

SCENARIO 9

No	Typology/Descr pt on	Zone	Inside / Outside COA	Resident u. Units	EUV	Prom um. input	BLV	Residual Land Value	AN %	0% change in residential values, 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	67%	£215 126	£215 126	£215 126	£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	67%	£569 320	£569 320	£569 320	£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	67%	£174 132	£174 132	£174 132	£174 132	£174 132	£174 132	£174 132	£174 132	£174 132	£174 132	£174 132	£174 132	£174 132	£174 132	
4	Intill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407	67%	£60 847	£60 847	£60 847	£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	67%	£147 013	£147 013	£147 013	£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	£208,882	20%	£251,978	£109,311	67%	£31 673	£31 673	£31 673	£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	67%	£552 442	£552 442	£552 442	£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	67%	£627 701	£627 701	£627 701	£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	67%	£666 249	£666 249	£666 249	£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	67%	£678 112	£678 112	£678 112	£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	67%	£308 552	£308 552	£308 552	£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	67%	£786 465	£786 465	£786 465	£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	67%	£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	£1 737 780	£1 832 789	£1 927 798	
14	Development on greenfield land (residual)	South	OUT	10	£101,500	20%	£121,800	£598,603	67%	£421 187	£484 527	£547 867	£611 207	£674 547	£737 887	£801 227	£864 567	£927 907	£991 247	£1 054 587	£1 117 927	£1 181 267	£1 244 607	
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£800,894	67%	£655 836	£148 599	£231 362	£314 125	£396 888	£479 651	£562 414	£645 177	£727 940	£810 703	£893 466	£976 229	£1 058 992	£1 141 755	
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749	67%	£240 378	£140 337	£40 217	£59 863	£159 944	£300 024	£440 105	£580 186	£720 267	£860 348	£1 000 429	£1 140 510	£1 280 591	£1 420 672	
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814	67%	£538 260	£620 455	£702 650	£784 845	£867 040	£949 235	£1 031 430	£1 113 625	£1 195 820	£1 278 015	£1 360 210	£1 442 405	£1 524 600	£1 606 795	
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,184,500	20%	£2,597,400	£2,761,675	67%	£47 622	£142 543	£232 708	£322 873	£413 038	£503 203	£593 368	£683 533	£773 698	£863 863	£954 028	£1 044 193	£1 134 358	£1 224 523	
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,825,891	67%	£97 899	£208 943	£319 948	£430 952	£541 957	£652 962	£763 967	£874 971	£985 976	£1 096 980	£1 207 985	£1 318 990	£1 429 995	£1 540 000	
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004	67%	£63 184	£186 495	£309 805	£433 116	£556 427	£679 738	£803 049	£926 360	£1 049 670	£1 172 981	£1 296 292	£1 419 603	£1 542 914	£1 666 225	
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,350	£4,402,778	67%	£2 762 859	£3 083 326	£3 403 793	£3 724 261	£4 044 728	£4 365 195	£4 685 662	£5 006 129	£5 326 597	£5 647 064	£5 967 531	£6 287 998	£6 608 465	£6 928 932	
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,387	67%	£5 364 372	£5 834 937	£6 305 502	£6 776 067	£7 246 631	£7 717 196	£8 187 761	£8 658 326	£9 128 890	£9 599 455	£10 070 020	£10 540 585	£11 011 150	£11 481 715	
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292	67%	£3 032 746	£3 764 265	£4 495 785	£5 227 305	£5 958 825	£6 690 344	£7 421 864	£8 153 384	£8 884 904	£9 616 423	£10 347 943	£11 079 463	£11 810 983	£12 542 503	
24	Large residential scheme c. 400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508	67%	£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	£58 937 455	£63 382 900	£67 828 344	
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	67%	£1 151 089	£1 774 902	£2 398 715	£3 022 528	£3 646 341	£4 270 154	£4 893 967	£5 517 780	£6 141 593	£6 765 406	£7 389 219	£8 013 032	£8 636 845	£9 260 658	
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213	67%	£5 347 094	£6 429 165	£7 511 235	£8 593 305	£9 675 375	£10 757 445	£11 839 515	£12 921 586	£14 003 656	£15 085 726	£16 167 797	£17 249 867	£18 331 937	£19 413 007	
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£305,516	67%	£44 036	£44 036	£44 036	£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	67%	£508 696	£53 385	£281 922	£327 236	£372 549	£417 863	£463 176	£508 490	£553 804	£599 117	£644 431	£689 745	£735 058	£780 372	£825 686
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,511,308	67%	£2 964 470	£2 820 610	£2 676 750	£2 532 890	£2 389 030	£2 245 170	£2 101 310	£1 957 450	£1 813 590	£1 669 730	£1 525 870	£1 382 010	£1 238 150	£1 094 290	£950 430
30	Local supermarket (small scale) replaced by Mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,850	£1,376,619	67%	£769 755	£769 755	£769 755	£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	67%	£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	£1 488 511	£1 488 511	£1 488 511	
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,176,642	67%	£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	£10 129 865	£10 815 307	£11 500 748	
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410	67%	£4 293 379	£5 993 099	£7 692 819	£9 392 539	£11 092 259	£12 791 979	£14 491 699	£16 191 419	£17 891 139	£19 590 859	£21 290 579	£22 990 299	£24 689 019	£26 388 739	
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,163,212	67%	£6 369 134	£5 103 963	£3 838 792	£2 573 621	£1 308 450	£1 043 279	£778 108	£512 937	£247 766	£100 595	£15 424	£15 424	£15 424	£15 424	
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	£24,739,333	67%	£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	£31 460 449	£31 460 449	£31 460 449	£31 460 449	
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£45,544,853	67%	£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	£47 617 533	£47 617 533	
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042	67%	£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	£15 046 458	£15 046 458	
38	Large mixed use office and residential (New build)	COA	IN	178	£12,000,000	30%	£15,600																	

Appendix 13 (ii)

SCENARIO 1

No	Typology Description	Zone	Inside / Outside COA	Resident Units	EUV	Premium Input	BLV	Residual Land Value	AN %	15% reduction in residential values, 0% change in costs													
										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	£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	£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	£204,749	£204,749	
4	Intell 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	£8,014	£8,014	
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£533,314	→	£511,886	£511,886	£511,886	£511,886	£511,886	£511,886	£511,886	£511,886	£511,886	£511,886	£511,886	£511,886	£511,886	
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£208,882	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	£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	£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	£548,818	→	£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	£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	£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	£1,155,345	£1,155,345	
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£36,765	→	£146,122	£146,122	£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	£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	£627,107	£678,623	
14	Development on greenfield land (residual)	South	OUT	10	£101,500	20%	£121,800	£601,452	→	£316	£34,028	£68,057	£102,117	£136,176	£170,235	£204,294	£238,353	£272,412	£306,471	£340,530	£374,589	£408,648	
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281	→	£347,946	£294,753	£241,560	£188,366	£135,173	£81,980	£28,786	£24,407	£77,600	£130,794	£183,987	£237,180	£290,373	
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749	→	£563,248	£488,918	£414,589	£340,261	£265,932	£191,603	£117,274	£42,944	£31,385	£109,714	£180,043	£250,372	£320,701	
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409	→	£164,627	£219,608	£274,589	£329,571	£384,553	£439,534	£494,516	£549,497	£604,478	£659,459	£714,440	£769,421	£824,402	
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,184,500	20%	£2,597,400	£2,781,527	→	£1,238,001	£1,134,100	£1,029,188	£924,286	£819,385	£714,483	£609,582	£504,680	£399,778	£294,877	£189,976	£85,075	£10,174	
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239	→	£539,248	£474,391	£409,534	£344,676	£279,819	£214,962	£150,104	£85,247	£20,390	£44,468	£109,335	£178,202	£247,069	
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,000	20%	£840,072	£1,051,621	→	£595,211	£515,583	£435,955	£356,327	£276,699	£197,071	£117,443	£37,815	£41,813	£121,441	£201,069	£280,697		
21	Development of c.30 flats (brownfield)	COA	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	£3,324,940	£3,559,790	£3,794,640	£4,029,490	£4,264,340		
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,558,232	→	£2,540,393	£2,807,901	£3,075,409	£3,342,917	£3,610,424	£3,877,932	£4,145,440	£4,412,948	£4,680,456	£4,947,964	£5,215,472	£5,482,980		
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024	→	£416,776	£65,820	£148,415	£231,011	£313,607	£396,202	£478,798	£561,394	£643,989	£726,585	£809,181	£891,776	£974,372	
24	Large residential scheme c. 400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445	→	£6,111,329	£2,825,228	£454,008	£731,953	£1,009,898	£1,287,843	£1,565,788	£1,843,734	£2,121,679	£2,399,624	£2,677,569	£2,955,514	£3,233,459	
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	→	£927,687	£495,311	£82,935	£369,442	£601,818	£834,193	£1,066,568	£1,298,943	£1,531,318	£1,763,693	£1,996,068	£2,228,443	£2,460,818	
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607	→	£1,441,600	£2,237,023	£3,031,446	£3,825,870	£4,620,293	£5,414,716	£6,209,139	£7,003,562	£7,797,985	£8,592,408	£9,386,831	£10,181,254	£10,975,677	
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£305,516	→	£179,453	£179,453	£179,453	£179,453	£179,453	£179,453	£179,453	£179,453	£179,453	£179,453	£179,453	£179,453	£179,453	
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400	→	£2,544,376	£2,320,777	£1,917,179	£1,603,580	£1,289,982	£976,383	£662,784	£349,185	£36,587	£278,011	£591,610	£904,209	£1,216,808	
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,516,243	→	£4,265,304	£4,165,762	£4,066,220	£3,966,678	£3,867,137	£3,767,595	£3,668,053	£3,568,511	£3,468,969	£3,369,427	£3,269,885	£3,170,343	£3,070,801	
30	Local supermarket (small scale) replaced by mixed use residential and supermarket	North	OUT	9	£864,304	15%	£991,950	£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	£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	£117,582	£117,582	
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938	→	£1,022,272	£606,979	£1,110,887	£1,615,194	£2,119,502	£2,623,809	£3,128,117	£3,632,424	£4,136,731	£4,641,039	£5,145,346	£5,649,654		
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810	→	£2,221,802	£864,720	£252,361	£1,489,443	£2,726,525	£3,963,606	£5,200,688	£6,437,770	£7,674,852	£8,911,934	£10,149,015	£11,386,097		
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	£10,616,064	£9,447,599	£8,284,134	£7,115,669	£5,947,204	£4,778,739	£3,610,274	£2,441,809	£1,273,344		
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	£33,604,980		
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£45,544,853	→	£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	£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	£13,813,042		
38	Large mixed use office and residential (New build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,242,218	→	£20,750,130	£21,747,868	£22,745,606	£23,743,344	£24,741,082	£25,738,820	£26,736,558	£27,734,296	£28,732,034	£29,729,772	£30,727,510	£31,725,248		
39	Large mixed use office and residential (Change of use)	COA	IN	144	£3,057,000	30%	£3,974,100	£8,090,500	→	£25,019,945	£26,213,908	£27,407,872	£28,601,835	£29,795,799	£30,989,762	£32,183,725	£33,377,689	£34,571,652	£35,765,615	£36,959,578			
40	Residential conversion of large listed building	COA	IN	52	£1	30%	£1	£11,318,375	→	£9,697,470	£8,244,679	£6,791,887	£5,339,095	£3,886,303	£2,433,511	£980,719	£10,962,920	£11,507,168	£12,051,417	£12,595,665	£13,139,913		
41	Residential conversion of																						

SCENARIO 13

No	Typo eqy Descr pt on	Zone	Inside / Outside COA	Resident u Units	EUV	Prom um	Input	BLV	Residual Land Value	AN %	% reduction on net rent a va use % reduction on net 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		50%	£174,854	45%	£174,854	40%	£174,854	35%	£174,854	30%	£174,854	25%	£174,854	20%	£174,854	15%	£174,854	10%	£174,854	5%	£174,854	0%	£174,854
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£324,395		50%	£614,844	45%	£614,844	40%	£614,844	35%	£614,844	30%	£614,844	25%	£614,844	20%	£614,844	15%	£614,844	10%	£614,844	5%	£614,844	0%	£614,844
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£853,303		50%	£67,165	45%	£67,165	40%	£67,165	35%	£67,165	30%	£67,165	25%	£67,165	20%	£67,165	15%	£67,165	10%	£67,165	5%	£67,165	0%	£67,165
4	Intill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£74,248		50%	£46,436	45%	£46,436	40%	£46,436	35%	£46,436	30%	£46,436	25%	£46,436	20%	£46,436	15%	£46,436	10%	£46,436	5%	£46,436	0%	£46,436
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£708,550	£533,314		50%	£205,562	45%	£205,562	40%	£205,562	35%	£205,562	30%	£205,562	25%	£205,562	20%	£205,562	15%	£205,562	10%	£205,562	5%	£205,562	0%	£205,562
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£208,882	20%	£251,978	£192,073		50%	£72,646	45%	£72,646	40%	£72,646	35%	£72,646	30%	£72,646	25%	£72,646	20%	£72,646	15%	£72,646	10%	£72,646	5%	£72,646	0%	£72,646
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£570,156		50%	£473,795	45%	£473,795	40%	£473,795	35%	£473,795	30%	£473,795	25%	£473,795	20%	£473,795	15%	£473,795	10%	£473,795	5%	£473,795	0%	£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		50%	£736,313	45%	£736,313	40%	£736,313	35%	£736,313	30%	£736,313	25%	£736,313	20%	£736,313	15%	£736,313	10%	£736,313	5%	£736,313	0%	£736,313
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£791,683		50%	£562,827	45%	£562,827	40%	£562,827	35%	£562,827	30%	£562,827	25%	£562,827	20%	£562,827	15%	£562,827	10%	£562,827	5%	£562,827	0%	£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		50%	£810,713	45%	£810,713	40%	£810,713	35%	£810,713	30%	£810,713	25%	£810,713	20%	£810,713	15%	£810,713	10%	£810,713	5%	£810,713	0%	£810,713
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£367,765		50%	£262,944	45%	£262,944	40%	£262,944	35%	£262,944	30%	£262,944	25%	£262,944	20%	£262,944	15%	£262,944	10%	£262,944	5%	£262,944	0%	£262,944
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£802,139		50%	£629,187	45%	£629,187	40%	£629,187	35%	£629,187	30%	£629,187	25%	£629,187	20%	£629,187	15%	£629,187	10%	£629,187	5%	£629,187	0%	£629,187
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£902,177		50%	£547,506	45%	£547,506	40%	£547,506	35%	£547,506	30%	£547,506	25%	£547,506	20%	£547,506	15%	£547,506	10%	£547,506	5%	£547,506	0%	£547,506
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£601,452		50%	£324,537	45%	£324,537	40%	£324,537	35%	£324,537	30%	£324,537	25%	£324,537	20%	£324,537	15%	£324,537	10%	£324,537	5%	£324,537	0%	£324,537
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£895,281		50%	£329,729	45%	£329,729	40%	£329,729	35%	£329,729	30%	£329,729	25%	£329,729	20%	£329,729	15%	£329,729	10%	£329,729	5%	£329,729	0%	£329,729
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		50%	£326,215	45%	£326,215	40%	£326,215	35%	£326,215	30%	£326,215	25%	£326,215	20%	£326,215	15%	£326,215	10%	£326,215	5%	£326,215	0%	£326,215
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£913,409		50%	£447,532	45%	£447,532	40%	£447,532	35%	£447,532	30%	£447,532	25%	£447,532	20%	£447,532	15%	£447,532	10%	£447,532	5%	£447,532	0%	£447,532
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,184,500	20%	£2,597,400	£2,781,527		50%	£331,833	45%	£331,833	40%	£331,833	35%	£331,833	30%	£331,833	25%	£331,833	20%	£331,833	15%	£331,833	10%	£331,833	5%	£331,833	0%	£331,833
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,635,239		50%	£55,886	45%	£55,886	40%	£55,886	35%	£55,886	30%	£55,886	25%	£55,886	20%	£55,886	15%	£55,886	10%	£55,886	5%	£55,886	0%	£55,886
20	Development of c.30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,051,621		50%	£82,426	45%	£82,426	40%	£82,426	35%	£82,426	30%	£82,426	25%	£82,426	20%	£82,426	15%	£82,426	10%	£82,426	5%	£82,426	0%	£82,426
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,350	£4,412,916		50%	£2,477,468	45%	£2,477,468	40%	£2,477,468	35%	£2,477,468	30%	£2,477,468	25%	£2,477,468	20%	£2,477,468	15%	£2,477,468	10%	£2,477,468	5%	£2,477,468	0%	£2,477,468
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,558,232		50%	£4,687,916	45%	£4,687,916	40%	£4,687,916	35%	£4,687,916	30%	£4,687,916	25%	£4,687,916	20%	£4,687,916	15%	£4,687,916	10%	£4,687,916	5%	£4,687,916	0%	£4,687,916
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,441,024		50%	£2,202,999	45%	£2,202,999	40%	£2,202,999	35%	£2,202,999	30%	£2,202,999	25%	£2,202,999	20%	£2,202,999	15%	£2,202,999	10%	£2,202,999	5%	£2,202,999	0%	£2,202,999
24	Large residential scheme c. 400 flats incl tall building	COA	IN	420	£12,000,000	30%	£15,600,000	£34,509,445		50%	£6,145,900	45%	£6,145,900	40%	£6,145,900	35%	£6,145,900	30%	£6,145,900	25%	£6,145,900	20%	£6,145,900	15%	£6,145,900	10%	£6,145,900	5%	£6,145,900	0%	£6,145,900
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		50%	£686,300	45%	£686,300	40%	£686,300	35%	£686,300	30%	£686,300	25%	£686,300	20%	£686,300	15%	£686,300	10%	£686,300	5%	£686,300	0%	£686,300
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,278,607		50%	£4,391,604	45%	£4,391,604	40%	£4,391,604	35%	£4,391,604	30%	£4,391,604	25%	£4,391,604	20%	£4,391,604	15%	£4,391,604	10%	£4,391,604	5%	£4,391,604	0%	£4,391,604
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		50%	£80,959	45%	£80,959	40%	£80,959	35%	£80,959	30%	£80,959	25%	£80,959	20%	£80,959	15%	£80,959	10%	£80,959	5%	£80,959	0%	£80,959
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		50%	£947,736	45%	£947,736	40%	£947,736	35%	£947,736	30%	£947,736	25%	£947,736	20%	£947,736	15%	£947,736	10%	£947,736	5%	£947,736	0%	£947,736
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,516,243		50%	£3,112,158	45%	£3,112,158	40%	£3,112,158	35%	£3,112,158	30%	£3,112,158	25%	£3,112,158	20%	£3,112,158	15%	£3,112,158	10%	£3,112,158	5%	£3,112,158	0%	£3,112,158
30	Local supermarket (small scale) replaced by Mixed use residential and supermarket	North	OUT	9	£864,304	15%	£991,950	£1,383,622		50%	£618,497	45%	£618,497	40%	£618,497	35%	£618,497	30%	£618,497	25%	£618,497	20%	£618,497	15%	£618,497	10%	£618,497	5%	£618,497	0%	£618,497
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		50%	£1,104,916	45%	£1,104,916	40%	£1,104,916	35%	£1,104,916	30%	£1,104,916	25%	£1,104,916	20%	£1,104,916	15%	£1,104,916	10%	£1,104,916	5%	£1,104,916	0%	£1,104,916
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,194,938		50%	£1,986,228	45%	£1,986,228	40%	£1,986,228	35%	£1,986,228	30%	£1,986,228	25%	£1,986,228	20%	£1,986,228	15%	£1,986,228	10%	£1,986,228	5%	£1,986,228	0%	£1,986,228
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,448,810		50%	£2,759,819	45%	£2,759,819	40%	£2,759,819	35%	£2,759,819	30%	£2,759,819	25%	£2,759,819	20%	£2,759,819	15%	£2,759,819	10%	£2,759,819	5%	£2,759,819	0%	£2,759,819
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	£4,073,004		50%	£726,074	45%	£726,074	40%	£726,074	35%	£726,074	30%	£726,074	25%	£726,074	20%	£726,074	15%	£726,074	10%	£726,074	5%	£726,074	0%	£726,074

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	Average:	£2,427	£110.01	Average:	£3,398	£0.00	Average:	£9,708
Effective AH Rate					£0.00	£25.39			£42.31			£59.24			£169.25		

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%