£1,252,353
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£4,475,845	£4,755,845	£4,755,845	£4,755,845	£4,755,845	£4,755,845	£4,755,845	£4,755,845	£4,755,845	£4,755,845	£4,755,845
32	Residential and retail	CDA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		£4,473,964	£2,880,162	£6,086,359	£6,892,557	£7,698,755	£8,504,952	£9,311,150	£10,117,347	£10,923,945	£11,729,743	£12,535,940
33	Residential and primary school	CDA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		£9,265,900	£11,274,212	£13,282,524	£15,390,836	£17,299,148	£19,307,461	£21,315,773	£23,324,085	£25,332,297	£27,340,709	£29,349,021
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		£872,944	£430,395	£1,733,734	£3,037,073	£4,340,412	£6,643,751	£8,647,089	£8,250,428	£8,953,767	£10,857,106	£12,150,445
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£24,739,333		£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919	£29,315,919
36	Office large	CDA	IN	0	£880,000	20%	£1,056,000	£4,545,853		£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213	£50,746,213
37	Office (medium)	CDA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873	£16,279,873
38	Large mixed use office and residential (new build)	CDA	IN	178	£12,000,000	30%	£15,600,000	£4,424,218		£37,086,727	£36,724,833	£40,362,939	£42,001,046	£43,639,152	£45,277,258	£46,915,364	£48,553,470	£50,191,577	£51,829,683	£53,467,789
39	Large mixed use office and residential (Change of Use)	CDA	IN	144	£3,057,000	30%	£3,974,100	£30,889,920		£36,464,557	£38,365,770	£40,266,783	£42,167,796	£44,068,808	£46,905,821	£49,870,834	£51,771,847	£53,672,860	£55,573,873	£55,474,886
40	Residential conversion of large listed building	CDA	IN	52	£1	30%	£1	£11,781,375		£12,146,022	£13,004,526	£13,863,031	£14,721,535	£15,900,040	£16,438,545	£17,297,049	£18,155,554	£19,014,058	£19,872,563	£20,731,067
41	Residential conversion of medium listed building	North	OUT	6	£773,000	15%	£888,950	£998,446		£471,738	£471,738	£471,738	£47							

Appendix 13 (iii)

Minor Residential Typology CIL Split Sensitivity Analysis

Site number	Typology Description	Residential Units	Surplus / Deficit	Total Residential CIL	Total CIL (all uses)	15% of total CIL as AH sum			25% of total CIL as AH sum			35% of total CIL as AH sum			100% of total CIL as AH sum			
						CIL	AH Sum	AH £/unit	CIL	AH Sum	AH £/unit	CIL	AH Sum	AH £/unit	CIL	AH Sum	AH £/unit	
1	Single residential dwelling (greenfield)	1	£187 612	£40,891	£40,891	£34,757	£6,134	£6,134	£30,668	£10,223	£10,223	£26,579	£14,312	£14,312	£0	£40,891	£40,891	
2	Conversion and extension of existing dwelling to provide 5 flats	5	£595 605	£17,264	£17,264	£14,674	£2,590	£518	£12,948	£4,316	£863	£11,221	£6,042	£1,208	£0	£17,264	£3,453	
3	Demolition of existing dwelling to create 7 flats	7	£116 153	£71,931	£71,931	£61,142	£10,790	£1,541	£53,948	£17,983	£2,569	£46,755	£25,176	£3,597	£0	£71,931	£10,276	
4	Infill development of single dwelling (brownfield)	1	£51 248	£14,386	£14,386	£12,228	£2,158	£2,158	£10,790	£3,597	£3,597	£9,351	£5,035	£5,035	£0	£14,386	£14,386	
5	Demolition of garage/extension to create 3 flats	3	£176 236	£29,280	£29,280	£24,888	£4,392	£1,464	£21,960	£7,320	£2,440	£19,032	£10,248	£3,416	£0	£29,280	£9,760	
6	Demolition of commercial building to create 2 flats and 2 houses	4	£59 906	£30,127	£30,127	£25,608	£4,519	£1,130	£22,595	£7,532	£1,883	£19,582	£10,544	£2,636	£0	£30,127	£7,532	
7	Demolition of garage in garden to create 6 flats	6	£507 156	£48,406	£48,406	£41,145	£7,261	£1,210	£36,304	£12,101	£2,017	£31,464	£16,942	£2,824	£0	£48,406	£8,068	
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	9	£703 182	£43,836	£43,836	£37,260	£6,575	£731	£32,877	£10,959	£1,218	£28,493	£15,343	£1,705	£0	£43,836	£4,871	
9	Demolition of garages to create 6 town houses	6	£607 683	£58,459	£58,459	£49,690	£8,769	£1,461	£43,844	£14,615	£2,436	£37,998	£20,461	£3,410	£0	£58,459	£9,743	
10	Demolition of dwelling to create 9 flats (no land levels)	9	£757 543	£68,969	£68,969	£58,624	£10,345	£1,149	£51,727	£17,242	£1,916	£44,830	£24,139	£2,682	£0	£68,969	£7,663	
11	Demolition of light industrial/office to create 4 houses and storage	4	£282 945	£1,354	£1,354	£1,151	£203	£51	£1,016	£339	£85	£880	£474	£118	£0	£1,354	£339	
12	Development on greenfield land (minor)	8	£680 339	£165,188	£165,188	£140,410	£24,778	£3,097	£123,891	£41,297	£5,162	£107,372	£57,816	£7,227	£0	£165,188	£20,649	
27	Office conversion of office above flats to small no. of flats	4	£62 683	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
30	Local supermarket (small scale) replaced by Mixed use residential and supermarket	9	£589 672	£69,616	£156,218	£132,785	£23,433	£2,604	£117,163	£39,054	£4,339	£101,542	£54,676	£6,075	£0	£156,218	£17,358	
31	9 flats (change of use)	9	£1 268 367	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
41	Residential conversion of medium listed building	6	£109 496	£2,031	£2,031	£1,726	£305	£51	£1,523	£508	£85	£1,320	£711	£118	£0	£2,031	£339	
Effective CIL Rate				£169.25			£143.86	Average: £1,456		£126.94			£2,427	£110.01			£3,398	£0.00
Effective AH Rate				£0.00			£25.39	Average: £42.31		£59.24			£59.24			£169.25	Average: £9,708	

Appendix 13 (iv)

Development Type	Scenario	CIL applied to All Borough	% of typologies which are viable		
Residential (C3)	Adopted Indexed outside CMC	£169.25	75.0%		
	Alternative 1	£180	75.0%		
	Alternative 2	£200	72.7%		
	Alternative 3	£220	70.5%		
	Alternative 4	£240	70.5%		
Development Type	Scenario	CIL applied to All Borough	% of typologies which are viable		
Retail (Class E(a) Retail, E(c) Services, E(b) Food and Drink, and Sui Generis bars/pubs and hot food takeaways)	Adopted Indexed outside CMC	£169.25	50.0%		
	Alternative 1	£180	50.0%		
	Alternative 2	£200	50.0%		
	Alternative 3	£220	50.0%		
	Alternative 4	£240	50.0%		
Development Type	Scenario	CMC	% of typologies which are viable	Outside CMC	% of typologies which are viable
Business (Class E(g) Business Use, B2,B8)	Adopted indexed	£169.25	87.5%	£0.00	42.9%
	Alternative 1	£180	87.5%	£10.00	42.9%
	Alternative 2	£200	87.5%	£20.00	42.9%
	Alternative 3	£220	87.5%	£30.00	42.9%
	Alternative 4	£240	87.5%	£40.00	42.9%
Development Type	Scenario	CMC	% of typologies which are viable	Outside CMC	% of typologies which are viable
Institutions (C2,Class E(e) Health Services, E(f) Day Nursery and F.1 Non-resi institutions)	Adopted indexed	£0	42.9%	£0	0.0%
	Alternative 1	£10	42.9%	£10	0.0%
	Alternative 2	£20	42.9%	£20	0.0%
	Alternative 3	£30	42.9%	£30	0.0%
	Alternative 4	£40	42.9%	£40	0.0%