

London Borough of Croydon: Local Plan **Viability Assessment**



Prepared for London Borough of Croydon

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1 Summary

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

Methodology

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

Key findings

- 1.7 The key findings of the study are as follows:
 - **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with existing policy requirements and to inform emerging Policy. The



Council's emerging policies (SP2.3 and SP2.5) set a target of 50% with a tenure mix of 70% rented (with a split of 40% social rent and 30% London Affordable Rent) and 30% intermediate housing.

- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that some schemes can viably provide 50% affordable housing, or percentages close to this. We therefore recommend that a target of 50% could be adopted, and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach in the 2021 London Plan.
- Setting a lower proportion of affordable housing than 50% is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so.
- Accessibility: Policy SP2.8 requires that developments provide 10% of units across all tenures to meet Part M4(3) of the building regulations and the balance of housing to meet M4(2) standards. These requirements have a modest impact on scheme viability and can be readily absorbed.
- Estate renewal: Policy DMX requires that estate renewal schemes comply with the requirements of London Plan Policy H8. Estate renewal schemes are highly site-specific and cannot be tested until schemes are brought forward at the planning application stage, when detailed work on decant costs and phasing will be undertaken. However, given that the policy seeks the maximum viable proportion of additional housing as affordable, the policy is by definition viable, as viability will be tested on individual schemes when they are brought forward.
- Biodiversity Net gain and Urban Greening Factor: we have tested the impact of the Council's emerging policies in relation to these requirements and they have a very modest impact on residual land values and can therefore be viably absorbed.
- Net Zero Carbon: the Council's emerging policy sets out an ambition for new development to deliver on-site carbon reductions, with a view to development becoming net zero carbon. We have tested the impact of a zero carbon approach on developments in the Borough and the residual land values will typically fall by 25% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability. However, given that the Council is not seeking to deliver net carbon zero in the current plan period, it is likely that costs will have fallen by that point and this will mitigate the impact on viability.
- CIL: In a separate assessment, we have considered the potential scope for changes to CIL rates from their existing indexed level. We have reflected the alternative rates suggested in that study in our assessments of emerging Local Plan policies so that the cumulative impact is taken into account.



2 Introduction

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

Economic and housing market context

- 2.6 The positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global pandemic by the World Health Organisation in March 2020. The long term consequences of the virus continues to impact global financial markets and supply chains. The FTSE 100 initially fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall of 20.42% the largest fall since the 2008 financial crisis. The Bank of England ("BoE") responded to the COVID-19 outbreak by lowering the base rate to 0.25% and introducing financial arrangements to help bridge the downward economic pressure caused by COVID-19. These changes to the base rate have since been reversed as a result of factors discussed below.
- 2.7 The UK Government introduced a series of restrictive and economically disruptive measures to slow and mitigate the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. The Chancellor's Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants/loans to support businesses, including the furlough scheme which has since ended. Importantly for the

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



housing market, a Stamp Duty holiday ran from June 2020 until the end of June 2021 tapering until September 2021. The successful vaccine production and subsequent rollout programme allowed for the full easing of restrictions within the UK, which has in turn led to a positive rebound in economic activity.

- 2.8 However, the rebound in economic activity has seen inflation rates increase above the BoE's inflation target of 2%, with inflation currently standing at 6.9% at the time of writing, having exceeded 10% earlier in 2023.
- 2.9 Despite the economic headwinds facing the UK, the housing market outperformed expectations in 2020, 2021 and 2022. According to the Office of National Statistics reporting on Land Registry Data ("ONS Data"), in 2020, house prices grew by 8.5% in 2020, 10.7% in 2021, 6.9% in 2022 and -0.1% in 2023.
- 2.10 However, in the first half of 2023, the annual rate of house price growth has fallen significantly largely (although not exclusively) as a result of the Government's September 2022 'Fiscal Event' which saw unfunded cuts to taxes and a consequent fall in sterling and increase in bond yields. Nationwide's Chief Economist, Robert Gardener, commented in Nationwide's February 2023 House Price Index Report that "Annual house price growth slipped into negative territory for the first time since June 2020, with prices down 1.1% in February compared with the same month last year. Moreover, February saw a further monthly price fall (-0.5%) the sixth in a row which leaves prices 3.7% below their August peak (after taking account of seasonal effects). The recent run of weak house price data began with the financial market turbulence in response to the mini-Budget at the end of September last year. While financial market conditions normalised some time ago, housing market activity has remained subdued." In October 2023, the Nationwide reported a monthly increase in average prices of 0.9%, reducing the annual fall in prices to just 3.3%. Over 2023 as a whole, house prices are likely to see far lower reductions than had been predicted at the beginning of the year.
- 2.11 The appointment of a new Chancellor (and Prime Minister) in October 2022, who effectually reversed the majority of the proposals in the Mini Budget, led to a degree of stability. However significant headwinds remain domestically and globally.
- 2.12 Both Nationwide and Halifax indicate that whilst the market remains resilient, house price growth is expected to continue to be somewhat muted as a result of continuing pressure on household budgets and the impact of higher interest rate rises. Robert Gardner (Nationwide) comments in August 2023 that "It will be hard for the market to regain much momentum in the near term since consumer confidence remains weak and household budgets remain under pressure from high inflation. Housing affordability also remains stretched, where mortgage rates remain well above the lows prevailing at this point last year".
- 2.13 Halifax observe the resilience the UK housing market assisted in Q1 2023 by the easing of mortgage rates and increase in mortgage approvals. However Kim Kinnaird, Director of Mortgages also comments; "Predicting exactly where house prices go next is more difficult. While the increased cost of living continues to put significant pressure on personal finances, the likely drop in energy prices and inflation more generally in the coming months should offer a little more headroom in household budgets. While the path for interest rates is uncertain, mortgage costs are unlikely to get significantly cheaper in the short-term and the performance of the housing market will continue to reflect these new norms of higher borrowing costs and lower demand. Therefore, we still expect to see a continued slowdown through this year".
- 2.14 In their April 2023 Housing Market Update², Savills suggest that the weakening market is largely a consequence of the challenging mortgage environment leading to a softening of demand in contrast to supply. They do also note that demand is recovering reflected by an increase in mortgage approvals (albeit still below pre covid levels). However, Knight Frank's October 2023 UK House Price Forecast indicates that sentiment will be more positive over the forthcoming year. Their forecast is cumulative growth in the five years to 2027 of 1.4%.

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² Savills have not updated their November 2022 forecast in all their housing market updates published after that date.



2.15 On a broader economic scale CBRE offer a cautiously optimistic medium term view in their Q2 2023 Economic Outlook stating "Although inflation is declining gradually, it remains persistently high. Despite this, and the recent instability in the global banking sector, we are more optimistic about the economic outlook and now expect the UK to avoid a recession this year. This partly reflects improving business confidence and the resilient labour market. Moreover, as inflation returns to sufficiently low levels, GDP will start to recover more substantially. In 2024, we expect GDP growth of 1.2%".

Local housing market context

2.16 House prices in the London Borough of Croydon have followed recent national trends, with values increasing significantly between 2013 and 2016, and then again between 2020 and 2023, as shown in Figure 2.16.1. Sales volumes fell below historic levels in the first half of 2020, but have since recovered (see Figure 2.16.2), although early 2023 has seen another dip in completions. By April 2023, new build sales values had increased by 111% in comparison to January 2013.



Figure 2.16.1: Average sales value in Croydon

Source: Land Registry



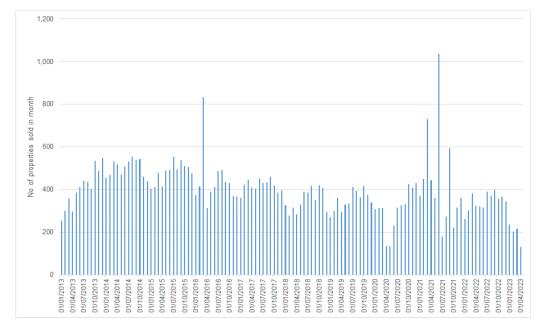


Figure 2.15.2: Sales volumes in Croydon (sales per month)

Source: Land Registry

- 2.17 The future trajectory of house prices is currently uncertain, although Savills' *Residential Property Forecasts Autumn 2023* prediction is that values are expected to remain flat over the next five years. Savills predict that values in mainstream London markets (i.e. non-prime) will fall by 12.5% in 2023 and by 1% in 2024, and then increase by 2% in 2025, 6% in 2026 and 5% in 2027. This equates to cumulative growth of -1.7% between 2023 and 2024 inclusive. As noted in paragraph 2.14, Knight Frank also report cumulative growth of 1.4% over the five years ending 2027.
- 2.18 In common with other Boroughs in London, there are variations in sales values between different parts of Croydon, as shown in Figure 2.18.1³. However, the variations in Croydon are far narrower than in some other boroughs in London. Highest sales values are achieved in the Croydon Metropolitan Area, while values in the rest of the borough are marginally lower.

³ Some of the price points in Figure 2.18.1 are for schemes in neighbouring boroughs close to the border with Croydon



Figure 2.18.1: Sales values in Croydon (approx. £s per square foot)

Sources: Map - Google; Values - Land Registry

Private rented sector market context

2.19 The proportion of households privately renting was forecast to increase from under 10% in 1991 to circa 25% by 2021, largely as a result of affordability issues for households who would have preferred to owner occupy⁴. Over the same period, the proportion of households owner occupying was forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a

⁴ Knight Frank PRS Update August 2017



residential property in the capital.

- 2.20 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to Private Rented Sector ('PRS') operators, with significant flows of investment capital into the sector. Investment yields have remained stable in the zones 2 to 4 London market at 3% to 4%. PRS housing as an asset class is still emerging and valuing portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.21 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.22 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.23 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

The National Planning Policy Framework

- 2.24 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019, July 2021, August 2023 and December 2023. The most recent update was published to reflect provisions in the Levelling Up and Regeneration Act 2023.
- 2.25 Paragraph 34 of the NPPF states that "Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan".
- 2.26 Paragraph 57 of the NPPF suggests that "Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available".
- 2.27 In boroughs with urban areas, such as Croydon, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Emerging Local Plan Policy SP2.3 requires 50% affordable housing (with emerging Policy SP2.5 identifying a minimum target of 25% in the Croydon Opportunity Area or a District Centre, plus the simultaneous delivery of 25% on a donor site) and is applied 'subject to viability' having regards to site-specific



circumstances. This enables schemes that cannot provide as much as 50% affordable housing to come forward under the London Plan 'viability tested' route, rather than being sterilised by a fixed or 'quota' based approach to affordable housing.

Prior to the publication of the updated NPPF, the meaning of a "competitive return" had been the 2.28 subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value, although there was no consensus around this view. The revised NPPF removes the requirement for "competitive returns" and is silent on how landowner returns should be assessed. The revised PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.29 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.30 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 56 of the NPPF, and to the provision of affordable housing.
- 2.31 The CIL regulations state that in setting a charge, local authorities must strike "an appropriate balance" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).
- 2.32 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.33 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on



the development's economic viability.

- 2.34 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.35 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. Where a building that contains a part which has been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may be offset against new floorspace for the purposes of calculating CIL liabilities.
- 2.36 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the NPPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to "apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development". Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the NPPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The NPPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.37 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold). That said, London boroughs also need to collect Mayoral CIL and have therefore adopted the same instalments policy as the Mayor to avoid unnecessary increases to the number of instalments.
- 2.38 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government "continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area." The White Paper summarised the main finding of the CIL review to be that "the current system is not as fast, simple, certain or transparent as originally intended."
- 2.39 As a result, the Government committed to "examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017." Revised regulations came into effect on 1 September 2019 which introduced the following changes:
 - Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities will no longer be required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.



- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

The Levelling Up and Regeneration Actl (2023)

- 2.40 In November 2023, the Levelling Up and Regeneration Act ('LURA') received Royal assent. The Act sets out proposals for a new "Infrastructure Levy" ('IL') to replace existing systems for securing developer contributions from development.
- 2.41 The IL would replace both CIL and Section 106 agreements with a single contribution, calculated as a percentage of GDV above a 'threshold' to allow for cost of land, construction, fees etc. Local authorities who wish to provide on-site affordable housing on developments in their areas would need to purchase units from developers at market value, using their receipt from this tariff, through an arrangement the Bill calls 'Right to Require'. The balance of any tariff could be used at the discretion of the local authority.
- 2.42 The proposed arrangements are problematic in terms of implementation and in particular, rate setting in urban areas would be difficult as the threshold will be fixed and costs will vary site to site. This will inevitably mean that the tariff needs to be set by reference to the least viable site within each area. The recent technical consultation on the IL drew almost universal negative feedback from stakeholders, including the LGA, the RICS and the RTPI. The government has recently announced an amendment to the Bill to make adoption of IL voluntary, whereas the original proposal was for IL to be mandatory for all authorities.

Mayoral CIL

2.43 The Borough is located within Mayoral CIL Zone 3, which attracts a rate of £25 per square metre before indexation (£28.86 per square metre after indexation) which has been used to fund circa £300 million of the costs of the Crossrail construction project. Future receipts from the Mayoral CIL will be used to contribute towards funding Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

Borough CIL

2.44 The Council approved its CIL Charging Schedule on 26 February 2013 and it came into effect on 1 April 2013. Table 2.44.1 below summarises the prevailing rates of CIL. In the CMC, the adopted rates are £120 per square metre for business uses (former B1 and B2 and B8); nil for residential (C3) and institutions (C2 and former D1) and £120 per square metre for all other uses. In the rest of the Borough, the adopted rates are £120 per square metre for residential (C3), nil for former B1 and B2, B8, C2 and former D1, and £120 per square metre for all other uses.

Table 2.44.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	Indexed rate 2024
Residential (C3)	CMC	Nil	Nil
	Rest of Borough	£120	£199.65
Business (fmr B1 and	CMC	£120	£199.65



Development type	Zone	Adopted rate	Indexed rate 2024
B2, B8)	Rest of Borough	Nil	Nil
Institutions (C2, fmr D1)	Whole Borough	Nil	Nil
All other uses	Whole Borough	£120	£199.65

Emerging Local Policy policies

- 2.45 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements⁵, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which cannot be altered by the Council's new Local Plan.
- 2.46 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as Mayoral and Borough CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.47 The Council undertook a consultation on its Regulation 18 Local Plan between November 2019 and January 2020 and it undertook a consultation on its Regulation 19 Local Plan between January 2022 and February 2022. The Council has subsequently assessed the consultation responses and is repeating the Regulation 19 consultation due to the update to the NPPF and to align with the Mayor of Croydon's business plan. The policies with cost implications are attached as Appendix 1 and summarised as follows:
 - SP2.3 and SP 2.5: Affordable housing
 - SP2.8: Accessibility standards (10% to meet M4(3) and all other dwellings to meet M4(2)
 - DMX: Estate renewal
 - SP6: Environment and climate change
 - DM27: Protecting and enhancing biodiversity and urban greening

a lengthy process before eventual adoption, possibly up to 10 years⁶.

Infrastructure Levy

2.48 In November 2023, The Levelling Up and Regeneration Act ('LURA') received Royal assent. The Act includes proposals for a new 'Infrastructure Levy' ('IL') which – if adopted - will replace section 106 obligations (including affordable housing) and CIL. The LURA does not provide details on how the IL will work, but a technical consultation document in early 2023 provided more detail on how the government envisages it will operate. The consultation indicated that IL will be piloted through a 'test and learn' process prior to wider implementation. Since this consultation, the government has indicated that it will issue a further consultation on the principle of IL, and this is currently awaited. Assuming the government continues after the General Election (due by January 2025), there will be

2.49 In essence, the IL will be structured so that developers pay a percentage of GDV as a levy, which they will use to fund infrastructure. Authorities will be able to use some of the levy to fund the delivery of affordable housing by requiring developers to provide affordable units in lieu of paying the

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

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



levy.

- 2.50 The technical consultation indicates that the IL will be determined by individual LPAs and can vary between types of development and types of site. In essence, the costs of development are calculated using a typology approach (including land cost, construction, fees, finance and marketing costs). These costs are reflected by the first bar on the left in Figure 2.52.1. The amount of GDV above these costs is then calculated (in Figure 2.46.1, the GDV is represented by the green bar and the surplus above the threshold is shown by the yellow and red bar). The 'surplus' GDV is then divided between Developer profit (represented by the red portion of the bar) and the remainder is the indicative IL.
- 2.51 LPAs would be expected to run a number of typologies to test the likely viability of a range of developments and set an IL percentage of GDV tariff, or range of tariffs.
- 2.52 The government has indicated that it expects the IL to deliver the same or greater levels of benefits (in terms of affordable housing and contributions towards infrastructure) than the existing system. This proposition is problematic. The existing system secures contributions from developers by setting relatively ambitious targets and securing the maximum viable level of benefits on a site-specific basis. The delivery of a borough average of, say, 30% affordable is the product of a series of negotiations on individual schemes, ranging from 0% up to 50% affordable housing.
- 2.53 Systems for securing contributions towards affordable housing and infrastructure can be simple, or they can optimise delivery, but it is difficult for them to achieve both objectives. As IL will be fixed, it will need to set at a level that can be viably absorbed by all schemes which will come forward in a variety of situations. In authorities where schemes are fairly uniform and sites are all greenfield, viability of development will not differ significantly from one site to the next. The same cannot be said of urban areas each development has an almost unique set of characteristics; with varying forms of development driven by the urban grain; varying mixes of uses; hugely variable levels of abnormal costs; and existing use values that vary from site to site.

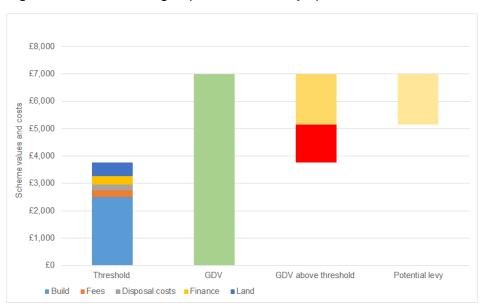


Figure 2.53.1: Calculating IL (illustrative example)

- 2.54 The risk of adopting a uniform tariff with no flexibility is that it will render some schemes unviable. CIL has worked in practice, as other planning requirements are negotiable. In contrast, IL has no flexibility to address site-specific circumstances.
- 2.55 In setting IL, local authorities will need to identify a set of rates that all schemes within its area can viably accommodate. If the IL is set at the wrong rate or rates, some schemes will be rendered unviable. If an authority identifies that schemes can currently provide a range of affordable housing



levels of, say, 5% to 35%, the IL will need to be set at a level that is equivalent to 5% to avoid rendering a huge swathe of housing land supply unviable. The other schemes that could have delivered more than 5% will not do so and significant amounts of value will be 'left on the table'.

- 2.56 The lack of flexibility in the proposals will inevitably drive down levels of affordable housing delivery towards the least viable scenario. Planning authorities in urban areas need to pilot the IL to demonstrate the adverse impact it will have on delivery, but these authorities are likely to be the most reluctant to get involved. The inevitable conclusion of these pilots will be that optimisation of benefits cannot be achieved through simplification.
- 2.57 The response to the technical consultation on the IL resulted in unanimously negative feedback and the government has indicated that a further consultation on the principle of IL will be issued in the near future. The government has also accepted an amendment to the LURB which will result in IL not being mandatory if authorities can demonstrate that it would have an adverse impact on viability in their areas. The Labour Party has also indicated that it would not continue the IL if it forms a government after the general election due to be held by the end of 2024. It is therefore unlikely that the proposals will continue in their current form.

Development context

- 2.58 Croydon is an outer-London borough which benefits from good transport links and plentiful open space covering approximately a third of the Borough's land- mass (much of which is greenbelt land). The Croydon Opportunity Area contains the highest concentration of retail and commercial activity in the Borough (and possibly the largest in South London outside the Central Activities Zone) and is served by frequent train services to London Bridge and Victoria Stations (journey times of 18 minutes and 16 minutes respectively) and Gatwick Airport (journey times of 15 minutes). Other parts of the Borough are served by London Overground and Tramlink services. Croydon together with the adjoining area in Sutton has the largest concentration of industrial and warehousing floorspace in Greater London south of the River Thames.
- 2.59 The Borough has significant opportunities for development through the recycling of vacant and under-utilised secondary office buildings, industrial buildings, car parks and surplus public sector land.



3 Approach to viability testing

Assessing viability

- 3.1 When establishing the extent to which developments in an area are viable and able to meet emerging planning policy requirements, the key issue is the extent to which there is a 'surplus' above the value of the site in existing use (being the lowest value that a landowner would normally accept for their site). The ability of sites to accommodate policy requirements is therefore a key consideration in the plan making process; if the cumulative impact of policy requirements is too high, landowners may not bring their sites forward for development, or there may be a need for additional public investment to support growth to ensure the sites are deliverable. Viability at the plan making stage therefore helps to establish a level of policy requirements that can be viably provided in 'average' circumstances.
- 3.2 It is important to note that sites across a local authority area are typically heterogeneous; variations between sites and site-specific factors will mean that there is no 'one-size fits all' policy and a degree of flexibility is required in the application of plan policies. Most councils' policy requirements for affordable housing are framed as targets which are subject to site-specific circumstances, including the viability of development. When a developer is unable to meet the policy targets in full, the onus is upon them to demonstrate why the scheme cannot do so by submitting a Viability Appraisal with the planning application. The planning authority will then procure valuation advice to validate appraisals submitted by applicants and this process frequently results in a change in the level of affordable housing provision.
- 3.3 There are various appraisal models available to test the viability of developments. These models all share similar characteristics and can produce results in different ways. The main options are as follows:

Figure 3.3.1: Appraisal model (land value as a residual output)

GROSS DEVELOPMENT VALUE ('GDV')	Α
Private house and flat sales values	
Receipt from Registered Provider for affordable units	
Car parking sales	
Ground rents	
Investment value of commercial floorspace	
LESS	
DEVELOPMENT COSTS	В
Base build costs	
Site infrastructure	
Contingencies	
Professional fees	
Marketing costs and disposal fees	
Finance	
Planning obligations, CIL and other statutory costs	
DEVELOPER'S PROFIT	С
RESIDUAL LAND VALUE	= A - (B + C)



Figure 2.4.2: Appraisal model (land as an input cost, profit as residual output)

GDV	Α
Private house and flat sales values	
Receipt from Registered Provider for affordable units	
Car parking sales	
Ground rents	
Investment value of commercial floorspace	
LESS	
DEVELOPMENT COSTS	В
Site value	
Base build costs	
Site infrastructure	
Contingencies	
Professional fees	
Marketing costs and disposal fees	
Finance	
Planning obligations, CIL and other statutory costs	
SITE VALUE	С
PROFIT	= A - (B + C)

3.4 The same approach applies whether the appraisal is used for testing local plans or specific schemes submitted for consideration by development management teams. Clearly one of the additional key factors is time and flows of income and cost at various points over the development period, which we consider later. Developments which have large upfront costs of providing on-site infrastructure, with sales revenues received much later will incur more interest than developments which have low upfront costs and early revenue receipts. Interest incurred by the Developer will be a contributing factor to the residual land value; the lower the interest cost, the higher the residual land value (all other factors remaining equal of course).

Inputs to a development appraisal

- 3.5 Developments have unique characteristics that should be reflected in the inputs to a development appraisal. For example, sales values of individual units will be determined by aspect, location, height and internal specification, while build costs will be influenced by design, specification, ground conditions and so on.
- 3.6 When preparing a development appraisal, a valuer normally has regard to scheme-specific characteristics so that the result (in terms of residual land value) is reflective of these characteristics.
- 3.7 Inputs to an appraisal reflect the current day situation and circumstances may change over time. For example, sales values can change in response to changes in demand (up or down) over short periods of time. Although the impact of changes to inputs can be tested through sensitivity analyses, the base position will always be rooted in today's market conditions. Evidence provided in support of a development appraisal, whether area-wide or site specific, therefore has a relatively short "shelf-life" and any user of an appraisal should have regard to the need to collect new and updated evidence if the viability of a scheme is to be re-visited. This issue can alternatively be addressed through sensitivity testing, which would re-model the scheme with a series of alternative inputs, such as change in sales values and build costs.
- 3.8 Appraisals on specific schemes will typically have more detailed inputs than those provided for the purpose of area wide or plan testing. When assessing the viability of a development proposal, the following evidence would typically be produced by the Applicant:
 - Sales values: a unit-by-unit pricing schedule, showing how aspect, height, specification and



location have been considered. This pricing schedule would normally be supported by an analysis of comparable sales within the vicinity (if schemes have recently been sold) or other relevant developments that share similar characteristics.

- Sales rates: the speed at which units in a development are sold is an important factor in determining viability. Off-plan sales which result in completion of a sale when a unit reaches practical completion will improve the overall cashflow profile of the development. In other words, the sooner a unit is sold, the sooner the developer receives payment and this reduces finance costs.
- Receipt from affordable housing Registered Provider ('RP'): developers will typically sell the affordable housing units to an RP which will take responsibility for selling equity stakes in shared ownership units and letting the rented units. The developer would either provide a valuation of the units, based on anticipated rental income and/or the value of equity stakes sold, or provide offers from RPs for the units available.
- Commercial floorspace: some developments will include an element of commercial floorspace, such as retail, office or leisure uses. Appraising the residual value of these elements is similar, except that the method for arriving at a capital value is based on capitalising the expected rental income. Developers therefore need to evidence both the rental income and also investment yields, both of which can be demonstrated through comparable lettings and investment sales.
- **Build costs:** a cost plan for the proposed development, reflecting scheme-specific characteristics, including design, ground conditions, access issues and site constraints. Alternatively, the developer could use benchmark data, such as the Building Cost Information Service ('BCIS') database which collates tenders for live developments.
- Professional fees: developments typically require professional inputs from a group of specialists, ranging from design to rights of light advice. Schemes do not require an identical level of professional inputs, as they will vary in complexity. For example, the structural engineering input to a 30 storey tower scheme will clearly be greater than would be the case for a 2 storey house. Consequently, professional fees will lie within a range of 6% to 12% (possibly more in very exceptional circumstances). Developers would need to demonstrate why the level of fees used in their appraisal is appropriate to the nature of the scheme under consideration. Developers would normally need to evidence professional fees by providing a breakdown of the total between the different disciplines.
- Marketing costs: marketing costs include the Selling Agent's fees, but also the cost of show homes, advertising, brochures and overseas marketing activities. Marketing costs (inclusive of sales agents' fees) typically account for up to 3% of GDV, but can sometimes be higher in exceptional circumstances. For example, on schemes being sold out over very long periods (including care schemes for older people), the marketing home and other material may require updating and re-branding to reflect changes in customer requirements.
- Finance costs: it is now uncommon for banks to fund the entire development cost and unless developers have access to their own equity, they will need to source the balance elsewhere (either through mezzanine finance or external equity). The cost of funds can vary in relation to the type of developer, their perceived longevity and their experience in the type of scheme they are seeking funding for. Funds may also vary in relation to the type of development, with more complex schemes with lengthy build out periods perhaps attracting higher funding costs than simpler schemes. However, the market accepts a medium-term blended finance rate of between 6% to 7% (inclusive of arrangement and exit fees).
- **Development profit:** profits are to an extent scheme-specific but also must have regard to the general stance adopted by banks who might fund the development. The PPG identifies a range of 15% to 20% of GDV for private housing profit and we generally see profits in viability assessments ranging from 17-20%, with a reduced profit on the affordable housing (6% of GDV). The primary purposes of profit are to enable the developer to secure a return on capital and to



mitigate risk (i.e. that the sales values anticipated in the appraisal are not achieved). Sales risk on the affordable housing is low, as there is strong demand from RPs for new stock and the developer enters in a binding contract prior to commencement of construction. 'First Homes' are not a traditional affordable tenure and completed units are sold by the developer to individual purchasers and not to a RP. They therefore carry more risk than traditional affordable tenures, but arguably less risk than market housing due to the significant discount which widens the pool of potential purchasers.

Benchmark land value

- 3.9 The residual land value of a scheme is one half of the equation when testing its viability and ability to deliver affordable housing and other emerging policy requirements. The other half of the equation is the benchmark or 'threshold' land value, i.e. the value that will be sufficient to bring the site forward for development. There has been considerable debate over the past few years on what constitutes an appropriate benchmark land value, which to an extent has not been assisted by the 2012 National Planning Policy Framework ('NPPF') which talked in general terms about "competitive returns" to landowners. The notion of a "competitive return" is clearly open to considerable variation in interpretation. The 2019 PPG has provided significant clarity on the matter, indicating that benchmark land value should be based on existing use value plus a premium to incentivise a reasonable landowner to release land for development.
- 3.10 For the purposes of our assessment of the viability of the Council's emerging Local Plan policies, we have adopted an Existing Use Value plus premium approach to establishing benchmark land value, which is the approach favoured by the PPG.
- 3.11 The PPG indicates that "the landowner premium should be tested and balanced against emerging policies" and that "the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements". The guidance also stresses on five separate occasions that "price paid for land" should not be reflected in viability assessments.



4 Appraisal assumptions

4.1 We have appraised 65 development typologies across the borough, these include a range of typologies which were informed by past development types and current pipeline sites, to reflect the development expected to come forward under the emerging Local Plan. The development typologies and strategic development sites are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2). The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in Policy D6 of the London Plan and emerging Local Plan policy DM1A.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes in the borough to establish appropriate values for each scheme for testing purposes. This exercise indicates that the developments in the sample will attract average sales values ranging from circa £5,000 per square metre (£465 per square foot) to £7,535 per square metre (£700 per square foot), as shown in Figure 2.18.1. As noted in Section 2, the highest sales values are achieved in the Croydon Metropolitan Centre (around East Croydon Station). Developments in parts of the south of the borough are lowest, but there are fewer sites available in this area than in other parts of the borough.
- 4.3 As noted earlier in the report, Savills predict that cumulative sales values will remain broadly flat over the medium term (i.e. the next five years) while Knight Frank predict a small cumulative increase over the same period. Whilst this outturn is not guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.3.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

Table 4.3.1: Growth scenario

Year	1	2	3	4	5	6
	2017	2018	2019	2020	2021	2022 and each year thereafter
Values	1%	3%	4%	4%	4.5%	4%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

Affordable housing tenure and values

- 4.4 Emerging Policy SP2.3 sets a strategic target of delivering 50% affordable housing, to be provided as 70% rented (further subdivided as 40% social rent and 30% London Affordable Rent) and 30% intermediate (London Living Rent or shared ownership).
- Our appraisals assume that the rented housing is let at rents that do not exceed London Affordable Rents, as shown in Table 4.5.1. These rents are broadly equivalent to social/target rents.
- 4.6 We have tested the impact of the provision of a proportion of private units as rented by discounting the market value for these units by 15%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 10%.



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

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super- market	Office	Warehouse B8	C1 Hotel	Comm- unity	Other	Gross floorsp ace
1	Single residential dwelling (greenfield)	0.05	1	91	91	-	-	-	-	-	-	-	91
2	Single residential dwelling (brownfield)	0.24	1	91	91	-	-	-	-	-	-	-	91
3	4 houses (greenfield)	0.14	4	91	365	-	-	-	-	-	-	-	365
4	5 houses (greenfield)	0.07	5	91	456	-	-	-	-	-	-	-	456
5	Block of 5 flats (brownfield)	0.02	5	91	456	-	-	-	-	-	-	-	456
6	Block of 5 flats (brownfield)	0.05	5	91	456	-	-	-	-	-	-	-	456
7	Block of 5 flats (greenfield)	0.20	5	91	456	-	-	-	-	-	-	-	456
8	11 houses (greenfield)	0.16	11	91	1,003	-	-	-	-	-	-	-	1,003
9	16 flats (brownfield)	0.16	16	91	1,459	-	-	-	-	-	-	-	1,459
10	11 flats (brownfield)	0.03	11	91	1,003	-	-	-	-	-	-	-	1,003
11	12 flats (greenfield)	0.16	12	91	1,094	-	-	-	-	-	-	-	1,094
12	Development of c.30 flats (brownfield)	0.42	27	91	2,462	-	-	-	-	-	-	-	2,462
13	Development of c.30 flats (brownfield)	0.11	32	91	2,917	-	-	-	-	-	-	-	2,917
14	Development of c.30 flats and houses (brownfield)	0.13	31	91	2,826	1	•	•	•	-	-	-	2,826
15	Development of c.100 flats and houses (greenfield)	1.43	100	91	9,117	-	-	-	-	-	-	-	9,117
16	Development of c.100 flats (brownfield)	0.56	100	91	9,117	1	•	•	•	-	-	-	9,117
17	Residential and health (change of use of long term vacant building)	0.18	91	91	8,296	-	-	-	-	-	3,811	-	12,107
18	Tall building residential and health (new build)	0.18	91	91	8,296	-	-	-	-	-	-	-	8,296
19	11 flats (change of use)	0.03	11	91	1,003	-	-	-	-	-	-	-	1,003



Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super- market	Office	Warehouse B8	C1 Hotel	Comm- unity	Other	Gross floorsp ace
20	Residential and retail (Lidl scale)	0.58	42	91	3,829	-	1503	-	-	-	-	-	5,332
21	Residential and retail (Tesco scale)	2.55	17		-	-	5200	-	-	-	-	-	5,200
22	Supermarket (Lidl)	0.52	-		-	-	1323	-	-	-	-	-	1,323
23	Superstore (Tesco)	2.55	-		-	-	3000	2,422	-	-	-	-	5,422
24	9 flats (change of use)	0.18	9	88	788	-	-	-	-	-	-	-	788
25	Residential and retail (local scale - locally tall building)	0.14	53	91	4,832	145	-	-	-	-	-	-	4,977
26	Residential and retail (local scale - medium scale building)	0.17	23	91	2,097	656	-	-	-	-	-	-	2,753
27	Residential and primary school	1.13	293	91	26,713	-	-	-	-	-	3,002	-	29,715
28	Residential and secondary school (greenfield)	3.24	150	91	13,675	•	-	-	-	-	7,920	-	21,595
29	Office (large)	0.22	0		ı	1	-	25,000	-	-	-	-	25,000
30	Office (medium)	0.45	0		•	-	-	10,173	-	-	-	-	10,173
31	Large mixed use office and residential (New build)	1.28	178	91	16,228	37,000	-	-	-	-	-	-	53,228
32	Large mixed use office and residential (Change of Use)	0.86	288	91	26,257	500	-	-	-	-	-	-	26,757
33	Residential conversion of large listed building	0.19	52	91	4,741	-	-	-	-	-	-	-	4,741
34	Residential conversion of medium listed building	1.00	8	91	729	-	-	-	-	-	-	-	729
35	Large Private Rental Scheme development (new build)	1.28	420	91	38,291	1	-	-	-	-	-	-	38,291
36	Large Private Rental Scheme development (change of use)	0.86	350	91	31,909	-	-	-	-	-	-	-	31,909



Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super- market	Office	Warehouse B8	C1 Hotel	Comm- unity	Other	Gross floorsp ace
37	Tall tower with ground floor retail (new build)	0.90	395	91	36,012	1,080	-	500	-	-	500	-	38,092
38	Tall tower with ground floor retail (change of use)	0.86	288	91	26,257	1	•	-	-	-	-	-	26,257
39	Small scale light industrial park	0.92	0		-	-	-	1,888	-	-	-	-	1,888
40	Large warehouse	2.70	0		-	-	-	-	7,954	-	-	-	7,954
41	Mixed use light industrial and residential (low amounts of light industry)	0.81	97	91	8,843	-	-	3,083	-	-	-	-	11,926
42	Mixed use light industrial and residential (moderate amounts of light industry)	0.81	61	91	5,561	1	-	6,166	-	-	1	-	11,727
43	Mixed use large residential and community use (brownfield)	0.43	118	91	10,758	400	-	-	-	-	3,800	-	14,958
44	Non-charitable community uses (new build)	4.15	0		-	-	-	-	-	-	8,742	-	8,742
45	Non-charitable community uses (change of use)	0.48	0		-	-	-	-	-	-	570	-	570
46	Large retail shopping centre	7.00	500	91	45,585	155,235	-	-	-	-	-	-	200,820
47	Large mixed use leisure and retail	0.32	0		-	20,758	-	-	-	-	-	-	20,758
48	Gypsy and Traveller site	3.99	0		-	-	-	-	-	-	-	10,000	10,000
49	Small residential and community use	0.17	23	91	2,097	-	-	-	-	-	656	-	2,753
50	Medium residential and community use	0.14	43	91	3,920	-	-	-	-	-	645	-	4,565
51	Conversion of long term vacant unit to small office	0.01	0		-	-	-	85	-	-	-	-	85
52	Hotel and residential	0.21	46	91	4,194	-	-	-	-	5,385	-	-	9,579
53	Conversion of long term vacant unit to shop	0.0106	0		-	100	-	-	-	-	-	-	100



Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super- market	Office	Warehouse B8	C1 Hotel	Comm- unity	Other	Gross floorsp ace
54	Hotel development (from long term vacant building)	0.781	0		-	-	-	-	-	4,437	-	-	4,437
55	Retail and S3 uses and 56 residential units	2.74	56	91	5,105	5,104	-	1,161	-	-	-	-	11,370
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	1.71	0		-	-	-	-	8,200	-	-	-	8,200
57	Student housing/co-living - tower scheme (600 units)	0.17	600	30	18,090	-	-	-	-	-	-	-	18,090
58	Student housing/co-living - tower scheme (400 units)	0.11	400	30	12,000	-	-	-	-	-	-	-	12,000
59	Student housing/co-living - tower scheme (200 units)	0.06	200	30	6,000	-	-	-	-	-	-	-	6,000
60	Student housing/co-living - mid rise scheme (250 units)	0.1	250	25	6,250	-	-	-	-	-	-	-	6,250
61	Student housing/co-living - mid rise scheme (150 units)	0.08	150	25	3,750	-	-	-	-	-	-	-	3,750
62	Student housing/co-living - mid rise scheme (100 units)	0.07	100	25	2,500	-	-	-	-	-	-	-	2,500
63	Student housing/co-living - low rise scheme (200 units)	0.2	200	20	4,000	-	-	-	-	-	-	-	4,000
64	C2 care scheme (150 units)	0.15	70	71	5,000	-	-	-	-	-	-	-	5,000
65	C2 care scheme (100 units)	0.11	50	71	3,570	-	-	-	-	-	-	-	3,570

Table 4.5.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social rents	£94.68	£107.13	£130.40	£149.34
London Affordable Rent	£168.34	£178.23	£188.13	£198.03

- 4.7 Based on the rents above, our modelling indicates that RPs would pay an average of £2,182 per square metre (£203 per square foot) to acquire completed Affordable Rented units (assuming 57% are provided as social rent and 43% as London Affordable Rent being 40% of 70% and 30% of 70% respectively).
- 4.8 The HCA 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.
- 4.9 For shared ownership units, we have assumed that Registered Providers will sell 25% initial equity stakes and charge 2.5% on the retained equity. The rent on retained equity is capitalised using a yield of 5%.

Rents and yields for commercial development

4.10 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.10.1. These assumptions are informed by lettings of similar floorspace in the area over the past two years. Our appraisals assume a 12 month rent-free period for both retail, office and industrial floorspace. The hotel rents are based on capital values per room of £200,000 within the CMC and £125,000 elsewhere.

Table 4.10.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	CMC: £484	6.0%	12
	Elsewhere: £325	6.5%	12
Office	CMC: £350	6.0%	12
	Elsewhere: £234	7.0%	12
Industrial and warehousing	Whole borough: £193	5.0%	12
Hotel	CMC: £440	5.5%	12
	Elsewhere: £300	6.0%	12

- 4.11 Our assumptions for purpose built student housing developments are summarised as follows:
 - Gross rent per ensuite room: £250 per week;
 - Operating cost: £3,000 per room annum);
 - Floor area: 17 square metres;
 - Blended net rent per square metre (reflecting London Plan affordable student housing requirement: £404 per square metre;
 - Investment yield: 4.5%.

Build costs

4.12 We have sourced build costs from the RICS Building Cost Information Service (BCIS) – attached as Appendix 3, which is based on tenders for actual schemes. Base costs (adjusted for local



circumstances by reference to BICS multiplier) are as follows:

- Houses: £2,001 per square metre in CMC, £1,754 elsewhere;
- Flats (3 5 storeys): £2,409 per square metre in CMC, £2,027 elsewhere;
- Flats (6+ storeys): £2,773 per square metre in CMC, £2,401 elsewhere;
- Retail: £1,967 per square metre;
- Offices: £2,726 per square metre;
- B2 Industrial: £1,276 per square metre;
- Warehouse/storage: £1,062 per square metre;
- Shopping centres: £1,967 per square metre;
- Supermarkets: £2,080 per square metre;
- Student housing: £2,752 per square metre;
- Hotel: £3,120 per square metre;
- D1/D2 Education, health, leisure etc: £2,945 per square metre.
- 4.13 In addition, the base costs above are increased by 10% to account for external works (including car parking spaces, where relevant).

Zero carbon and BREEAM

- 4.14 To inform the costs of achieving net zero carbon development, we have considered studies recently undertaken by Etude for the London Borough of Newham. This indicates that the costs of achieving net zero carbon in different types of building (excluding any residual offsetting where on-site solutions cannot achieve full net zero carbon) are as follows:
 - Houses: 4.2% to 5.2% of construction costs;
 - Low-rise flatted developments: 3.4% to 4.3% of construction costs;
 - Tall flatted developments: 1.7% to 2.7% of construction costs, plus an additional 1.3% for carbon offsetting not achieved on-site;
 - Commercial: 4.1% of construction costs.
- 4.15 For residential developments, we have increased base build costs by 5% to achieve net zero carbon through on-site solutions and (where applicable) offsetting and 5% for commercial developments. This reflects the cost of on-site solutions plus any residual offsetting required.

Accessibility standards

4.16 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.16.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study, but converted into percentages of base construction costs (see calculations at Appendix 4) so that they can be applied to contemporary costs.

Table 4.16.1: Costs of accessibility standards (% uplift to base construction costs)

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

4.17 Our appraisals assume that 10% of units meet M4(3) wheelchair standard and the balance meet M4(2) standards, in line with the requirements of Policy SP2.8.

Professional fees



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

Development finance

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

Marketing costs

4.20 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

Mayoral CIL

4.21 Mayoral CIL 2 is payable on most developments that receive planning consent from 1 April 2019 onwards. Croydon falls within Zone 3, where a CIL of £25 per square metre (£26.89 per square metre after indexation) is levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. Our appraisals take into account Mayoral CIL.

Croydon CIL

4.22 As noted in Section 2, the Council approved its CIL Charging Schedule on 26 February 2013 and it came into effect on 1 April 2013. Table 4.22.1 below summarises the prevailing rates of CIL. In the CMC, the adopted rates are £120 per square metre for business uses (former B1 and B2 and B8); nil for residential (C3) and institutions (C2 and former D1) and £120 per square metre for all other uses. In the rest of the Borough, the adopted rates are £120 per square metre for residential (C3), nil for former B1 and B2, B8, C2 and former D1, and £120 per square metre for all other uses.

Table 4.22.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	Indexed rate 2024
Residential (C3)	СМС	Nil	Nil
	Rest of Borough	£120	£199.65
Business (fmr B1 and	CMC	£120	£199.65
B2, B8) Rest of Borough		Nil	Nil
Institutions (C2, fmr D1)	Whole Borough	Nil	Nil
All other uses	Whole Borough	£120	£199.65

- 4.23 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Croydon but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.
- 4.24 Our separate CIL viability assessment suggests alternative rates could be set, as summarised in Table 4.24.1.



Table 4.24.1: Suggested alternative CIL rates

Development type	Zone	Adopted (indexed) rate	Suggested alternative rate
Residential (C3)	CMC – 10 or more units	£0	£225
	CMC – 9 or fewer units	£0	£300
	RoB – 10 or more units	£199.65	£225
	RoB – 9 or fewer units	£199.65	£300
Student housing	Whole Borough	£0	£225
Business (class E offices)	СМС	£199.65	£199.65
	RoB	£0	£50
Industrial and warehousing	СМС	£199.65	£199.65
	RoB	£0	£50
All other uses	Whole borough	£199.65	£199.65
Development used wholly or mainly for the provision of publicly funded medical or health services except the use of premises attached to the residence of the consultant or practitioner	Whole borough	£0	£0
Development used mainly or wholly or mainly for the provision of education as a school or a college under the Education Acts or as an institution of higher education	Whole borough	£0	£0
Places of worship, clinics /health centres, crèches/ day nurseries, consulting rooms, Museums public halls, libraries, art galleries/exhibition halls	Whole borough	£0	£0

Biodiversity Net Gain

4.25 Emerging Policy DM27 requires that schemes achieve urban greening factor 0.4 for residential, 0.3 for commercial and 0.2 for industrial floorspace. Policy DM27 also requires a 10% enhancement to biodiversity in perpetuity by applying an increase in build costs of 0.1%, which is reflective of the 2019 DEFRA Report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites in London for a 10% biodiversity net gain equate to 0.1% of build costs. Increasing biodiversity in urban areas on sites which have been previously developed is a relatively straightforward task as the starting level of biodiversity is typically very low.

Section 106 costs

4.26 To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £10,000 per unit for residential development. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

Development and sales periods

4.27 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month, with an element of off-plan sales



reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments.

Developer's profit

- 4.28 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit). The views of the banks which fund development also have a bearing; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.29 We have therefore adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. The assumed profit margin is reflective of the range of sales values in the borough, which are affordable to owner-occupiers and therefore less vulnerable to changing levels of demand from international investors.
- 4.30 We have applied a profit of 15% of GDV to commercial developments, in line with normal market assumptions.
- 4.31 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a presale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

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

Benchmark land value

- 4.33 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.34 We have arrived at a broad judgement on the likely range of benchmark land values. On previously



developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.

- 4.35 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.36 The existing use value for each site is determined by the existing building and local market rents for the relevant property type. We have had regard to market data and the Valuation Office Agency 'rateable value' for each site (where available), which is based on the rent that would be paid per square metre, multiplied by the total floorspace. In some cases, the rateable value has been deleted (presumably pending demolition). In these situations, we have estimated an appropriate rent for the existing floorspace by reference to lettings of similar buildings in the surrounding area. Benchmark land values for each site are provided in Appendix 2.



5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 5 to 8. We have appraised 65 development typologies, reflecting different densities and types of development across the Borough. These typologies include both residential and non-residential uses, including offices, retail, industrial and leisure uses.
- 5.2 Each appraisal incorporates (where relevant) affordable housing of 0% to 50%, in 5% increments, provided as 70% low-cost rented (with further subdivision into 40% social rent and 30% London affordable rent) and 30% intermediate housing.
- 5.3 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative, or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.4 For other policy requirements (bio-diversity net gain; urban greening and so on, as noted in paragraph 2.47), we have used selected data from the results to test the impact of emerging policies.
- 5.5 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 6, with a 'downside' set of growth and inflation rates attached at Appendix 7.
- 5.6 We have tested emerging Local Plan policies using CIL rates that are suggested in our separate CIL Viability Assessment. At this stage, of course, the Council is not bound to carry forward the suggested rates and it may choose to retain the adopted (indexed) rates. If the existing rates are retained, there will be marginally more 'headroom' available for emerging Local Plan policies to be absorbed.
- 5.7 As noted in the previous section, Mayoral CIL is incorporated into the appraisals as a separate development cost, so this does not need to be considered when considering the outputs for determining the viability of emerging Local Plan policies.



6 Assessment of appraisal results

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

Affordable housing

- 6.2 As noted in Section 5, we have tested the viability of the residential typologies incorporating a range of affordable housing percentages from 0% to 50%,. We understand that the Council will be seeking a tenure mix of 70% low-cost rented (further subdivided into 40% social rent and 30% London Affordable Rent) and 30% intermediate.
- 6.3 The appraisal results reflecting the tenure mix above are summarised in tables 6.3.1 to 6.3.9 and also provided Appendix 5. Each table shows the results with sales values reflecting the Borough-wide range (£7,535 per square metre to £5,000 per square metre).
- 6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area. Within each value area, there will be a difference in viability outcomes depending on the composition of each typology (including the quantum of non-residential floorspace assumed, heights etc) and the benchmark land value assumed. These findings reflect the situation on the ground in Croydon (and other London boroughs), where schemes deliver varying amounts of affordable housing, depending on their own unique viability characteristics.
- 6.5 Where sales values are at the lower end of the tested range (£5,000 per square metre), many schemes are unviable but we should add a note of caution many of these schemes would not come forward in the lower value areas in any event (e.g. tall buildings; schemes with office content etc, which are primarily focused in the CMC). This is not, therefore, an issue caused by policy, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values may not always meet the full policy requirement and would need to follow the 'viability tested' route, resulting in provision of lower affordable housing percentage. However, when considered against secondary industrial and open land benchmark land values, schemes of a wider range of scales can viably provide 35% affordable housing although this is not universally the case.
- 6.6 As sales values increase, the extent to which schemes can viably meet the emerging 50% requirement increases, but to varying degrees. At the highest sales values in the range (£7,535 per square metre), our testing indicates that 50% affordable housing (70% low-cost rented and 30% intermediate housing) would be viable for around just over half of the typologies that include residential development.
- 6.7 As can be noted from the results in tables 6.3.1 to 6.3.9, there is no uniform level of affordable housing where it can be said all schemes are viable. Setting any percentage below the emerging policy target of 50% would, in principle, mean that some schemes that *could* have delivered 50% would no longer be required to do so if the Council adopted a lower percentage target.



Table 6.3.1: Appraisal results – 25% First Homes, balance as 70% Rent and 30% Shared ownership (values of £7,535 per square metre)

CROYDON LOCAL PLAN Sales value £7,535 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH			35% AH	40% AH	45% AH	50% A
Single residential dwelling (greenfield)	å	£17,500		216,392	204,642	192,836	180,975	169,058	157,087	145,059		6 120,83	8 1
Single residential dwelling (brownfield)	1			216,943	205,196	193,391	181,531	169,616	157,645	145,619		7 121,39	
4 houses (greenfield)	4			867,776	820,781	773,564		678,464	630,581	582,476			
5 houses (greenfield)	5		1,143,186	1,084,719	1,025,976	966,955	907,656	848,080	788,226	728,095	667,68	6 606,99	9 5
Block of 5 flats (brownfield)	5		656,005	607,008	557,782	508,325	458,639	408,724	358,580	308,205	5 257,60	1 206,76	8 1
Block of 5 flats (brownfield)	5			607,008	557,782	508,325		408,724	358,580	308,205			
Block of 5 flats (greenfield)	5			607,008	557,782	508,325		408,724	358,580	308,205	257,60	1 206,76	8 1
11 houses (greenfield)	11			2,348,225	2,221,056	2,093,285	1,964,914	1,835,942	1,706,369	1,576,196	1,445,42	1 1,314,04	5 1,1
16 flats (brownfield)	16			1,906,862	1,751,354	1,595,121	1,438,163	1,280,479	1,122,071	962,938			
11 flats (brownfield)	11			1,310,967	1,204,055	1,096,645		880,329	771,424	662,020			
12 flats (greenfield)	12		1,546,234	1,430,147	1,313,515	1,196,340	1,078,621	960,360	841,553	722,203	602,31		2 3
Development of c.30 flats (brownfield)	27			3,001,995	2,752,147	2,501,134	2,248,956	1,995,615	1,741,108	1,485,438		3 970,60	4 7
Development of c.30 flats (brownfield)	32		2,597,877	2,300,288	2,001,318	1,700,969	1,399,240	1,096,131	791,642	485,772	178,52	3 - 132,09	
Development of c.30 flats and houses (brownfield)				4,135,411	3,833,417	3,530,010		2,918,959	2,611,315	2,302,258	1,991,78		
Development of c.100 flats and houses (greenfield	100	£500,500	13,989,706	13,050,554	12,106,987	11,159,005	10,206,609	9,249,798	8,288,572	7,322,932	6,352,87	7 5,378,40	8 4,3
Development of c.100 flats (brownfield)	100	£2,891,321	8,606,251	7,817,249	7,024,569	6,228,211	5,428,176	4,624,463	3,817,071	3,006,002	2,191,25	4 1,372,82	9 5
Residential and health (change of use of long term	91	£2,214,550	- 2,963,087	- 3,708,796	- 4,457,944	- 5,210,530	5,966,554	- 6,726,017	- 7,488,917	- 8,255,257	7 - 9,025,03	4 - 9,798,25	0 - 10,5
Tall building residential and health (new build)	91	£2,214,550	2,515,068	1,832,593	1,144,812	453,891	- 243,837	- 951,678	- 1,662,708	- 2,376,928	3 - 3,094,33	6 - 3,814,93	2 - 4,5
11 flats (change of use)	11			896,992	787,698	677,897	567,592	456,782	345,467	233,647	~~~	2 8,49	
Residential and retail (Lidl scale)	42			5,314,613	4,916,271	4,516,072	4,114,017	3,710,104	3,304,334	2,896,707	2,487,22	5 2,075,88	4 1,6
Residential and retail (Tesco scale)	17			1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,83	6 1,617,83	6 1,6
Supermarket (Lidl)	-	£1,168,080		365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,27	5 365,27	5 3
Superstore (Tesco)	-	£13,282,200	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,20	4 1,413,20	4 1,4
9 flats (change of use)	9	£1,526,040	881,671	802,875	724,080	645,284	566,488	487,693	408,897	330,101	251,30	6 172,51	0
Residential and retail (local scale - locally tall buildin	53	£1,894,362	4,397,783	3,915,641	3,431,264	2,943,672	2,450,399	1,954,871	1,457,088	957,048	454,75	4 - 50,55	6 - 5
Residential and retail (local scale - medium scale bu	23	£395,640	2,883,037	2,666,356	2,448,670	2,229,979	2,010,282	1,789,581	1,567,875	1,345,163	1,121,44	7 896,72	5 6
Residential and primary school	293	£4,851,300	13,083,562	10,660,949	8,227,125	5,782,087	3,325,836	858,374	- 1,645,024	- 4,206,940) - 6,784,22	0 - 9,373,05	4 - 11,9
Residential and secondary school (greenfield)	150	£1,134,000	2,061,266	715,542	- 646,194	- 2,025,242	- 3,410,685	- 4,802,523	- 6,200,756	- 7,605,385	5 - 9,016,40	8 - 10,433,82	7 - 11,8
Office (large)	-	£1,101,500	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,96	9 6,445,96	9 6,4
Office (medium)	-	£34,288,800	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,59	6 2,621,59	6 2,6
Large mixed use office and residential (New build)	178	£13,008,000	49,993,404	48,761,193	47,523,358	46,279,896	45,030,809	43,776,098	42,515,761	41,249,798	39,978,21	0 38,700,99	7 37,4
Large mixed use office and residential (Change of	288	£3,668,400	7,028,454	4,949,639	2,861,299	763,435	- 1,364,460	- 3,542,838	- 5,734,036	- 7,935,050) - 10,145,87	8 - 12,366,52	0 - 14,5
Residential conversion of large listed building	52	£1	3,924,761	3,506,798	3,086,893	2,665,047	2,241,258	1,815,528	1,387,855	958,241	526,68	5 93,18	8 - 3
Residential conversion of medium listed building	8	£1,187,400	765,366	767,290	769,215	771,140	773,063	774,988	776,912	778,837	7 780,76	1 782,68	5 7
Large Private Rental Scheme development (new bu	420	£13,008,000	7,679,791	4,734,032	1,774,788	- 1,216,217	4,247,993	- 7,298,446	- 10,408,029	- 13,531,528	3 - 16,668,94	4 - 19,820,27	5 - 22,9
Large Private Rental Scheme development (change	350	£3,668,400	6,399,623	3,944,823	1,478,787	- 1,013,721	- 3,540,200	- 6,082,248	- 8,673,568	- 11,276,483	3 - 13,890,99	6 - 16,517,10	5 - 19,1
Tall tower with ground floor retail (new build)	395	£15,150,000	7,800,230	5,029,813	2,246,716	- 557,441	- 3,408,754	- 6,272,941	- 9,193,175	- 12,130,752	2 - 15,081,41	6 - 18,045,16	9 - 21,0
Tall tower with ground floor retail (change of use)	288	£3,668,400	6,358,199	4,279,383	2,191,043	93,180	2,052,319	- 4,233,703	- 6,424,901	- 8,625,914	10,836,74	2 - 13,057,38	5 - 15,2
Small scale light industrial park	-	£357,960	449,628	449,628	449,628	449,628	449,628	449,628	449,628	449,628	3 449,62	8 449,62	8 4
Large warehouse	-	£7,837,440	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331	3,387,33	1 3,387,33	1 3,3
Mixed use light industrial and residential (low amou	97	£1,988,562	9,663,331	8,858,134	8,049,183	7,236,479	6,420,019	5,599,805	4,775,835	3,948,112	3,116,63	4 2,281,40	2 1,4
Mixed use light industrial and residential (moderate	61	£1,988,562	7,230,402	6,715,762	6,198,721	5,679,280	5,157,439	4,633,198	4,106,556	3,577,514	3,046,07	1 2,512,22	8 1,9
Mixed use large residential and community use (bro	118	£1,620,000	- 1,305,589	- 2,272,919	- 3,244,707	- 4,220,953	- 5,201,657	- 6,186,820	- 7,176,442	- 8,170,522	2 - 9,169,06	1 - 10,172,05	8 - 11,1
Non-charitable community uses (new build)	-	£1,705,020	- 17,362,005	- 17,362,005	- 17,362,005	- 17,362,005	- 17,362,005	- 17,362,005	- 17,362,005	- 17,362,009	- 17,362,00	5 - 17,362,00	5 - 17,3
Non-charitable community uses (change of use)	-	£687,660	- 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	1,133,62	5 - 1,133,62	5 - 1,1
Large retail shopping centre	500	£115,000,000	194,339,989	191,094,854	187,834,904	184,560,141	181,270,562	177,966,168	174,646,960	171,312,937	167,964,09	9 164,600,44	6 161,2
Large mixed use leisure and retail	-	£2,477,460	28,387,920	28,387,920	28,387,920	28,387,920	28,387,920	28,387,920	28,387,920	28,387,920	28,387,92	0 28,387,92	0 28,3
Gypsy and Traveller site	-	£1,396,500		- 19,961,549	- 19,961,549	- 19,961,549	- 19,961,549	- 19,961,549	- 19,961,549	- 19,961,549	- 19,961,54	9 - 19,961.54	9 - 19,9
Small residential and community use	23			969,515	757,394	544,286	330,193	115,114	- 102,491	- 322,852	2 - 544,21	5 - 766.57	8 - 9
Medium residential and community use	43	£1,663,572	1,528,180	1,134,594	739,188	341,964	- 57,950	- 464,927	- 873,752	- 1,284,423	3 - 1,696,93	9 - 2,111.30	2 - 2.5
Conversion of long term vacant unit to small office	-	£141,300		23,269	23,269	23,269	23,269	23,269	23,269	23,269	23.26	9 23.26	9
Hotel and residential	46	£17,259,324	4,438,748	4,017,701	3,594,709	3,169,772	2,742,889	2,314,061	1,883,287	1,450,568	1,015,90	2 579.29	2 1
Conversion of long term vacant unit to shop	-	£114,924		155,334	155,334	155,334	155,334	155,334	155,334	155,334	155,33	4 155,33	4 1
Hotel development (from long term vacant building)	-	£4,725,072		1,194,999	1,194,999	1,194,999	1,194,999		1,194,999	1,194,999	1,194,99		
Retail and S3 uses and 56 residential units	56			14,051,060	13,534,297	13,015,127	12,493,547	11,969,560	11,443,164	10,914,360	10,383,14		0 9.3
Demo existing retail WH, develop 3 B2/B8 units 8,20	å	£13,080,343			3,994,711	3,994,711	3,994,711	3,994,711	3,994,711	3,994,711	3,994,71	1 3,994,71	1 3,9
Student housing/co-living - tower scheme (600 uni		£1,122,310			41,690,188	38,882,664		33,267,619	30,460,096	27,652,572			
Student housing/co-living - tower scheme (400 uni		£740,724			27,654,770	25,792,399			20,205,288	18,342,918			
Student housing/co-living - tower scheme (200 uni		£370,362			13,826,771	12,895,586		11,033,215	10,102,031	9,170,846			
Student housing/co-living- mid rise scheme (250 ur	å	£652,506		15,372,922	14,402,938	13,432,953			10,522,999	9,553,015			
Student housing/co-living - mid rise scheme (250 ur		£522,004		9,223,262	8,641,272	8,059,281	7,477,291	6,895,299	6,313,309	5,731,318			
Student housing/co-living - mid rise scheme (100 u	Å	£456,754		6,148,433	5,760,438	5,372,445		4,596,457	4,208,464	3,820,469			
Student housing/co-living - low rise scheme (200 u		£1,305,011		9,838,228	9,217,438	8,596,648		7,355,068	6,734,278	6,113,488			
C2 care scheme (70 units)	-	£978,758		9,366,824	8,668,434	7,970,046		6,573,268	5,874,879	5,176,490			
C2 care scheme (70 units)	-	£717,756				6,071,336			4,525,756	4,010,562			
		. 2011,730	1,010,011	1,101,124	0,000,000	0,011,000	0,000,140	0,040,040	7,020,100	7,010,002		2,300,17	



Table 6.3.2: Appraisal results – 25% First Homes, balance as 70% Rent and 30% Shared ownership (values of £7,219 per square metre)

CROYDON LOCAL PLAN Sales value £7,219 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	<u> </u>		35% AH	40% AH	45% AH	50% AI
Single residential dwelling (greenfield)	1		•	198,196	187,365	176,482	165,548	154,563	143,527	132,440	121,302		
Single residential dwelling (brownfield)	1			198,748	187,918	177,037	166,104	155,120	144,085	133,00) 121,86	3 110,67	4 !
4 houses (greenfield)	4			794,993	751,672	708,147		620,483	576,343	532,000			
5 houses (greenfield)	5			993,741	939,590	885,184	830,521	775,603	720,429	664,999	609,314	553,37	2 4
Block of 5 flats (brownfield)	5		•	529,676	484,353	438,819		347,119	300,952	254,57			
Block of 5 flats (brownfield)	5			529,676	484,353	438,819		347,119	300,952	254,57			
Block of 5 flats (greenfield)	5			529,676	484,353	438,819		347,119	300,952	254,574			
11 houses (greenfield)	11		••••••••••••••••••••••••••••••••	2,151,272	2,034,045	1,916,265	1,797,931	1,679,042	1,559,600	1,439,60			
16 flats (brownfield)	16			1,661,091	1,517,990	1,374,223	1,229,790	1,084,690	938,923	792,49 ⁻	645,39°		
11 flats (brownfield)	11			1,142,000	1,043,618	944,779		745,724	645,510	544,83	443,70		
12 flats (greenfield)	12			1,245,818	1,138,493	1,030,667	922,343	813,518	704,192	594,36			
Development of c.30 flats (brownfield)	27			2,600,415	2,370,839	2,140,195	1,908,482	1,675,702	1,441,851	1,206,93			
Development of c.30 flats (brownfield)	32		. (1,824,342	1,549,399	1,273,190	995,715	716,975	436,966	155,69	2 - 128,78		1 - 7
Development of c.30 flats and houses (brownfield)				3,652,116	3,374,519	3,095,626		2,533,949	2,251,164	1,967,082			
Development of c.100 flats and houses (greenfield			. (11,525,366	10,658,794	9,788,172		8,034,777	7,152,004	6,265,18		4,479,38	2 3,5
Development of c.100 flats (brownfield)	100		•	6,498,676	5,772,561	5,043,083	4,310,243	3,574,038	2,834,472	2,091,54	1,345,24	587,50	0 - 1
Residential and health (change of use of long term			•	- 4,944,029		- 6,320,751	7,013,827	- 7,710,047	- 8,409,411	- 9,111,91	3 - 9,817,56	3 - 10,526,36	1 - 11,2
Tall building residential and health (new build)	91			691,967	61,767	- 580,017	- 1,225,656	- 1,874,207	- 2,525,672	- 3,180,04	- 3,837,33	5 - 4,497,53	7 - 5,10
11 flats (change of use)	11		• • • • • • • • • • • • • • • • • • • •	726,862	626,156	524,985	423,350	321,250	218,686	115,65	12,16	93,19	3 - 1
Residential and retail (Lidl scale)	42			4,679,783	4,313,489	3,945,489	3,575,784	3,204,374	2,831,258	2,456,431	2,079,91	1,701,68	1 1,3
Residential and retail (Tesco scale)	17			1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,83	1,617,83	1,617,83	5 1,6
Supermarket (Lidl)	-	£1,168,080		365,275	365,275	365,275	365,275	365,275	365,275	365,27	365,27	365,27	3
Superstore (Tesco)	-	£13,282,200	. (1,413,204	1,413,204		1,413,204	1,413,204	1,413,20	1,413,20		4 1,4
9 flats (change of use)	9			679,311	607,019	534,727	462,434	390,142	317,850	245,551	173,26	100,97	5
Residential and retail (local scale - locally tall buildin	¢			3,140,546	2,691,308	2,240,001	1,786,625	1,331,181	873,669	414,08	3 - 48,28	519,08	2 - 9
Residential and retail (local scale - medium scale bu				2,321,915	2,121,617	1,920,396	1,718,253	1,515,187	1,311,197	1,106,28	900,45		
Residential and primary school	293			6,617,847	4,388,128	2,148,163	103,607	- 2,407,748	- 4,747,506	- 7,097,82	9,458,69	3 - 11,830,13	3 - 14,2
Residential and secondary school (greenfield)	150			- 1,507,774	- 2,767,636	- 4,033,361	- 5,304,947	- 6,582,395	- 7,865,704	- 9,154,87	5 - 10,449,90	7 - 11,750,80	2 - 13,0
Office (large)	-	£1,101,500		6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,96	6,445,969	6,445,96	9 6,4
Office (medium)	-	£34,288,800		2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,59	2,621,59	5 2,621,59	6 2,6
Large mixed use office and residential (New build)	178			<u> </u>	45,600,327	44,459,590		42,162,692	41,006,530	39,845,22	38,678,78		5 36,3
Large mixed use office and residential (Change of				1,443,073	- 475,390	- 2,439,250	4,426,585	- 6,422,871	- 0,420,111	- 10,442,30	12,465,44	2 - 14,497,53	5 - 16,5
Residential conversion of large listed building	52			2,824,375	2,438,920	2,051,687	1,662,675	1,271,885	879,314	484,966	88,83	313,78	4
Residential conversion of medium listed building	8			648,540	650,195	651,849	653,504	655,160	656,815	658,46	660,12	1 661,78	0 0
Large Private Rental Scheme development (new bu				- 311,522	- 3,057,557	- 5,816,061	- 8,612,251	- 11,441,639	- 14,283,701	- 17,138,43	10,005,84	4 - 22,885,93	5 - 25,7
Large Private Rental Scheme development (change				- 259,808	- 2,548,171	- 4,846,924	7,177,086	- 9,534,908	- 11,903,293	- 14,282,24	16,671,75	00.000.01	2 - 21,4
Tall tower with ground floor retail (new build)	395			288,994	- 2,289,178	- 4,883,485	7,504,289	- 10,165,261	- 12,838,152	- 15,522,96	10,219,69	20,928,34	8 - 23,6
Tall tower with ground floor retail (change of use)	288			772,817	- 1,155,873	- 3,130,115	5,117,451	- 7,113,737	- 9,118,976	- 11,133,16	- 13,156,30	- 15,188,40	0 - 17,2
Small scale light industrial park	-	£357,960		449,628	449,628	449,628	449,628	449,628	449,628	449,62	449,62	3 449,62	8 4
Large warehouse	-	£7,837,440		3,387,331	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331	3,387,33	3,387,33	3,387,33	1 3,3
Mixed use light industrial and residential (low amou		£1,988,562		7,537,213	6,794,945	6,049,239	5,300,094	4,547,509	3,791,486	3,032,02	2,269,12		0
Mixed use light industrial and residential (moderate	!	£1,988,562		5,878,093	5,403,341	4,926,388	4,447,235	3,965,881	3,482,327	2,996,57		3 2,018,46	3 1,5
Mixed use large residential and community use (bro	118			- 3,874,648	- 4,765,576 47,363,006	- 5,660,580	17 363 006	- 7,462,817	- 8,370,049 47,362,005	- 9,281,350	17,362,00	17,116,20	- 12,
Non-charitable community uses (new build)	-	£1,705,020		1 122 605	17,362,005	- 17,362,005 4 433,600	1 17,362,005	- 17,362,005	1 133 635	1 422 00	1 - 17,362,00	1 17,362,00	- 17,5
Non-charitable community uses (change of use) Large retail shopping centre	500	£687,660 £115,000,000		- 1,133,625 185,761,122	1,133,025	1,133,025	476 740 424	472 747 422	170,672,075	1,133,62	164 541 94	1,133,62	4 4500
					182,770,434	179,766,205	176,748,434	70 207 020	20 207 020	107,013,67	104,541,940	161,456,46	
Large mixed use leisure and retail Gypsy and Traveller site	-	£2,477,460 £1,396,500		28,387,920	28,387,920	20,387,920	20,387,920	20,367,920	20,367,920	40,004,54	20,387,920	20,387,92	0 28,3
	- 23			624.744	- 19,961,549 439,494	242.200	46 220	163.014	355 704	- 19,301,341 EEO EO	763.30	3 000.00	0 - 19,5
Small residential and community use Medium residential and community use	43			634,714		240,066	40,336	100,814	1 344 070	1 722 42	762,30	3 2 483 33	7
Conversion of long term vacant unit to small office		£1,663,572		512,939	148,917 23,269	220,084	23,002	22.260	- 1,344,076	- 1,722,13, 22,20	2,101,88	2,403,33	o - 2,0
Hotel and residential	- 46			23,269 3,363,676	2 063 257	23,269	2 179 057	1 784 279	1 387 714	23,26	Z3,Z6:	23,26	
		£17,259,324 £114,924		3,352,676 155,334	2,963,257 155,334	2,572,050 155,334	155,334	1,784,278	1,387,711	989,35 155,33	155,33	167,29 155,33	4
Conversion of long term vacant unit to shop Hotel development (from long term vacant building)	-	£114,924 £4,725,072		1,194,999	1,194,999	1,194,999		1,194,999	1,194,999	1,194,99			
Retail and S3 uses and 56 residential units	- 56			13 225 221	1,194,999	1,194,999		1,194,999	1,194,999	1,194,99		9 1,194,99 9,363,09	
Demo existing retail WH, develop 3 B2/B8 units 8,20	å	£15,260,400		3,994,711	3.994.711	3,994,711	3,994,711	3.994.711	3 994 711	3,994,71	3,994,71	9,363,09 1 3,994,71	0 0,0 1 3,9
	.			3,994,711 44,497,711									
Student housing/co-living - tower scheme (600 unit Student housing/co-living - tower scheme (400 unit		£1,122,310			41,690,188	38,882,664 25,792,399		33,267,619 22,067,658	30,460,096 20,205,288	27,652,572 18,342,918			
	ł	£740,724		29,517,140					10,102,031				
Student housing/co-living - tower scheme (200 unit	å	£370,362			13,826,771	12,895,586		11,033,215		9,170,846			
Student housing/co-living- mid rise scheme (250 un	.	£652,506		15,372,922	14,402,938	13,432,953		11,492,984	10,522,999	9,553,01			
Student housing/co-living - mid rise scheme (150 u		£522,004		9,223,262	8,641,272	8,059,281	7,477,291	6,895,299	6,313,309	5,731,31			
Student housing/co-living - mid rise scheme (100 u		£456,754		6,148,433	5,760,438	5,372,445		4,596,457	4,208,464	3,820,469			
Student housing/co-living - low rise scheme (200 u	ģ	£1,305,011		9,838,228	9,217,438	8,596,648		7,355,068	6,734,278	6,113,48			
C2 care scheme (70 units)	-	£978,758		9,366,824	8,668,434	7,970,046		6,573,268	5,874,879	5,176,49			
C2 care scheme (50 units)	-	£717,756	7,616,917	7,101,724	6,586,530	6,071,336	5,556,143	5,040,949	4,525,756	4,010,562	3,495,369	2,980,17	5 2,4



Table 6.3.3: Appraisal results – 25% First Homes, balance as 70% Rent and 30% Shared ownership (values of £6,902 per square metre)

CROYDON LOCAL PLAN Sales value £6,902 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	sidual land val	30% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	195,879	185,726	175,525	165,274	154,976	144,630	134,235	123,792	113,300	102,761	1 9
2 Single residential dwelling (brownfield)	1	£348,000	196,431	186,279	176,078	165,829	155,532	145,187	134,793	124,352	113,861	103,324	1 9
3 4 houses (greenfield)	4	£49,000	785,724	745,113	704,312	663,316	622,128	580,747	539,173	497,407	455,448	413,296	3 37
4 5 houses (greenfield)	5	£23,905	982,155	931,392	880,389	829,144	777,660	725,934	673,966	621,759	569,309	516,620) 46
5 Block of 5 flats (brownfield)	5	£648,000	523,683	481,016	438,151	395,085	351,820	308,355	264,691	220,828	176,765	132,502	2 8
6 Block of 5 flats (brownfield)	5	£301,200	523,683	481,016	438,151	395,085	351,820	308,355	264,691	220,828	176,765	132,502	2 8
7 Block of 5 flats (greenfield)	5	£68,320	523,683	481,016	438,151	395,085	351,820	308,355	264,691	220,828	176,765	132,502	2 8
8 11 houses (greenfield)	11	£56,000	2,126,189	2,016,297	1,905,885	1,794,950	1,683,494	1,571,516	1,459,017	1,345,996	1,232,454	1,118,390	1,00
9 16 flats (brownfield)	16	£767,730	1,641,681	1,506,989	1,371,667	1,235,716	1,099,136	961,926	824,087	685,617	546,518	406,790) 26
0 11 flats (brownfield)	11	£235,500	1,128,656	1,036,055	943,021	849,555	755,656	661,324	566,559	471,362	375,731	279,668	10
1 12 flats (greenfield)	12	£54,894	1,231,261	1,130,241	1,028,751	926,787	824,352	721,444	618,064	514,212	409,889	305,092	2 19
2 Development of c.30 flats (brownfield)	27	£852,510	2,569,351	2,353,261	2,136,163	1,918,055	1,698,937	1,478,810	1,257,673	1,035,528	812,372	588,207	7 3(
3 Development of c.30 flats (brownfield)	32	£433,320	1,790,377	1,531,419	1,271,264	1,009,912	747,365	483,621	218,681	- 48,180	- 319,592	- 592,219	9 - 80
4 Development of c.30 flats and houses (brownfield)		£753,600	3,606,975	3,346,053	3,083,908	2,820,539	2,555,946	2,290,128	2,023,087	1,754,822	1,485,332	1,214,619	9 94
5 Development of c.100 flats and houses (greenfield		£500,500	11,376,360	10,562,231	9,744,281	8,922,511	8,096,921	7,267,510	6,434,277	5,597,226	4,756,353	3,911,660	3,06
6 Development of c.100 flats (brownfield)	100	£2,891,321	6,426,422	5,741,704	5,053,804	4,362,721	3,668,455	2,971,008	2,270,378	1,566,565	853,939	135,495	5 - 59
7 Residential and health (change of use of long term		£2,214,550	- 4,428,152	- 5,076,203	- 5,727,228	- 6,381,227	- 7,038,201	- 7,698,149	- 8,361,071	- 9,026,966	- 9,695,837	- 10,367,682	2 - 11,04
8 Tall building residential and health (new build)	91	£2,214,550	666,545	70,442	- 536,442	- 1,147,164	- 1,760,647	- 2,376,892	- 2,995,898	- 3,617,665	- 4,242,195	- 4,869,486	3 - 5,49
9 11 flats (change of use)	11	£235,500	714,675	619,812	524,510	428,768	332,589	235,970	138,913	41,416	- 57,381	- 157,256	3 - 2
Residential and retail (Lidl scale)	42	£3,923,430	4,630,147	4,285,375	3,938,992	3,590,997	3,241,392	2,890,175	2,537,347	2,182,908	1,826,858	1,469,196	3 1,10
1 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,6
2 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	3
3 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	3 - 2,6
4 9 flats (change of use)	9	£1,526,040	674,390	605,958	537,527	469,095	400,664	332,232	263,801	195,370	126,937	58,506	3 -
5 Residential and retail (local scale - locally tall buildin	\$	£1,894,362	2,883,792	2,460,742	2,035,738	1,608,780	1,179,868	749,002	316,182	- 120,401	- 563,793	- 1,009,169	1,4
6 Residential and retail (local scale - medium scale bu		£395,640	1,419,367	1,230,683	1,041,127	850,698	659,397	467,225	274,180	80,264	- 116,273	- 314,919	9 - 5
7 Residential and primary school	293	£4,851,300	6,754,797	4,655,982	2,547,493	429,331	- 1,724,932	- 3,927,349	- 6,139,735	- 8,362,088	- 10,594,408	- 12,836,698	3 - 15,0
8 Residential and secondary school (greenfield)	150	£1,134,000	- 469,236	- 1,654,663	- 2,845,625	- 4,042,123	- 5,244,157	- 6,451,726	- 7,664,831	- 8,883,473	- 10,107,649	- 11,337,362	2 - 12,5
Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,4
0 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760) - 14,4
1 Large mixed use office and residential (New build)	178	£13,008,000	247,428	- 849,322	- 1,954,834	- 3,065,330	- 4,180,813	- 5,301,282	- 6,426,736	- 7,557,176	- 8,692,603	- 9,833,014	10,9
2 Large mixed use office and residential (Change of		£3,668,400	723,800	- 1,100,337	- 2,967,831	- 4,847,286	- 6,735,228	- 8,631,655	- 10,536,568	- 12,449,966	- 14,371,851	- 16,302,222	2 - 18,2
3 Residential conversion of large listed building	52 8	£1	2,803,998	2,439,653	2,073,621	1,705,901	1,336,495	905,401	592,621	218,152	- 160,413	- 544,020) - 9
4 Residential conversion of medium listed building		£1,187,400 £13,008,000	576,620 - 446.036	576,116 - 3.042.395	579,611 - 5.650,569	- 8,291,979	- 10.967.148	584,096	505,592	587,087 - 19,064,723	500,502	590,078	5
5 Large Private Rental Scheme development (new bu	å	£3,668,400	- 440,030	- 3,042,395	- 4,709,013		0.430.500	- 13,034,320 44,370,846	42,628,443	15,004,723	- 21,707,937	20,323,103	- 21,4
6 Large Private Rental Scheme development (change	395	£15,150,000	- 371,903 - 1.943.047	- 2,535,535	- 4,709,013 - 6,840,580	- 6,910,192 - 9,345,216	44.964.449	44 200 270	46,026,003	- 19,476,725	- 10,130,024	24,430,178	7 - 22,1
7 Tall tower with ground floor retail (new build)	288			- 4,304,000 4.435.650			6 774 000	- 14,300,370	40,570,400	19,470,725	44.407.743	46 330 003	- 2/,1
8 Tall tower with ground floor retail (change of use)		£3,668,400 £357,960	689,008	- 1,135,659	- 3,003,692	- 4,883,148	- 6,771,069	- 0,007,510 0,744,373	- 10,572,429	- 12,400,020	- 14,407,713	- 10,330,003	0 - 10,2
9 Small scale light industrial park 0 Large warehouse	-	£7,837,440	- 2,711,373	- 2,711,373	4 602 226	- 2,711,373 4,600,006	4 600 026	4,600,006	- 2,711,373 4,603,336	4 602 226	4,600,006	4 600 036	- 4,
Large warehouse Mixed use light industrial and residential (low amou	97	£1,988,562	4,602,236 2,455,398	1,747,321	4,602,236	4,602,236	4,002,230	4,602,236	4,602,236	4,602,236 - 2,609,485	4,602,236	4,602,236	3 4 ,0
2 Mixed use light industrial and residential (low amou	å	£1,988,562	4 272 276	1,747,321	1,035,953 6 304 306	521,293	6 210 024	- 1,134,901 0,005,004	- 1,070,552 7.464.003	7,009,400	9,000,603	9 676 004	- 4,0
3 Mixed use large residential and community use (bro		£1,620,000	- 4,372,270 3,900,904	- 4,030,713 4 740 595	5 595 139	- 5,753,993 - 6,433,546	7 225 211	9 1/1 033	- 7,154,903 0,004,014	0.265.747	10.733.430	14 604 087	1 - 9,0
4 Non-charitable community uses (new build)	110	£1,705,020	- 3,099,091 46,006,367	- 4,740,565 46,006,367	16,006,136	- 0,433,340 46,006,367	16,006,367	16,006,367	- 9,001,911 46,006,367	16,000,747	16,006,367	16,004,367	16.7
5 Non-charitable community uses (change of use)	-	£687,660	4 045 234	4 045 234	4 045 234	1 045 234	1 045 234	4 045 234	4 045 234	4 045 234	1 045 234	4 045 237	- 10,0
6 Large retail shopping centre	500	£115,000,000	1 080 659	- 1,040,204	4 658 699	7 556 085	- 10 513 293	- 13 484 813	- 16 469 522	- 19 467 421	- 22 478 510	- 25 502 789	285
7 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1 472 382	1 472 382	1 472 382	1 472 382	1 472 382	1 472 383	1 4
8 Gypsy and Traveller site	-	£1,396,500	- 18 357 384	- 18 357 381	- 18 357 381	- 18 357 391	- 18 357 381	- 18 357 384	- 18 357 384	- 18 357 381	_ 18 357 384	- 18 357 391	10.7
9 Small residential and community use	23	£395,640	717,903	533,780	348,799	162,962	- 24.095	- 214,509	- 405,793	- 597.947	- 790 972	- 984.867	7 _ 11
Medium residential and community use	43	£1,663,572	581 367	237.864	- 108,855	- 460.808	- 814,365	- 1.189.528	- 1,526,294	- 1,884,666	- 2.244.643	- 2,606,224	1 - 20
Conversion of long term vacant unit to small office		£141,300	- 123,734	- 123,734		- 123,734	- 123,734	- 123,734	- 123,734	- 123,734		- 123.734	1 - 1
2 Hotel and residential	46	£17,259,324	- 5.311.137	- 5.684.211	- 6.059.003	- 6.435.510	- 6.813.735	- 7 193 676	- 7.575.333	- 7.958.709	- 8.343.800	- 8.730.608	9 1
3 Conversion of long term vacant unit to shop		£114,924	17,034	17,034	17,034	17.034	17,034	17.034	17,034	17,034	17.034	17.034	
Hotel development (from long term vacant building)	i	£4,725,072	- 5,946,156	- 5.946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5.946.156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	
Retail and S3 uses and 56 residential units	56	£15,260,400	4,505,990	4,057,669	3,607,255	3,154,746	2,700,145	2,243,449	1,784,660	1,323,776	860,799	395,728	
Demo existing retail WH, develop 3 B2/B8 units 8,2	å	£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5.179.197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	
Student housing/co-living - tower scheme (600 uni		£1,122,310	49,981,384	47,173,860		41,558,814	38,751,291	35,943,768	33,136,245	30,328,722	27,521,199	24,713,675	
Student housing/co-living - tower scheme (400 uni	å	£740,724	33,154,734	31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21.980.512			16,393,401	
Student housing/co-living - tower scheme (200 uni		£370,362	16,576,753	15,645,568		13,783,198	12,852,013	11,920,827	10,989,643		9,127,272	8,196,087	
Student housing/co-living- mid rise scheme (250 un	å	£652,506	17,267,502	16,297,518		14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	
1 Student housing/co-living - mid rise scheme (250 ui		£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075	5,704,085	5,122,094	
2 Student housing/co-living - mid rise scheme (100 u		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308	3,802,314	3,414,321	
3 Student housing/co-living - low rise scheme (200 u		£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	
		£978,758	10,804,888	10,106,500		8,709,722	8,011,333	7,312,945	6,614,556		5,217,778	4,519,389	
4 C2 care scheme (70 units)													



Table 6.3.4: Appraisal results – 25% First Homes, balance as 70% Rent and 30% Shared ownership (values of £6,585 per square metre)

CROYDON LOCAL PLAN Sales value £6,585 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	sidual land valu 25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
Single residential dwelling (greenfield)	1	£17,500			158,192	148,868	139,500	130,089	120,632	111,133	101,590		8
Single residential dwelling (brownfield)	1	••	177.261	168,025	158,746	149,423	140,056	130,646	121,191	111,693	102,151	92,564	
4 houses (greenfield)	4		709,041	672,101	634,984	597,692	560,224	522,582	484,764	446,771	408,602	370,258	33
5 houses (greenfield)	5		886,302		793,729	747,114	700,281	653,228	605,955	558,463	510,753	462,823	
Block of 5 flats (brownfield)	5		442,209	403,440	364,490	325 359	286.048		206 882	167,027	126,991	86,775	4
Block of 5 flats (brownfield)	5		442,209	403,440	364,490	325,359	286.048		206,882	167.027	126,991	86 775	4
Block of 5 flats (greenfield)	5			403,440	364,490	325,359	286,048	<u></u>	206,882	167,027	126,991	86,775	
,	11		1,918,686	1,818,722	1,718,283	1,617,369	1,515,982	1,414,121			1,105,688		
11 houses (greenfield)	16							··· diamana and in a contraction and in a contraction of the contracti	1,311,784	1,208,974		1,001,929	
16 flats (brownfield)	å		(1,260,441	1,137,566	1,014,120	890,104		640,359	514,631	388,332	261,461	
11 flats (brownfield)	11		950,637	866,553	782,077	697,208	611,947	526,293	440,247	353,809	266,978	179,755	
12 flats (greenfield)	12		1,037,059	945,330	853,174	760,590	667,578		480,269	385,973	291,248	196,097	10
Development of c.30 flats (brownfield)	27			1,950,410	1,753,649	1,555,974	1,357,386	1,157,884	957,470	756,142	553,900	350,745	
Development of c.30 flats (brownfield)	32		(1,053,965	817,914	580,780	342,564	103,265	- 139,208	- 384,357	- 630,603	- 877,950	- 1,1
Development of c.30 flats and houses (brownfield		£753,600	3,097,790	2,861,229	2,623,559	2,384,780	2,144,894		1,661,796	1,418,585	1,174,265	928,838	6
Development of c.100 flats and houses (greenfield		£500,500		9,032,216	8,291,505	7,547,340	6,799,719	6,048,644	5,294,112	4,536,126	3,774,685	3,009,789	
Development of c.100 flats (brownfield)	100	£2,891,321	5,037,216	4,418,958	3,797,833	3,173,842	2,546,985	1,917,260	1,281,688	638,992	- 6,703	- 665,091	- 1,3
Residential and health (change of use of long term	91	£2,214,550	- 5,729,553	- 6,315,344	- 6,903,814	- 7,494,962	- 8,088,789	- 8,685,293	- 9,284,477	- 9,886,338	- 10,490,878	- 11,098,097	- 11,7
Tall building residential and health (new build)	91	£2,214,550	- 543,348	- 1,090,178	- 1,639,492	- 2,191,290	- 2,745,573	- 3,302,340	- 3,861,591	- 4,423,327	- 4,987,546	- 5,554,250	- 6,1
11 flats (change of use)	11	£235,500	535,432	449,144	362,458	275,372	187,890	100,009	11,731	- 78,120	- 168,554	- 259,392	- 3
Residential and retail (LidI scale)	42	£3,923,430	3,961,310	3,648,535	3,334,301	3,018,608	2,701,456	2,382,844	2,062,774	1,741,245	1,418,257	1,093,809	7
Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,6
Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365.275	365,275	365.275	365,275	365,275	365,275	365,275	3
Superstore (Tesco)	-	£13,282,200	- 2.631.983	- 2.631.983	- 2.631.983	- 2.631.983	- 2 631 983	- 2.631.983	- 2.631.983	- 2,631,983	- 2.631.983	- 2.631.983	- 26
9 flats (change of use)	9		543 911	482,003	420.095	358 188	296 280	234 373	172 465	110 558	48.649	- 13.460	
Residential and retail (local scale - locally tall building		£1,894,362	2,058,949	1.675.360	1 200,000	902,100	513.993	123 338	- 273,190	- 673.392	- 1,075,388	- 1,479,177	- 1.8
Residential and retail (local scale - locally tall building		£395,640	4	885,152	713,039	540,136	366,444	191.962	16 604	- 161.802	- 341.351	524 704	7
Residential and retail (local scale - medium scale b	293	£4,851,300			ġ		- 5.270.240	···	- 9.255.857	44.000.440	42 277 264	45 204 552	
			2,495,115	600,085	- 1,323,543	- 3,290,885		- 7,250,563	- 9,255,657	- 11,262,119	- 13,277,351	- 15,301,553	- 17,3
Residential and secondary school (greenfield)	150	£1,134,000		- 3,895,967	- 4,973,782	- 6,056,597	- 7,144,414	- 8,237,230	- 9,335,048	- 10,437,866	- 11,545,685	- 12,658,504	- 13./
Office (large)	-	£1,101,500	(- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,4
Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,4
Large mixed use office and residential (New build)	å	£13,008,000		- 2,970,160	- 3,968,605	- 4,971,530	- 5,978,935	- 6,990,818	- 8,007,182	- 9,028,024	- 10,053,346	- 11,083,148	- 12,1
Large mixed use office and residential (Change of		£3,668,400	š	- 4,723,546	- 6,411,429	- 8,106,934	- 9,810,059	- 11,520,802	- 13,239,167	- 14,965,152	- 16,698,756	- 18,439,980	- 20,1
Residential conversion of large listed building	52	£1	2,085,019	1,755,070	1,423,597	1,090,600	756,080	420,037	82,470	- 260,536	- 606,348	- 953,706	- 1,3
Residential conversion of medium listed building	8	£1,187,400	457,764	458,989	460,214	461,439	462,664	463,889	465,115	466,339	467,564	468,789	4
Large Private Rental Scheme development (new b	420	£13,008,000	- 5,837,970	- 8,194,991	- 10,582,753	- 12,981,280	- 15,390,573	- 17,810,632	- 20,241,457	- 22,683,047	- 25,135,403	- 27,598,525	- 30,0
Large Private Rental Scheme development (change	350	£3,668,400	- 4,865,181	- 6,829,369	- 8,819,170	- 10,817,943	- 12,825,687	- 14,842,403	- 16,868,090	- 18,902,749	- 20,946,378	- 22,998,980	- 25,0
Tall tower with ground floor retail (new build)	395	£15,150,000	- 7,018,494	- 9,254,001	- 11,499,634	- 13,755,392	- 16,021,275	- 18,297,282	- 20,583,415	- 22,879,673	- 25,186,055	- 27,502,562	- 29,8
Tall tower with ground floor retail (change of use)	288	£3,668,400	- 3,079,143	- 4,759,407	- 6,447,291	- 8,142,795	- 9,845,920	- 11,556,664	- 13,275,029	- 15,001,013	- 16,734,617	- 18,475,841	- 20,2
Small scale light industrial park	-	£357,960	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	27
Large warehouse	-	£7,837,440	4,602,236	4,602,236	4 602 236	4.602.236	4 602 236	4.602.236	4 602 236	4 602 236	4 602 236	4.602.236	4.6
Mixed use light industrial and residential (low amou		£1,988,562	1.044.271	403 703	- 243,494	- 899.868	- 1 559 259	- 2 221 667	- 2.887.092	- 3 555 532	- 4 226 990	- 4.901.463	- 5.5
Mixed use light industrial and residential (noderate		£1,988,562	- 5.279.406	- 5.694.451	- 6.111.421	- 6.530.317	E 051 130	7 373 887	7 708 560	8 225 450	8 653 684	- 9.084.135	95
		£1,620,000	- 5,587,400 - 5,587,421	- 6.347.384	7 440 920		0,531,133	0.424.067	40,400,300	40,000,007	44 764 274	42 662 440	
Mixed use large residential and community use (bro	\$			16,006,367	16,000,020	- 7,877,729	16,046,112	- 9,421,967	16,100,205	16,000,097	10,704,371	16,002,119	13,3
Non-charitable community uses (new build)	-	£1,705,020		10,000,367	- 10,000,307	- 16,006,367 4,045,334	10,000,367	4 045 00	1 045 05	- 10,000,367	10,000,367	10,000,367	- 10,0
Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	1,0
Large retail shopping centre	500		- 4,893,889	- 7,478,713	- 10,114,190	- 12,765,297	- 15,428,210	- 18,102,928	- 20,769,451	- 23,487,781	- 26,197,916	- 26,919,857	- 31,6
Large mixed use leisure and retail	-	£2,477,460		1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,4
Gypsy and Traveller site	-	£1,396,500		- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,3
Small residential and community use	23	£395,640	<u> </u>	197,919	29,894	- 141,027	- 313,195	- 486,150	- 659,894	- 834,428	- 1,009,750	- 1,185,862	- 1,3
Medium residential and community use	43	£1,663,572		- 391,643	- 710,028	- 1,029,868	- 1,351,160	- 1,673,907	- 1,998,107	- 2,323,760	- 2,650,868	- 2,979,429	- 3,3
Conversion of long term vacant unit to small office	-	£141,300		- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 1
Hotel and residential	46	£17,259,324	- 6,022,477	- 6,361,521	- 6,702,119	- 7,044,273	- 7,387,982	- 7,733,245	- 8,080,063	- 8,428,437	- 8,778,365	- 9,129,850	- 9,4
Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	
Hotel development (from long term vacant building)	-	£4,725,072		- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,9
Retail and S3 uses and 56 residential units	56			3,222,127	2,813,894	2,403,765	1,991,743		1,162,015	744,309	324,710	- 98,261	
Demo existing retail WH, develop 3 B2/B8 units 8,2	å	£13,080,343		5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5.1
Student housing/co-living - tower scheme (600 uni		£1,122,310			44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722	27,521,199	24,713,675	
Student housing/co-living - tower scheme (400 uni		£740,724			29,429,993	27,567,622	25,705,252		21,980,512	20,118,142	18,255,772		
		£370,362			14,714,382	13,783,198	12,852,013		10,989,643	10,058,457	9,127,272	8,196,087	
Student housing/co-living - tower scheme (200 uni			å										
Student housing/co-living- mid rise scheme (250 ur		£652,506			15,327,533	14,357,549	13,387,564		11,447,595	10,477,611	9,507,627	8,537,642	
Student housing/co-living - mid rise scheme (150 u		£522,004			9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075	5,704,085	5,122,094	
Student housing/co-living - mid rise scheme (100 u		£456,754			6,130,277	5,742,283	5,354,290		4,578,302	4,190,308	3,802,314	3,414,321	
Student housing/co-living - low rise scheme (200 t	-	£1,305,011	å		9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	
C2 care scheme (70 units)	-	£978,758			9,408,111	8,709,722	8,011,333		6,614,556	5,916,166	5,217,778		
C2 care scheme (50 units)	_	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,00



Table 6.3.5: Appraisal results – 25% First Homes, balance as 70% Rent and 30% Shared ownership (values of £6,268 per square metre)

CROYDON LOCAL PLAN Sales value £6,268 psm AH tenure Rented 70% SO 30% Frst Hms 0%

							Res	sidual land val	ues				
Description	No of units	BLV					20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
Single residential dwelling (greenfield)		1 £17,500	157,539	149,220	140,861	132,462	124,024	115,547	107,030	98,474	89,878	81,242	72
Single residential dwelling (brownfield)		1 £348,000	158,090	149,771	141,414	133,017	124,580	116,104	107,588	99,033	90,439	81,805	73
4 houses (greenfield)		4 £49,000	632,360	599,087	565,656	532,068	498,321	464,417	430,355	396,134	361,756	327,221	292
5 houses (greenfield)		5 £23,905	790,450	748,859	707,070	665,085	622,901	580,521	537,943	495,168	452,195	409,025	365
Block of 5 flats (brownfield)		5 £648,000	360,734	325,864	290,830	255,634	220,275	184,754	149,072	113,226	77,217	41,047	
Block of 5 flats (brownfield)		5 £301,200	360,734	325,864	290,830	255,634	220,275	184,754	149,072	113,226	77,217	41,047	
7 Block of 5 flats (greenfield)		5 £68,320	360,734	325,864	290,830	255,634	220,275	184,754	149,072	113,226	77,217	41,047	
3 11 houses (greenfield)		11 £56,000	1,711,184	1,621,146	1,530,681	1,439,790	1,348,471	1,256,725	1,164,551	1,071,950	978,922	885,467	79 [.]
16 flats (brownfield)	·····ò······	16 £767,730	1,123,809	1,013,893	903,464	792,523	681,072	569,107	456,632	343,644	230,144	116,133	
11 flats (brownfield)		11 £235,500	772,619	697,051	621,131	544,860	468,237	391,261	313,934	236,255	158,225	79,842	
12 flats (greenfield)		12 £54,894	842,857	760,420	677,599	594,393	510,804	426,831	342,474	257,733	172,608	87,100	
Development of c.30 flats (brownfield)		27 £852,510	1,723,167	1,547,560	1,371,135	1,193,894	1,015,834	836,958	657,266	476,755	295,428	113,284	- 7
Development of c.30 flats (brownfield)		32 £433,320	787,492	576,513	364,565	151,648	- 63,187	- 281,320	- 500,435	- /20,533	- 941,615	- 1,163,679	- 1,38
Development of c.30 flats and houses (brownfiel		31 £753,600	2,588,606	2,376,403	2,163,208	1,949,022	1,733,842	1,517,670	1,300,504	1,082,347	863,198	643,056	42
Development of c.100 flats and houses (greenfie		00 £500,500	8,162,582 3,648,010	7,502,201	6,838,730	6,172,169	5,502,519	4,829,778	4,153,947	3,475,027	2,793,017	2,107,916	1,419
Development of c.100 flats (brownfield)		00 £2,891,321 91 £2,214,550	7,040,010	3,096,212	2,541,863 - 8.080.400 -	1,984,963	1,421,240	853,013	282,206	- 295,622	- 880,375	- 1,467,745	- 2,05
Residential and health (change of use of long ten			- 7,030,953	- 7,554,485		8,608,697	- 9,139,377	- 9,072,439	4 707 005	- 10,745,710	- 11,205,920 5,700,007	- 11,020,512	12,37
Tall building residential and health (new build)		91 £2,214,550 11 £235,500	- 1,763,411 356,189	- 2,251,872 278,475	- 2,742,541 - 200,404	3,235,417 121,976	- 3,730,500 43,192	26 500	- 4,727,285 147,242	- 5,226,988 109,386	270 727	- 6,239,014 384 528	- 6,74
11 flats (change of use) Residential and retail (Lidl scale)		11 £235,500 42 £3,923,430	3.292.473	278,475 3.011.696	2.729.611	121,976 2.446.219	43,192 2.161.521	- 36,500 1.875.515	1 500 202	- 198,289 1,299,583	- 279,727 1.009.656	- 361,528 718,423	- 44 42
Residential and retail (Lidi scale)		42 £3,923,430 17 £13,282,200	3,292,473 1.617.836	3,011,696 1.617.836	2,729,611 1,617,836	2,446,219 1.617.836	2,101,521 1,817,838	1,675,515	1,300,203	1,288,563	1,009,656	1.617.836	1 61
2 Supermarket (Lidl)	-		1,617,636 365,275	365.275	365 375	365 276	365.275	365.375	365.375	365 275	365.375	305.375	1,01
3 Superstore (Tesco)	-		- 2.631.983	2 631 692	- 2,631,983 -	2 624 002	- 2.631.983	2 621 093	- 2.631.983	2 634 023	- 2.631.983	- 2.631.983	20.
4 9 flats (change of use)	-	9 £1,526,040	- 2,631,963 413,431	359.047	302,664	247,280	- 2,631,963 191,897	120 513	- 2,631,963 81,130	2,001,963 26,740	2,001,900	- 2,031,903 - 86,319	- 2,03 - 14
Residential and retail (local scale - locally tall build	lie	53 £1,894,362	1.234.107	889 978	544,271	196.985	- 154,198	500,010	- 867,384	4 226 292	4 596 093	- 1,949,187	2 24
Residential and retail (local scale - locally tail build		23 £395,640	693,583	539,621	384,951	229.574	73 490	94.570	- 244.473	405.002	566,420	722.423	
Residential and primary school		93 £4,851,300	- 1.798.339	- 3.540.685	- 5.291.001 -	7.049.289	- 8.815.548	- 10 589 778	- 244,473 - 12 371 979	- 403,032 - 14 162 151	- 15 960 294	- 726,463 - 17,766,408	- 19 58i
Residential and secondary school (greenfield)	å	50 £1,134,000	- 5,177,068	- 6.137.270	- 7.101.938 -	8 071 072	- 9.044.670	- 10,000,770	- 11,005,265	- 11 992 259	- 12 983 721	- 13,979,647	- 14 98
Office (large)	-		- 35 432 861	- 35 432 861	- 35 432 861	35 432 861	- 35 432 861	- 35 432 861	- 35 432 861	- 35 432 861	- 35 432 861	- 35 432 861	- 35.43
Office (medium)	_		- 14.419.760	- 14 419 760	- 14.419.760 -	14 419 760	- 14,419,760	- 14 419 760	- 14.419.760	- 14 419 760	- 14 419 760	- 14.419.760	- 14,41
Large mixed use office and residential (New built		78 £13,008,000	- 4 203 591	- 5 090 998	- 5.982.378	6 877 730	- 7 777 056	- 8 680 355	- 9.587.628	- 10 498 872	- 11 414 090	- 12 333 282	- 13 25
Large mixed use office and residential (Change of		88 £3,668,400	- 6.852.183	- 8 350 229	- 9.855.029 -	11 366 582	- 12,884,890	- 14,409,951	- 15.941.767	- 17 480 337	- 19 025 661	- 20 577 739	- 22 13
Residential conversion of large listed building		52 £1	1,366,040	1,070,487	773,574	475,300	175,667	- 127.238	- 434,206	- 742,554	- 1.052.283	- 1.363.392	- 1.67
Residential conversion of medium listed building		8 £1,187,400	338.907	339.862	340.817	341,772	342,726	343.682	344.636	345.591	346.547	347,501	34
Large Private Rental Scheme development (new	bu 4	20 £13,008,000	- 11.297.451	- 13.412.307	- 15.536.684 -	17.670.581	- 19.813.998	- 21.966.935	- 24.129.392	- 26.301.370	- 28.482.868	- 30.673.885	- 32.87
Large Private Rental Scheme development (chan		50 £3,668,400	- 9.414.751	- 11.177.132	- 12.947.446 -	14.725.693	- 16.511.875	- 18.305.989	- 20.108.037	- 21.918.018	- 23.735.933	- 25.561.780	- 27.39
7 Tall tower with ground floor retail (new build)	-	95 £15,150,000	- 12.171.790	- 14.160.762	- 16.158.689 -	18.165.568	- 20.181.400	- 22.206.187	- 24.239.927	- 26.282.620	- 28.334.266	- 30.394.866	- 32.464
3 Tall tower with ground floor retail (change of use		88 £3,668,400	- 6,888,045	- 8.386.090	- 9.890.890 -	11.402.443	- 12.920.751	- 14.445.813	- 15.977.628	- 17.516.198	- 19.061.522	- 20.613.600	- 22.17
9 Small scale light industrial park			- 2.711.373	- 2.711.373	- 2.711.373 -	2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.71
Large warehouse	-		4.602.236	4.602.236	4.602.236	4.602.236	4.602.236	4.602.236	4.602.236	4.602.236	4.602.236	4.602.236	4.602
Mixed use light industrial and residential (low amount)	ou	97 £1,988,562	- 372.453	- 954.255	- 1.538.749 -	2.125.933	- 2.715.808	- 3.308.374	- 3.903.631	- 4.501.579	- 5.102.217	- 5.705.547	- 6.31
2 Mixed use light industrial and residential (moderat		61 £1,988,562	- 6,186,542	- 6,558,189	- 6,931,556 -	7,306,641	- 7,683,447	- 8,061,972	- 8,442,217	- 8,824,181	- 9,207,865	- 9,593,268	- 9,980
Mixed use large residential and community use (b		18 £1,620,000	- 7,274,952	- 7,954,183	- 8,636,503 -	9,321,913	- 10,010,413	- 10,702,001	- 11,396,680	- 12,094,448	- 12,795,304	- 13,499,251	- 14.200
4 Non-charitable community uses (new build)	-		- 16,006,367	- 16,006,367	- 16,006,367 -	16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,000
5 Non-charitable community uses (change of use)	-		- 1,045,234	- 1,045,234	- 1,045,234 -	1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045
Large retail shopping centre	5	00 £115,000,000	- 10,935,676	- 13,271,906	- 15,618,559 -	17,975,631	- 20,343,127	- 22,721,043	- 25,109,381	- 27,508,140	- 29,917,322	- 32,336,925	- 34,760
7 Large mixed use leisure and retail	-		1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472
Gypsy and Traveller site	-		- 18,357,381	- 18,357,381	- 18,357,381 -	18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357
9 Small residential and community use		23 £395,640	12,431	- 140,047	- 293,422 -	447,504	- 602,294	- 757,791	- 913,997	- 1,070,909	- 1,228,529	- 1,386,856	- 1,54
Medium residential and community use		43 £1,663,572	- 739,659	- 1,024,780	- 1,311,203 -	1,598,929	- 1,887,956	- 2,178,287	- 2,469,920	- 2,762,855	- 3,057,092	- 3,352,633	- 3,649
Conversion of long term vacant unit to small offic	е -	£141,300	- 123,734	- 123,734	- 123,734 -	123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 12
Hotel and residential		46 £17,259,324	- 6,733,816	- 7,038,829	- 7,345,236 -	7,653,035	- 7,962,228	- 8,272,814	- 8,584,794	- 8,898,166	- 9,212,932	- 9,529,091	- 9,846
Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	1
Hotel development (from long term vacant buildin	g) -	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156 -	5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,94
Retail and S3 uses and 56 residential units		56 £15,260,400	2,750,943	2,386,585	2,020,531	1,652,783	1,283,340	912,202	539,370	164,842	- 214,605	- 598,288	- 98
Demo existing retail WH, develop 3 B2/B8 units 8,	2¢ -	£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,17
Student housing/co-living - tower scheme (600 u	nit -	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722	27,521,199	24,713,675	21,90
Student housing/co-living - tower scheme (400 u	niŧ -	£740,724	33,154,734	31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142	18,255,772	16,393,401	14,53
Student housing/co-living - tower scheme (200 u	nit -	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272	8,196,087	7,26
Student housing/co-living- mid rise scheme (250	un -	£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	7,56
Student housing/co-living - mid rise scheme (150	ut -	£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075	5,704,085	5,122,094	4,540
Student housing/co-living - mid rise scheme (100	uį -	£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308	3,802,314	3,414,321	3,026
Student housing/co-living - low rise scheme (200	u -	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	4,842
4 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166	5,217,778	4,519,389	3,821
5 C2 care scheme (50 units)	_	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002



Table 6.3.6: Appraisal results – 25% First Homes, balance as 70% Rent and 30% Shared ownership (values of £5,951 per square metre)

CROYDON LOCAL PLAN Sales value £5,951 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH		15% AH	20% AH			35% AH	40% AH	45% AH	50% AH
Single residential dwelling (greenfield)	1	£17,500	138,368	130,967	123,529	116,056	108,548	101,005	93,427	85,815	78,167	70,483	6
Single residential dwelling (brownfield)	1	£348,000	138,919	131,518	124,082	116,611	109,105		93,987	86,375	78,728	71,045	Е
4 houses (greenfield)	4	£49,000	555,678	526,074	496,329	466,444	436,418	406,251	375,946	345,498	314,911	284,183	25
5 houses (greenfield)	5	£23,905	694,598	657,592	620,411	583,055	545,523	507,815	469,931	431,873	393,638	355,228	31
Block of 5 flats (brownfield)	5	£648,000		248,287	217,170	185,909	154,503	122,954	91,261	59,424	27,444	- 4,752	-
Block of 5 flats (brownfield)	5	£301,200	279,261	248.287	217,170	185,909	154,503	122.954	91,261	59,424	27,444	- 4,752	
Block of 5 flats (greenfield)	5	£68,320	279,261	248,287	217,170	185,909	154,503	122,954	91,261	59,424	27,444	- 4.752	
11 houses (greenfield)	11		1,503,427	1,423,297	1,342,787	1,261,897	1,180,627	1,098,977	1,016,946	934,536	851,746	768,574	68
16 flats (brownfield)	16			767,344	669,362	570,927	472,039	372,698	272,905	172,658	71,958	- 29,640	1
11 flats (brownfield)	11	. 6	594.601	527,549	460,187	392,513	324,527	256,230	187.622	118,702	49,471	- 20.378	-
12 flats (greenfield)	12		648,655	575,508	502,022	428,195	354,030	279,524	204,678	129,493	53,968	- 22.231	
Development of c.30 flats (brownfield)	27	£852,510		1,144,709	988,622	831,813	674,283	516,034	357,062	197,370	36,957	- 126.073	- 2
Development of c.30 flats (brownfield)	32		286 051	99.060	- 90,140	- 281,718	- 474,165	- 667,479	- 861,660	- 1.056.709	- 1 252 626	- 1,449,409	- 1.6
Development of c.30 flats and houses (brownfield	ģ	£753,600	2,079,421	1,891,578	1,702,859	1,513,262	1,322,789	1,131,440	939,214	746.111	552 131	357 275	1
Development of c.100 flats and houses (greenfield		£500,500		5,972,186	5.385.954	4,796,998	4,205,317	3,610,912	3,013,782	2,413,928	1,811,349	1,206,045	5
Development of c.100 flats (brownfield)	100	£2,891,321	2,258,804	1 769 223	1,276,440	781.399	284,100	- 218,746	728 220	1 230 027	- 1.754.046	- 2,270,400	- 2,7
Residential and health (change of use of long term		£2,214,550		- 8.793.626	- 9,256,986	- 9.722.432	- 10.189.964	- 10.659.583	- 720,220 - 11.131.289	- 1,235,367 - 11,605,082	- 12.080.961	- 12.558.927	- 13.0
	91	£2,214,550	2 002 474	2 442 567	- 9,230,900 2 046 600	- 9,722,432 - 4,279,544	4 746 426	- 10,058,503 E 162 227	- 11,131,208 6 600 079	- 11,003,002 - 024,640	- 6.478.249	- 6.923.779	7 2
Tall building residential and health (new build)	11	£2,214,550 £235,500	- 2,983,474 176,945	107.907	20.250	21.200	- 4,715,425 - 103,056	- 5,153,237 - 174,535	- 5,592,976 - 246.335	- 6,034,649 - 318.457	- 6,476,249 - 390,899	- 6,923,779 - 463,664	- 7,3
11 flats (change of use) Residential and retail (Lidl scale)	42	£3,923,430		2.374.855	2 424 622	- 31,699 1.873.830	1 634 636		4 443 630		- 390,699 601.055	- 463,664 343,036	
	17		2,623,636	· • · · · · · · · · · · · · · · · · · ·	2,124,920		1,021,585	1,368,185	1,113,630	857,920			
Residential and retail (Tesco scale)	ģ	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,6
Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	3
Superstore (Tesco)		£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,6
9 flats (change of use)	9		282,951	234,092	185,232	136,373	87,513	38,654	- 10,362	- 59,967	- 109,572	- 159,177	- 2
Residential and retail (local scale - locally tall building		£1,894,362	409,264	104,596	- 204,537	- 516,678	- 830,233	- 1,145,201	- 1,461,580	- 1,779,373	- 2,098,578	- 2,419,196	- 2,7
Residential and retail (local scale - medium scale bi		£395,640	330,691	194,090	56,863	- 82,223	- 222,811	- 364,035	- 505,891	- 648,381	- 791,506	- 935,265	- 1,0
Residential and primary school	293	£4,851,300	- 6,190,038	- 7,722,285	- 9,261,502	- 10,807,693	- 12,360,857	- 13,920,993	- 15,488,102	- 17,062,183	- 18,643,237	- 20,231,264	- 21,8
Residential and secondary school (greenfield)	150	£1,134,000		- 8,378,574	- 9,230,095	- 10,085,546	- 10,944,927	- 11,808,239	- 12,675,481	- 13,546,654	- 14,421,756	- 15,300,789	- 16,1
Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,4
Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,4
Large mixed use office and residential (New build)	178	£13,008,000		- 7,211,836	- 7,996,149	- 8,783,930	- 9,575,178	- 10,369,891	- 11,168,072	- 11,969,720	- 12,774,835	- 13,583,415	- 14,3
Large mixed use office and residential (Change of	288	£3,668,400	- 10,661,086	- 11,976,912	- 13,298,627	- 14,626,229	- 15,959,720	- 17,299,099	- 18,644,366	- 19,995,522	- 21,352,565	- 22,715,497	- 24,0
Residential conversion of large listed building	52	£1	647,062	385,904	123,551	- 142,136	- 410,923	- 680,924	- 952,141	- 1,224,572	- 1,498,218	- 1,773,079	- 2,0
Residential conversion of medium listed building	8	£1,187,400	220,051	220,735	221,420	222,105	222,789	223,474	224,158	224,843	225,528	226,212	2
Large Private Rental Scheme development (new bi	420	£13,008,000	- 16,776,904	- 18,629,622	- 20,490,615	- 22,359,882	- 24,237,423	- 26,123,239	- 28,017,329	- 29,919,694	- 31,830,333	- 33,749,246	- 35,6
Large Private Rental Scheme development (change	350	£3,668,400	- 13,980,963	- 15,524,894	- 17,075,722	- 18,633,444	- 20,198,063	- 21,769,575	- 23,347,984	- 24,933,287	- 26,525,487	- 28,124,581	- 29,70
Tall tower with ground floor retail (new build)	395	£15,150,000	- 17,325,086	- 19,067,523	- 20,817,743	- 22,575,744	- 24,341,527	- 26,115,092	- 27,896,439	- 29,685,567	- 31,482,477	- 33,287,169	- 35.09
Tall tower with ground floor retail (change of use)	288	£3,668,400	- 10.696.947	- 12.012.774	- 13.334.488	- 14.662.091	- 15.995.581	- 17.334.960	- 18.680.228	- 20.031.384	- 21.388.427	- 22.751.359	- 24.1
Small scale light industrial park	-	£357,960	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.711.373	- 2.7
Large warehouse	-	£7,837,440	4 602 236	4.602.236	4 602 236	4.602.236	4 602 236	4.602.236	4 602 236	4 602 236	4 602 236	4.602.236	4.60
Mixed use light industrial and residential (low amou		£1,988,562	- 1.805.111	2 318 374	- 2.834.003	3 351 998	- 3,872,357	- 4 395 081	- 4 920 171	- 5 447 626	- 5 977 445	- 6,509,630	- 7.0
Mixed use light industrial and residential (moderate		£1,988,562	7 093 678	- 7 421 928	- 7 751 691	- 8.082.967	- 8 415 756	- 8.750.058	9 085 874	- 9.423.203	- 9.762.045	- 10 102 401	- 10.4
Mixed use large residential and community use (bro		£1,620,000	9 062 482	9 560 981	10 162 186	10.766.007	44 372 743	44 082 035	42 504 064	13 208 708	13 826 237	- 14,446,383	- 15.0
	110	£1,705,020	- 0,902,402 - 16.006.367	16,000,361	16,006,367	16,000,007	16,006,267	16,006,007	16,006,367	16,006,796	16,020,237	16,006,367	10,0
Non-charitable community uses (new build)			1.045.004	1.045.307	1 045 334	1.045.387	1.046.367	1.046.387	4.045.387	4.045.337	1 045 334	1.045.337	- 10,0
Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234	- 1,045,234 04.400.000	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,0
Large retail shopping centre	500		- 17,023,959	- 19,068,923	- 21,122,926	- 23,165,966	- 25,256,043	- 27,339,157	- 29,429,310	- 31,526,500	- 33,636,727	- 35,753,993	- 37,8
Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,4
Gypsy and Traveller site	-	£1,396,500		- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,3
Small residential and community use	23	£395,640	- 345,497	- 481,032	- 617,193	- 753,981	- 891,394	- 1,029,433	- 1,168,098	- 1,307,390	- 1,447,307	- 1,587,851	- 1,7
Medium residential and community use	43	£1,663,572		- 1,657,917	- 1,912,377	- 2,167,990	- 2,424,753	- 2,682,667	- 2,941,732	- 3,201,949	- 3,463,318	- 3,725,837	- 3,9
Conversion of long term vacant unit to small office	-	£141,300		- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	1
Hotel and residential	46			- 7,716,139	- 7,988,353	- 8,261,798	- 8,536,475	- 8,812,383	- 9,089,523	- 9,367,895	- 9,647,498	- 9,928,332	- 10,2
Conversion of long term vacant unit to shop	-	£114,924		17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	
Hotel development (from long term vacant building)		£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,9
Retail and S3 uses and 56 residential units	56	£15,260,400	1,873,421	1,551,043	1,227,169	901,801	574,938	246,579	- 84,546	- 420,951	- 758,874	- 1,098,316	- 1,4
Demo existing retail WH, develop 3 B2/B8 units 8,2	-	£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,1
Student housing/co-living - tower scheme (600 uni		£1,122,310		47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722	27,521,199	24,713,675	21,9
Student housing/co-living - tower scheme (400 uni		£740,724			29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142	18,255,772	16,393,401	14,5
Student housing/co-living - tower scheme (200 uni		£370,362		15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272	8,196,087	7,2
Student housing/co-living- mid rise scheme (250 ur	å	£652,506		16,297,518	15,327,533	14,357,549	13,387,564		11,447,595	10,477,611	9,507,627	8,537,642	7,5
Student housing/co-living - mid rise scheme (150 u		£522,004		9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075	5,704,085	5,122,094	4.5
Student housing/co-living - mid rise scheme (100 u		£456,754		6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308	3,802,314	3,414,321	3,0
Student housing/co-living - low rise scheme (200 u		£1,305,011		10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	
C2 care scheme (70 units)	-	£1,305,011		10,429,569	9,408,111	8,709,722	8,011,333		6,614,556	5,916,166	5,217,778	4,519,389	
C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,0



Table 6.3.7: Appraisal results – 25% First Homes, balance as 70% Rent and 30% Shared ownership (values of £5,634 per square metre)

 CROYDON LOCAL PLAN
 Sales value £5,634 psm
 AH tenure
 Rented 70%
 SO 30%
 Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	sidual land va 25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
Single residential dwelling (greenfield)	1		119,198			99,650	93,072	86,464		73,155			
Single residential dwelling (brownfield)	1		119,749		106,750	100,205	93.629	87.022	80,384				
4 houses (greenfield)	4		478,997		427,001	400,820	374,515	348,087	321,535	294,861			
5 houses (greenfield)	5		598,746			501,025	468,144	435,109					
Block of 5 flats (brownfield)	5		197,786			116,183	88,731	61,154		5,624			
Block of 5 flats (brownfield)	5		197.788		143,509	116,183	88.731	61,154		5,624			
Block of 5 flats (greenfield)	5		197,786		143,509	116,183	88,731	61,154		5,624		1 - 31,170	70.0
11 houses (greenfield)	11		1,293,993			1,082,665	1,011,557	940,117	868,343	796,238		0 651,029	577,9
16 flats (brownfield)	16		605.938	520 797	435,261	349.331	263.008	176.290	89,178				
11 flats (brownfield)	11		416,583			240,165	263,006 180,817	121,199					403.7
	12		454,453		326,446	261,998						0 - 121,010	0 - 100,7
12 flats (greenfield)	27						197,256	132,217	66,883	1,254	00,00	0 - 132,090	200,4
Development of c.30 flats (brownfield)			876,984		606,108	469,733	332,732	195,108	50,059	- 63,266	4 500 00	5 - 367,157	- 510,0
Development of c.30 flats (brownfield)	32		- 218,677	384,166		- /17,599	- 005,143	- 1,053,639	- 1,222,007	- 1,392,665	- 1,563,63	7 - 1,735,140	1,907,3
Development of c.30 flats and houses (brownfield			1,570,236	1,406,753	1,242,509	1,077,504	911,737	745,210		409,874			5 - 100,3
Development of c.100 flats and houses (greenfield			4,948,804		3,933,179	3,421,827	2,908,117	2,392,046		1,352,829	825,70	3 294,738	5 - 242,2
Development of c.100 flats (brownfield)	100		851,129	427,994	2,921	- 430,563	- 866,058	- 1,303,521	- 1,742,952	- 2,184,352	2,627,71	8 - 3,073,054	- 3,520,3
Residential and health (change of use of long term			- 9,633,754	- 10,032,768	- 10,433,571	- 10,836,166	- 11,240,552	- 11,646,729	- 12,054,696	- 12,464,453	- 12,876,00)2 - 13,289,342	2 - 13,704,4
Tall building residential and health (new build)	91		- 4,203,537	- 4,575,263	4,948,639	- 5,323,670	- 5,700,352	- 6,078,686	- 6,458,671	- 6,840,310	- 7,223,60	0 - 7,608,542	2 - 7,995,1
11 flats (change of use)	11		- 2,334	- 63,821	- 125,588	- 187,635	- 249,962	- 312,570	- 375,457	- 438,625	- 502,07	2 - 565,799	9 - 629,8
Residential and retail (Lidl scale)	42		1,954,798	1,738,015	1,520,230	1,301,441	1,081,649	860,855	639,057	416,257	192,45	4 - 32,846	5 - 262,1
Residential and retail (Tesco scale)	17		1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,83	6 1,617,836	1,617,8
Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,27	5 365,275	365,2
Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,98	3 - 2,631,983	3 - 2,631,9
9 flats (change of use)	9	£1,526,040	152,472	110,136	67,801	25,465	- 17,127	- 60,109	- 103,091	- 146,072	189,05	4 - 232,036	3 - 275,0
Residential and retail (local scale - locally tall building	53	£1,894,362	- 421,918	- 691,172	961,649	- 1,233,347	- 1,506,268	- 1,780,411	- 2,055,776	- 2,332,364	- 2,610,17	3 - 2,889,209	5 - 3,169,4
Residential and retail (local scale - medium scale b	23	£395,640	- 32,692	153,752	275,363	- 397,524	- 520,235	- 643,497	- 767,309	- 891,671	- 1,016,58	4 - 1,142,047	7 - 1,268,0
Residential and primary school	293	£4,851,300	- 10,581,739	- 11,903,884	- 13,232,004	- 14,566,098	- 15,906,165	- 17,252,207	- 18,604,224	- 19,962,215	- 21,326,18	0 - 22,696,119	9 - 24,072,0
Residential and secondary school (greenfield)	150	£1,134,000	- 9,884,899	- 10,619,877	- 11,358,251	- 12,100,020	- 12,845,184	- 13,593,743	- 14,345,697	- 15,101,047	15,859,79	2 - 16,621,932	2 - 17,387,4
Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,86	1 - 35,432,861	- 35,432,8
Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,76	0 - 14,419,760	14,419,7
Large mixed use office and residential (New build)	178		- 8,658,385	- 9,332,673	- 10,009,921	- 10,690,130	- 11,373,299	- 12,059,429	- 12,748,518	- 13,440,568	- 14,135,57	8 - 14,833,549	9 - 15,534,4
Large mixed use office and residential (Change of	ė		- 14.469.989	- 15.603.596	- 16.742.225	- 17.885.877	- 19.034.551	- 20.188.248	- 21.346.966	- 22.510.707	- 23.679.47	0 - 24.853.259	- 26.032.0
Residential conversion of large listed building	52		- 73.016	303.236	- 534,506	- 766,824	- 1.000.193	- 1.234.609	- 1.470.074	- 1,706,589	- 1.944.15	3 - 2.182.769	- 2.422.4
Residential conversion of medium listed building	8		101,194	101.609	102 023	102 437	102 852	103 267	103 680	104 095	104.51	0 104 924	105.3
Large Private Rental Scheme development (new b		,,	- 22 256 359	- 23 846 938	- 25 444 546	- 27 049 182	- 28 660 848	- 30 279 543	- 31 905 266	- 33 538 017	- 35 177 79	8 - 36 824 607	7 - 38 478 4
Large Private Rental Scheme development (change			- 18 547 175	- 19 872 658	- 21 203 998	- 22 541 195	- 23 884 249	- 25 233 162	- 26 587 931	- 27 948 557	- 29 315 04	1 - 30 687 381	32 065 5
Tall tower with ground floor retail (new build)	395		22 478 382	23 974 284	25 476 707	26 085 020	28 501 653	30,023,006	31 552 950	33,088,545	34 630 68	36 170 47	37 734 8
Tall tower with ground floor retail (change of use)	288		14 505 850	45 630 459	16 778 087	- 20,303,320 47 024 738	10 070 412	20,023,330	24 392 929	22 546 569	23 745 33	24 880 113	26.067.0
Small scale light industrial park	-	£3,666,400	2 744 272	2 744 272	2 744 272	- 17,821,730 2,744,272	2 744 272	20,224,108	2 744 272	2 744 272	2 744 27	2 - 24,003,111	20,007,3
	•		4,000,000	4,000,000	4,000,000	- 2,711,373 4.602.236	4,000,000	4 600 006	4,000,000	4 600 006	2,711,37	3 - 2,711,370	2 - 4,711,3
Large warehouse	-	£7,837,440	4,002,230	4,002,230	4,002,230		4,002,230	4,002,230	4,002,230	4,002,230	4,002,23	0 4,002,230	4,002,2
Mixed use light industrial and residential (low amou			- 3,237,768	- 3,662,493	4,129,258	- 4,578,061	- 5,028,905	- 5,461,788	- 5,936,710	- 6,393,672	- 6,852,67	4 - 7,313,714	- 7,776,7
Mixed use light industrial and residential (moderate			- 6,000,815	- 6,285,666	- 8,571,825	- 8,859,291	- 9,148,064	- 9,438,144	- 9,729,531	- 10,022,225	- 10,316,22	.6 - 10,611,534	+ - 10,908,1
Mixed use large residential and community use (br	· 🍦 · · · · · · · · · · · · · · · · · ·		- 10,650,012	- 11,167,779	- 11,687,869	- 12,210,280	- 12,735,014	- 13,262,069	- 13,791,448	- 14,323,147	- 14,857,17	0 - 15,393,514	+ - 15,932,1
Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,36	7 - 16,006,367	- 16,006,3
Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,23	4 - 1,045,234	1,045,2
Large retail shopping centre	500		- 23,112,241	- 24,865,941	- 26,627,294	- 28,396,300	- 30,172,959	- 31,957,273	- 33,749,240	- 35,548,859	- 37,356,13	3 - 39,171,060	- 40,993,6
Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,38	2 1,472,382	1,472,3
Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,38	1 - 18,357,381	l - 18,357,3
Small residential and community use	23	AA	- 703,615	822,017	940,965	- 1,060,457	- 1,180,494	- 1,301,075	- 1,422,200	- 1,543,871	- 1,666,08	6 - 1,788,846	5 - 1,912,1
Medium residential and community use	43	£1,663,572	- 2,069,555	- 2,291,054	- 2,513,552	- 2,737,050	- 2,961,548	- 3,187,047	- 3,413,545	- 3,641,043	- 3,869,54	3 - 4,099,041	4,329,5
Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,73	4 - 123,734	123,7
Hotel and residential	46	£17,259,324	- 8,156,497	- 8,393,448	- 8,631,469	- 8,870,561	- 9,110,721	- 9,351,953	- 9,594,253	- 9,837,623	- 10,082,0E	4 - 10,327, <u>5</u> 74	- 10,574,1
Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,03	17,034	17,0
Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156		- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,15	6 - 5,946,156	5 - 5,946,1
Retail and S3 uses and 56 residential units	56		995,897	715,500	433,808	150,819	- 135,501	- 425,438	- 716,691	- 1,009,260	- 1,303,14		
Demo existing retail WH, develop 3 B2/B8 units 8,2		£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,19		5,179.1
Student housing/co-living - tower scheme (600 un		£1,122,310	49,981,384			41,558,814	38,751,291	35,943,768	33,136,245	30,328,722	27,521,19	9 24,713,675	21,906,1
Student housing/co-living - tower scheme (400 un		£740,724	33,154,734			27,567,622	25,705,252	23,842,883					
Student housing/co-living - tower scheme (200 un	.:	£370,362	16,576,753			13,783,198	12,852,013	11,920,827	10,989,643				
Student housing/co-living- mid rise scheme (250 un		£652,506	17,267,502			14,357,549	13,387,564	12,417,579					
Student housing/co-living - mid rise scheme (250 till Student housing/co-living - mid rise scheme (150 till	.*	£522,004	10,360,010			8,614,038	8,032,048	7,450,057	6,868,066	6,286,075			
Student housing/co-living - mid rise scheme (130 u	·ģ	£456,754	6,906,264		6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308			
Student housing/co-living - low rise scheme (200 u	· •	£1,305,011	11,050,759			9,188,389	8,567,599	7,946,809					
C2 care scheme (70 units)	-	£978,758	10,804,888			8,709,722	8,011,333	7,312,945					
C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,67	5 3,517,482	3,002,2



Table 6.3.8: Appraisal results – 25% First Homes, balance as 70% Rent and 30% Shared ownership (values of £5,317 per square metre)

CROYDON LOCAL PLAN Sales value £5,317 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	0% AH 5% AH	10% AH	15% AH	20% AH	Residual land val 25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)		1 £17,500	100,028 94	4,459 88,865	83,244	77,59	96 71,923	66,223	60,496	54,744	48,964	43
2 Single residential dwelling (brownfield)		1 £348,000	100,579 9	5,012 89,419	83,799	78,15	53 72,481	66,782	61,056	55,305	49,526	43
3 4 houses (greenfield)		4 £49,000	402,315 380	0,047 357,675	335,196	312,61	11 289,922	267,126	244,225	221,219	198,107	174
4 5 houses (greenfield)		5 £23,905	502,894 475	5,059 447,093	418,995			333,908	305,282	276,523	247,633	218
5 Block of 5 flats (brownfield)		5 £648,000		3,134 69,849		22.95	59 - 656	- 24,731	- 48,912	- 73.204	97.603	122
6 Block of 5 flats (brownfield)		5 £301,200	•	3,134 69,849	46,457	22.95	59 - 656	- 24,731	- 48.912	- 73.204	97.603	122
7 Block of 5 flats (greenfield)		5 £68,320		3,134 69,849		22.95	59 - 656	- 24.731	- 48.912	- 73.204	97.603	122
8 11 houses (greenfield)		11 £56,000	•	4,469 964,093		842,48	37 781,256	719,741	657,940	595,855	533,484	470
9 16 flats (brownfield)		16 £767,730		4.248 201.159		53.97		- 95,992	- 171,899	- 248,146		
0 11 flats (brownfield)	···············	11 £235,500	· (3.546 138.297	87,818		08 - 14,043	- 65.995	- 118,180	- 170,600	223 253	276
1 12 flats (greenfield)		12 £54,894		5,687 150,869	95,801	40.48		- 71,994	- 128,925	- 186,109	243,549	301
2 Development of c.30 flats (brownfield)		27 £852,510		9,008 223,594		- 8.95		- 247,058	- 366,916	- 487.311	608,242	729
3 Development of c.30 flats (brownfield)		32 £433,320		3.904 - 1.010.674		1 296 12	21 - 1.439.798	- 1.584.112	- 1.729.062	- 1.874.647	2 020 870	2.167
4 Development of c.30 flats and houses (brown		31 £753,600		1,928 782,159		500.68	25 358 084	216.631	73.636	- 71.072	2,020,070	364
5 Development of c.100 flats and houses (green		00 £500,500		2,156 2,480,403		1,610,39	96 1,168,397	724,384	73,030	170 074	620.400	4 000
		00 £2,891,321	•	7.169 - 1.289.987	7 - 1.654.447	2,020,55	0 1,100,337		2 420 746	- 3,501,391	2 025,130	- 1,066 - 4,251
6 Development of c.100 flats (brownfield)					- 1,654,447 - 11.949.901	- 2,020,55	40 - 40 000 070	- 2,757,685	- 3,128,716	- 13.671.044	44.040.757	4,201
7 Residential and health (change of use of long t			•			- 12,291,14	40 - 12,033,073	- 12,976,102	7.045.070		14,019,757	- 14,369
8 Tall building residential and health (new build)		91 £2,214,550		3,957 - 6,051,689	6,367,796	- 0,665,27	78 - 7,004,134	- 7,324,365 - 7,324,365	- 7,645,970	- 7,968,951	- 6,293,307	- 8,619
9 11 flats (change of use)		11 £235,500	· (7,093 - 290,113	343,372	- 396,86	39 - 450,605	- 504,580	- 556,794	- 613,245	- 667,935	- 124
0 Residential and retail (Lidl scale)		42 £3,923,430		1,176 915,539	729,052	541,71	14 353,525	164,486	- 25,792	- 219,444		0 - 609
1 Residential and retail (Tesco scale)	••••••	17 £13,282,200		7,836 1,617,836	1,617,836	1,617,83	56 1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617
2 Supermarket (Lidl)	-			365,275	365,275	365,27	365,275	365,275	365,275	365,275	365,275	365
3 Superstore (Tesco)	-		•	1,983 - 2,631,983	3 - 2,631,983	- 2,631,98	53 - 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	2,631,983	2,631
4 9 flats (change of use)		9 £1,526,040		4,029 - 50,388	86,746	- 123,10	04 - 159,462	- 195,820	- 232,178	- 268,536	304,894	- 34
5 Residential and retail (local scale - locally tall bu		53 £1,894,362		3,538 - 1,718,761	l - 1,950,015	- 2,182,30	02 - 2,415,621	- 2,649,971	- 2,885,354	- 3,121,768	3,359,214	- 3,597
6 Residential and retail (local scale - medium sca		23 £395,640	- 401,121 - 50	4,555 - 608,456	5 - 712,824	- 817,65	59 - 922,960	- 1,028,727	- 1,134,961	- 1,241,662	2 - 1,348,829	1,456
7 Residential and primary school	2	93 £4,851,300		5,484 - 17,202,505	5 - 18,324,501	- 19,451,47	74 - 20,583,422	- 21,720,347	- 22,862,247	- 24,009,122	2 - 25,160,975	- 26,317
Residential and secondary school (greenfield)	1	50 £1,134,000	- 12,238,815 - 12,86	1,182 - 13,486,407	7 - 14,114,494	- 14,745,44	40 - 15,379,247	- 16,015,914	- 16,655,440	- 17,297,828	3 - 17,943,075	- 18,59
9 Office (large)	-	£1,101,500	- 35,432,861 - 35,432	2,861 - 35,432,861	l - 35,432,861	- 35,432,86	61 - 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,43
0 Office (medium)	-	£34,288,800	- 14,419,760 - 14,419	9,760 - 14,419,760) - 14,419,760	- 14,419,76	30 - 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760) - 14,419,760	- 14,419
1 Large mixed use office and residential (New bi	uild) 1	78 £13,008,000	- 10,885,782 - 11,453	3,511 - 12,023,694	12,596,330	- 13,171,42	20 - 13,748,965	- 14,328,963	- 14,911,416	- 15,496,322	2 - 16,083,682	- 16,670
2 Large mixed use office and residential (Change	of 2	88 £3,668,400	- 18,278,891 - 19,230	0,279 - 20,185,824	1 - 21,145,524	- 22,109,38	32 - 23,077,396	- 24,049,566	- 25,025,893	- 26,006,375	- 26,991,015	- 27,979
3 Residential conversion of large listed building		52 £1	- 802,965 - 998	3,264 - 1,194,447	7 - 1,391,513	- 1,589,46	32 - 1,788,294	- 1,988,009	- 2,188,606	- 2,390,088	3 - 2,592,451	- 2,795
4 Residential conversion of medium listed building]	8 £1,187,400	- 17,932 - 1	7,785 - 17,639	7 17,493	- 17,34	46 - 17,200	- 17,054	- 16,907	- 16,760) - 16,614	16
5 Large Private Rental Scheme development (nev		20 £13,008,000	- 27,735,813 - 29,06	4.253 - 30.398.477	7 - 31,738,484	- 33,084,27	74 - 34,435,846	- 35,793,202	- 37,156,341	- 38,525,263	39,899,968	41,280
6 Large Private Rental Scheme development (cha		50 £3,668,400		0.421 - 25.332.274	- 26,448,946	- 27.570.43	37 - 28.696.748	- 29.827.878	- 30.963.827	- 32.104.596	33.250.183	34.400
7 Tall tower with ground floor retail (new build)		95 £15,150,000		1.046 - 30.135.851	- 31.396.096	- 32.661.77	79 - 33.932.901	- 35.209.461	- 36.491.461	- 37.778.900	39.071.777	- 40.370
8 Tall tower with ground floor retail (change of u		88 £3,668,400		3.141 - 20.221.685	- 21.181.386	- 22 145 24	44 - 23.113.257	- 24.085.427	- 25.061.754	- 26 042 237	- 27.026.876	- 28.015
9 Small scale light industrial park		£357,960		1 373 - 2 711 373	2 711 373	- 271137	73 - 2711373	- 2711373	- 2711 373	- 2 711 373	2 711 373	2 711
0 Large warehouse	_			2 236 4 602 236	4 602 236	4.602.23	36 4 602 236	4 602 236	4,602,236	4.602.236	4.602.236	4.602
Mixed use light industrial and residential (low a		97 £1,988,562		3,612 - 5,424,512	2 - 5,804,126	6 185 45	53 - 6.568.495	- 6 953 249	7 339 719	- 7 727 902	7,002,200	8 500
2 Mixed use light industrial and residential (now a		61 £1,988,562		0.405 0.304.060	9.635.615	- 9.880.37	72 40 426 220	10.373.187	10 624 246	10 970 406	44 420 667	44 27
3 Mixed use large residential and community use		18 £1,620,000		4,577 42,381,860	1 - 13.654.464	44.007.34	16 14,542,404	44,000,004	15 427 400	16 000 100	16 240 646	46 706
				4,577 - 13,213,551		16,097,31	15 - 14,542,104	- 14,900,031 46,006,067	46,006,067	15,000,103	46,006,040	46.000
4 Non-charitable community uses (new build)	-			0,367 - 16,006,367	16,006,367	- 16,006,36	07 - 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,000
5 Non-charitable community uses (change of use				5,234 - 1,045,234	1,045,234	- 1,045,23	34 - 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	1,045,234	1,045
6 Large retail shopping centre	5	00 £115,000,000	å	2,958 - 32,131,662	2 - 33,606,635	- 35,087,87	76 - 36,575,388	- 38,069,169	- 39,569,219	- 41,075,538	- 42,588,128	44,106
7 Large mixed use leisure and retail	-	£2,477,460		2,382 1,472,382	1,472,382	1,472,38	52 1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,47
8 Gypsy and Traveller site	-			7,381 - 18,357,381	- 18,357,381	- 18,357,38	51 - 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,35
9 Small residential and community use		23 £395,640		3,003 - 1,264,736	1,366,933	- 1,469,59	1,572,715	- 1,676,302	- 1,780,352	- 1,884,865	1,989,840	2,09
0 Medium residential and community use		43 £1,663,572		4,190 - 3,114,726	3,306,111	- 3,498,34	44 - 3,691,426	- 3,885,358	- 4,080,139	- 4,275,767	4,472,246	4,66
1 Conversion of long term vacant unit to small of		£141,300		3,734 - 123,734	- 123,734	- 123,73	34 - 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 12
2 Hotel and residential		46 £17,259,324		0,757 - 9,274,585	9,479,323	- 9,684,96	58 - 9,891,521	- 10,098,982	- 10,307,352	- 10,516,630	10,726,816	- 10,937
3 Conversion of long term vacant unit to shop	-	£114,924	17,034 1	7,034 17,034		17,03	34 17,034	17,034	17,034	17,034	17,034	1
4 Hotel development (from long term vacant build	ing) -	£4,725,072	- 5,946,156 - 5,940	5,156 - 5,946,156	5 - 5,946,156	- 5,946,15	56 - 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	5,946,156	- 5,94
5 Retail and S3 uses and 56 residential units		56 £15,260,400	118,374 - 12	1,874 - 365,040		- 854,71	12 - 1,101,218	- 1,348,837	- 1,597,568	- 1,847,413	3 - 2,098,371	- 2,35
Demo existing retail WH, develop 3 B2/B8 units	8,20 -			9,197 5,179,197	5,179,197	5,179,18	97 5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,17
7 Student housing/co-living - tower scheme (600				3,860 44,366,337	41,558,814	38,751,29	91 35,943,768	33,136,245	30,328,722	27,521,199	24,713,675	21,90
8 Student housing/co-living - tower scheme (400								21,980,512				
9 Student housing/co-living - tower scheme (200								10,989,643		9,127,272		
0 Student housing/co-living- mid rise scheme (25								11,447,595		9,507,627		
1 Student housing/co-living - mid rise scheme (15						8,032,04		6,868,066	6,286,075	5,704,085		
2 Student housing/co-living - mid rise scheme (10						5,354,29		4,578,302	4,190,308	3,802,314		
3 Student housing/co-living - mid rise scheme (10						8,567,59		7,326,020	6,705,229			
4 C2 care scheme (70 units)	-							6,614,556				
5 C2 care scheme (50 units)	-	£717,756	8,154,224 7,639	9,030 7,123,836	6,608,643	6,093,45	50 5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002



Table 6.3.9: Appraisal results – 25% First Homes, balance as 70% Rent and 30% Shared ownership (values of £5,000 per square metre)

CROYDON LOCAL PLAN Sales value £5,000 psm AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV ()% AH 5	5% AH	10% AH	15% AH	20% AH	idual land valu 25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
Single residential dwelling (greenfield)		1 £17,500	80,858	76,206	71,533	66,838	62,121	57,382	52,621	47,838	43,032	38,205	33
Single residential dwelling (brownfield)		1 £348,000	81,408	76,759	72,086	67,393	62,677	57,940	53,179	48,397	43,593	38,767	33
4 houses (greenfield)		4 £49,000	325,633	307,034	288,347	269,572	250,708	231,757	212,717	193,589	174,373	155,069	135
5 houses (greenfield)		5 £23,905	407,042	383,793	360,434	336,965	313,386	289,696	265,897	241,986	217,967	193,836	169
Block of 5 flats (brownfield)		5 £648,000	34,837	15,557	- 3,870	- 23,623	- 43,467	- 63,399	- 83,422	- 103,535	- 123,737	- 144,028	- 164
Block of 5 flats (brownfield)		5 £301,200	34,837	15,557	- 3,870	- 23,623	- 43,467	- 63,399	- 83,422	- 103,535	- 123,737	- 144,028	- 164
Block of 5 flats (greenfield)		5 £68,320	34,837	15,557	- 3,870	- 23,623	- 43,467	- 63,399	- 83,422	- 103,535	- 123,737	- 144,028	- 164
11 houses (greenfield)		1 £56,000	875,127	825,056	774,746	724,200	673,417	622,396	571,138	519,642	467,910	415,940	363
16 flats (brownfield)		6 £767,730	88,068	27,701	- 33,445	- 95,293	- 157,423	- 219,833	- 282,524	- 345,494		- 472,278	- 536
11 flats (brownfield)		1 £235,500	60,546	19,045	- 22,993	- 65,514	- 108,229	- 151,135	- 194,234	- 237,528	- 281,013	- 324,691	- 368
12 flats (greenfield)		2 £54,894	66,050	20,775	- 25,084	- 71,470	- 118,067	- 164,875	- 211,892	- 259,121	- 306,560	- 354,208	- 402
Development of c.30 flats (brownfield)		27 £852,510	30,801 -	- 64,817	- 161,344	- 258,310	- 355,715	- 453,560	- 551,843	- 650,565	- 749,726	- 849,327	- 949
Development of c.30 flats (brownfield)	-	32 £433,320	- 1,236,864 -	1,353,641	- 1,470,940	- 1,588,760	- 1,707,099	- 1,825,959	- 1,945,338	- 2,065,238	- 2,185,658	- 2,306,599	- 2,428
Development of c.30 flats and houses (brownfield		31 £753,600	551,867	437,102	321,809	205,986	89,634	- 27,664	- 146,866	- 266,607	- 386,884	- 507,701	- 629
Development of c.100 flats and houses (greenfiel			1,728,921	1,372,923	1,015,282	655,998	295,070	- 68,530	- 438,300	- 809,737	- 1,182,843	- 1,557,617	- 1,934
Development of c.100 flats (brownfield)	10		- 1,996,104 -	- 2,288,862	- 2,582,938	- 2,878,331	- 3,175,042	- 3,473,070	- 3,772,416	- 4,073,080	- 4,375,062	- 4,678,361	- 4,982
Residential and health (change of use of long term		£2,214,550	- 12,236,555 -	- 12,511,050	- 12,786,744	- 13,063,636	- 13,341,727	- 13,621,019	- 13,901,508	- 14,183,197	- 14,466,086	- 14,750,172	- 15,035
Tall building residential and health (new build)		1 £2,214,550	- 6,643,663 -	6,898,652	- 7,154,738	- 7,411,922	- 7,670,203	- 7,929,582	- 8,190,058	- 8,451,631	- 8,714,303	- 8,978,071	- 9,242
11 flats (change of use)		1 £235,500	- 366,290 -	410,365	- 454,638	- 499,108	- 543,775	- 588,640	- 633,702	- 678,962	- 724,418	- 770,072	- 815
Residential and retail (Lidl scale)		£3,923,430	617,124	464,335	310,849	156,664	1,779	- 156,151	- 314,817	- 474,194	- 634,279	- 795,074	- 950
Residential and retail (Tesco scale)	•	7 £13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,61
Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	36
Superstore (Tesco)	-	£13,282,200	2,631,983	2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,63
9 flats (change of use)		9 £1,526,040	110,142	139,876	- 169,611	- 199,345	- 229,080	- 258,815	- 288,549	- 318,284	- 348,019	- 377,754	- 40
Residential and retail (local scale - locally tall build		3 £1,894,362	2,096,774	2,285,903	- 2,475,873	- 2,666,684	- 2,858,337	- 3,050,831	- 3,244,167	- 3,438,344	- 3,633,363	- 3,829,223	- 4,02
Residential and retail (local scale - medium scale t		23 £395,640	- 769,550	855,359	- 941,550	- 1,028,125	- 1,115,082	- 1,202,423	- 1,290,145	- 1,378,251	- 1,466,740	- 1,555,611	- 1,64
Residential and primary school	29		- 19,365,139 -	20,267,083	- 21,173,005	- 22,082,905	- 22,996,782	- 23,914,637	- 24,836,469	- 25,762,279	- 26,692,065	- 27,625,830	- 28,56
Residential and secondary school (greenfield)	15		- 14,592,730 -	15,102,485	- 15,614,564	- 16,128,968	- 16,645,697	- 17,164,751	- 17,686,131	- 18,209,834	- 18,735,863	- 19,264,217	- 19,79
Office (large)	-	£1,101,500	- 35,432,861 -	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,43
Office (medium) Large mixed use office and residential (New build	_ 17	£34,288,800	- 14,419,760 -	14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,41
	* .		- 13,113,179 -	00.056.069	- 14,037,403	- 14,502,530 04.405.470	- 14,909,542 05 404 042	- 15,436,502 05,000,544	- 15,909,409	- 10,302,204	- 10,007,000	- 17,333,010	- 17,01
Large mixed use office and residential (Change o		88 £3,668,400 52 £1	4 500 044	4.600,903	- 23,029,423	- 24,405,172	- 25,104,213	- 25,900,544	- 20,752,165	- 27,541,077	- 20,333,200	- 29,120,773	- 29,921
Residential conversion of large listed building Residential conversion of medium listed building		8 £1,187,400	1,532,914	1,093,293	1,054,369	- 2,016,202	- 2,170,732 430,444	- 2,341,979	430,360	420 407	- 2,030,023	- 3,002,130	- 3,100
Large Private Rental Scheme development (new b			22 245 267	24 294 560	25 252 400	- 136,966 - 36,427,785	27 507 600	- 139,242 39,503,450	20 624 420	40 774 664	44 972 729	42 075 320	44.09
Large Private Rental Scheme development (new t			27 670 609	20 500 404	20,460,550	20,356,607	24 256 625	22 460 226	22 067 026	22 070 006	24 904 450	25 012 004	26 72
Tall tower with ground floor retail (new build)	39		22 704 075	20,300,104	- 29,460,550 24,704,006	- 30,356,697 36,906,374	- 31,250,025 36,931,006	27 044 006	20 005 073	20,979,090	40,007,144	44 064 094	42.00
Tall tower with ground floor retail (flew build)			22,704,873	22,707,007	22,666,204	- 24,441,034	26,021,903	26,002,406	20,000,873	27 676 020	20,327,111	20.464.624	20.00
Small scale light industrial park	- 20	£3,666,400	2 744 273	2 711 272	2 711 272	- 24,441,034 2,711,272	- 25,220,075 2 744 273	- 26,002,406 2,711,373	2 711 272	2 711 273	2 744 373	29,104,034	23,30
Large warehouse		£7,837,440	4 602 226	4.602.236	4 602 236	4.602.236	- 2,711,373 4,602,226	4 602 236	4 602 236	4 602 236	4,602,236	4 602 226	7.60
Mixed use light industrial and residential (low amo		£1,988,562	6 103 084	6.410.731	4,002,230 - 6,710,767	- 7.030.190	- 7 342 001	- 7 655 201	- 7 060 720	4,002,230	8 603 130	- 8 921 882	9,00
Mixed use light industrial and residential (now allo		1 £1,988,562	9.815.088	10 013 143	- 10 212 095	- 10.411.941	- 10.612.680	- 10.814.315	- 11.016.844	- 11 220 268	- 11 424 586	- 11 629 800	11 83
Mixed use large residential and community use (b)			14 025 072	14 381 376	- 14 739 234	- 15,098,647	- 15,012,000 - 15,459,615	- 15,822,138	- 16 186 215	- 16 551 848	- 16 919 036	- 17 287 778	17.65
Non-charitable community uses (new build)	-	£1,705,020	16 006 367	16 006 367	- 16 006 367	- 16 006 367	- 16 006 367	- 16 006 367	- 16 006 367	- 16 006 367	- 16 006 367	- 16 006 367	16.00
Non-charitable community uses (new build) Non-charitable community uses (change of use)		£687,660	1 045 234	. 1 045 234	- 1 045 234	- 1 045 234	- 1 045 234	- 1 045 234	- 1 045 234	- 1 045 234	- 1 045 234	- 1 045 234	- 1.04
Large retail shopping centre	50		35 288 806	36,459,975	- 37.636.030	- 38.816.969	- 40 002 793	- 41 193 503	- 42 389 098	- 43 589 578	- 44 794 944	- 46 005 196	- 47 22
Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1.472.382	1.472.382	1,472,382	1,472,382	1,472 382	1,472,382	1,472 382	1,472,382	1.4
Gypsy and Traveller site	-		18.357.381	18.357.381	- 18,357,381	- 18.357.381	- 18.357.381	- 18,357,381	- 18.357.381	- 18,357,381	- 18,357,381	- 18,357,381	- 18 35
Small residential and community use		23 £395,640	1.419.851	1.503.988	- 1.588.508	- 1.673.409	- 1.758.692	- 1.844.357	- 1.930.404	- 2.016.833	- 2.103.643	- 2.190.836	- 2.2
Medium residential and community use		£1,663,572	3.399.451	3.557.327	- 3.715.900	- 3.875.171	- 4.035.140	- 4.195.806	- 4.357.171	- 4.519.233	- 4.681.992	- 4.845.449	- 5.00
Conversion of long term vacant unit to small office	-	£141,300	123,734	123,734	- 123.734	- 123.734	- 123.734	- 123.734	- 123,734	- 123,734	- 123,734	- 123.734	1
Hotel and residential	··•	6 £17,259,324	9.579.176	9.748.066	- 9.917.703	- 10.088.085	- 10.259.215	- 10.431.090	- 10.603.713	- 10.777.081	- 10.951.197	- 11.126.058	- 11.30
Conversion of long term vacant unit to shop	-	£114,924	17,034	17.034	17.034	17.034	17.034	17.034	17,034	17.034	17.034	17.034	
Hotel development (from long term vacant building) -	£4,725,072	5,946,156	5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5.94
Retail and S3 uses and 56 residential units		6 £15,260,400	770,732	970,164	- 1,170,507	- 1,371,760	- 1.573.923	- 1,776,998	- 1,980,982	- 2,185,877	- 2,391,683	- 2,598,398	- 2.80
Demo existing retail WH, develop 3 B2/B8 units 8,3		£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5.17
Student housing/co-living - tower scheme (600 ur		£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722	27,521,199	24,713,675	21,90
Student housing/co-living - tower scheme (400 ur		£740,724	33,154,734	31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142		16,393,401	14,53
Student housing/co-living - tower scheme (200 ur		£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272	8,196,087	7,26
Student housing/co-living- mid rise scheme (250 u		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	
Student housing/co-living - mid rise scheme (150		£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075	5,704,085	5,122,094	4,54
Student housing/co-living - mid rise scheme (100		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308	3,802,314	3,414,321	3,02
Student housing/co-living - low rise scheme (200		£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	4,84
C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166	5,217,778	4,519,389	
C2 care scheme (50 units)	_	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	



6.8 There is therefore a clear choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain a policy approach similar to existing policy, which sets a progressive affordable housing target of 50% but accept that some schemes may provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for a 50% strategic affordable housing target. This second option is consistent with the policy approach adopted in the London Plan.

Build for rent schemes

- 6.9 London Plan policy H11 (C) requires build for rent schemes to provide at least 35% affordable housing in perpetuity (with a 50% requirement on public land and on industrial sites where the existing employment floorspace is not fully reprovided). Build to rent schemes are required to remain as rented housing for at least 15 years; developers are required to enter into a covenant that requires a clawback payment in the event of early sale. This clawback is equivalent to the difference between the unrestricted market value of the sold unit and the value of the unit as rented housing.
- 6.10 Affordable housing on build for rent schemes is typically provided as London Living Rent and this is identified as the preferred tenure in the Mayor's Affordable Housing and Viability SPG (2017). This enables the operator to manage the entire development without the need to involve a Registered Provider for the affordable housing element.
- As noted earlier, build for rent is a relatively immature sector of the market with little information on viability metrics, although there has been some progress in achieving a greater level of transparency in the last few years. However, there is still ongoing debate on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is often suggested that build for rent units trade at a 5% to 10% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% lower for build for rent in comparison to build for sale. The combined impact can sometimes result in a 5-15% reduction in GDV (after adjusting for lower profit) in comparison to housing built for sale.
- 6.12 We have re-tested the development typologies reflecting a 5% reduction in GDV reflecting the factors outlined in the preceding paragraph to determine whether they can meet the emerging Local Plan requirement to provide 50% affordable housing at rent levels that are equivalent to London Living Rent. The results are attached as Appendix 8.
- 6.13 Clearly there are differences in outcomes between build for sale and build for rent schemes, with the latter generating lower residual values and (in some cases) lower affordable housing levels as a consequence. There are many circumstances where 50% affordable housing is viable, but some schemes can only provide lower levels of affordable housing. The results indicate that some build to rent schemes will need to opt to use the viability-tested route.

Impact of other emerging Local Plan policies

6.14 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 50% affordable housing (70% low-cost rented, subdivided as 40% social rented and 30% London Affordable Rent) and 30% intermediate housing). Clearly, as noted above, there may be scenarios where this target is unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including applying CIL exceptional circumstances relief (if the Council



elects to offer this); CIL in Kind; provision of grant funding; or variations to the affordable housing tenure or overall percentage; to achieve a viable position.

- 6.15 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small changes to policy requirements or reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these cannot be absorbed through a reduction to land value.
- 6.16 The tables (6.16.1 for BNG/UGF and 6.16.2 for net zero carbon development) show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from £7,535 per square metre to £5,000 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

Biodiversity Net Gain/Urban Greening Factor

6.17 Table 6.16.1 summarises the results of our testing of the impact of the emerging requirement for Biodiversity Net Gain. As noted in Section 4, we have incorporated a cost allowance of 0.1% of build costs, in line with the DEFRA Impact Assessment, which achieves a 10% biodiversity net gain. Alongside this, we have incorporated the costs of green roofs as a proxy for the UGF levels required by emerging Local Plan policy. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of less than 1% in most cases. The impact can be more significant when the starting residual land value is very low.

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

- Net Zero Carbon scenarios A and X (operational only) assume a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in Section 4. Emerging work from other authorities (as noted in paragraphs 4.14 to 4.15) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard. The residual land values for these two scenarios are summarised in Table 6.16.2. Table 6.18.1 provides a summary of the change in residual land values for schemes assuming a price point of £7,535 per square metre (the top of the Borough-wide range), which indicates that the reduction in residual land values is typically around 25%, but with higher reductions on larger schemes and office developments.
- 6.19 In some cases, the impact of the additional cost is significant, but this is where the starting residual land value is very low. The average 25% reduction in residual land values is unlikely to prevent schemes coming forward in most cases. Furthermore, the costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve.

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

6.20 Net Zero Carbon scenarios B and Y seek a cost uplift of 15% of build costs for both residential and non-residential to address both operational and embodied carbon, as noted in paragraphs 4.14 to 4.15. The residual land values for these two scenarios are summarised in Table 6.20.1. Table 6.20.2 provides a summary of the change in residual land values for schemes assuming a price point of £7,535 per square metre.

The impact of this scenario on the residual land values is higher, with a typical reduction in residual land value of circa 60% from the baseline residuals. In some cases, the percentage change is much higher, but this is typically where the starting residual land values are relatively low and the introduction of any cost increase will have a disproportionate impact on the residual land value. However, it should be noted that many schemes remain viable after the requirement has been applied (where they were viable at the baseline). It should, of course, be noted that the Council's emerging policy does not seek operational and embodied carbon, but this is likely to change in a future Local Plan. Equally, as more developers deploy embodied carbon methodologies, it is likely that costs will reduce due to investment in research and technologies.



Table 6.16.1: Biodiversity Net Gain and Urban Greening

Biodiversity Net Gain and Urban Greening

Sales value (£ psm):

V: SECONDARY OFFICES	N		BUNGS		0 psm		17 psm		4 psm	£5,951			8 psm	£6,585		£6,902			9 psm		535 ps
Description	No of units 5		·	Baseline	ā	Baseline	BNG/UGF		BNG/UGF			Baseline	BNG/UGF		BNG/UGF		BNG/UGF		BNG/UGF	Baseline	BNO
Single residential dwelling (greenfield)	1	0.05	£0.02	£0.0466		£0.0564	£0.0561	£0.0662	£0.0659	£0.0760	£0.0757	£0.0858	£0.0855	£0.0956	£0.0953	£0.1054	£0.1051		£0.1118		
Single residential dwelling (brownfield)	1	0.24	£0.35	£0.0472		£0.0570	£0.056	£0.0668	£0.0664	£0.0766	£0.0762	£0.0864	£0.0860	£0.0962	£0.0958	£0.1060	£0.1056	5 £0.1127	£0.1123	£0.122	4
4 houses (greenfield)	4	0.14	£0.05	£0.1886				£0.2671	£0.2657	£0.3063	£0.3050	£0.3455		£0.3847	£0.3834	£0.4239	£0.4226		£0.4494		
5 houses (greenfield)	5	0.07	£0.02	£0.2358	£0.2342	£0.2848	£0.2832	2 £0.3338	£0.3322	£0.3829	£0.3812	£0.4319	£0.4302	£0.4809	£0.4792	£0.5299	£0.5282	2 £0.5634	£0.5617	£0.612	2
Block of 5 flats (brownfield)	5	0.02	£0.65	-£0.0929	-£0.0949	-£0.050€	-€0.0526	5 -£0.0083	-£0.0103	€0.0335	£0.0316	£0.0751	£0.0732	£0.1168	€0.1149	£0.1585	£0.1565	5 £0.1846	£0.1827	£0.226	1
Block of 5 flats (brownfield)	5	0.05	£0.30	-£0.0929	-£0.0949	-£0.050€	£0.052€	£0.0083	-£0.0103	£0.0335	£0.0316	£0.0751	£0.0732	£0.1168	£0.1149	£0.1585	£0.1565	5 £0.1846	£0.1827	£0.226	1
Block of 5 flats (greenfield)	5	0.20	£0.07	-£0.0929	-£0.0949	-£0.050€	£0.0526	£0.0083	-£0.0103	£0.0335	£0.0316	£0.0751	£0.0732	£0.1168	£0.1149	£0.1585	£0.1565	£0.1846	£0.1827	£0.226	1
11 houses (greenfield)	11	0.16	£0.06	£0.5093	£0.5056	£0.6164	£0.6127	£0.7227	£0.7191	£0.8288	£0.8252	£0.9349	£0.9313	£1.0410	£1.0374	£1.1471	£1.1436	£1.2196	£1.2160	£1.325	4
16 flats (brownfield)	16	0.16	£0.77	-£0.3075	-£0.3138	-£0.1731	-£0.1793	3 -£0.0387	-£0.0449	£0.0943	£0.0882	£0.2267	£0.2206	£0.3591	£0.3530	£0.4915	£0.4854	4 £0.5743	£0.5682	£0.706	3
11 flats (brownfield)	11	0.03	£0.24	-£0.2114	-£0.2157	-£0.1190	-€0.1233	3 -€0.0266	-£0.0309	£0.0648	£0.0606	£0.1559	£0.1517	£0.2469	£0.2427	£0.3379	£0.3337	7 £0.3948	£0.3906	£0.485	6
12 flats (greenfield)	12	0.16	€0.05	-£0 2307	-€0 2353	-£0 1298	-£0 1345	-£0.0290	-£0 0337	£0 0707	£0 0661	€0 1700	€0 1654	£0.2693	£0.2648	£0.3687	£0.3641	£0.4307	£0.4261	£0.529	7
Development of c.30 flats (brownfield)	27	0.42	£0.85	-£0.5702	-£0 5805	-60.3506	-60.3608	E0 1309	-£0.1412	£0.0875	£0.0773	£0.3038	£0.2937	£0.5202	£0.5100	£0.7365	£0.7264	£0.8693	£0.8591	£1.084	
Development of c.30 flats (brownfield)	32	0.11	£0.43	-x0.0102	-20.0000 C4 0007	C4 6530	C1 669	1 01 2026	-20.141Z	C4 4222	61 1477	CO 9720	CO 9974	CO 6126	CO 6274	CO 2522	CO 2007	-£0.1925	CO 2070	C0 088	0
	31			-£1.3143	-X1.3207	-x.1.0000	-21.000	-£1.3930	-5.1.4001 CO 2424	-£1.1333	-5.1.1977 CO 5705	-£0.0723	-£0.0074	-£0.0120	-£0.0271	-£0.5525	-£0.5007	7 -20.1923 7 C4.5304	-£0.2070	C4 700	
Development of c.30 flats and houses (brownfield)		0.13	£0.75	-±.0.1992	-±.0.2106	±0.0642	±0.0520	±.U.3246	±.0.3131	£U.5649	±0.5735	£U.0453	±0.0339	£1.1057	£1.0943	±1.3001	£1.3547	£1.5304	£1.5190	£1.790	
Development of c.100 flats and houses (greenfield)	100	1.43	£0.50	-£0.5544	-£0.5915	£0.2871	€0.250€	£1.1148	£1.0788	£1.9365	£1.9005	£2.7582	£2.7222	£3.5799	£3.5439	£4.4016	£4.3657	7 £4.9189	£4.8829	£5.738	0
Development of c.100 flats (brownfield)	100	0.56	£2.89	-£3.6047	-£3.6421	-£2.8733	3 -£2.9108	3 -£2.1420	-£2.1795	-£1.4107	-£1.4482	-£0.6794	-£0.7169	£0.0511	£0.0142	£0.7714	£0.7345	5 £1.1798	£1.1434	£1.887	9
Residential and health (change of use of long term v	91	0.18	£2.21	-£12.9624	-£13.0261	-£12.2969	-£12.360€	5 -£11.6314	-£11.6951	-£10.9659	-£11.0296	-£10.3004	-£10.3642	-£9.6349	-£9.6987	-£8.9694	-£9.0332	2 -£9.1642	-£9.2290	-£8.500	8 -
Tall building residential and health (new build)	91	0.18	£2.21	-£7.8209	-£7.8613	-£7.1970	£7.2374	∔ -£6.5731	-£6.6135	-£5.9492	-£5.9896	-£5.3253	-£5.3657	-£4.7014	-£4.7418	-£4.0775	-£4.1179	9 -£3.7386	-£3.7790	-£3.116	7
11 flats (change of use)	11	0.03	£0.24	-£0.6371	-£0.6422	-£0.5441	-£0.5491	l -£0.4510	-£0.4561	-£0.3579	-£0.3630	-£0.2649	-£0.2699	-£0.1718	-£0.1769	-£0.0788	-£0.0838	3 -£0.0204	-£0.0255	£0.071	3
Residential and retail (Lidl scale)	42	0.58	£3.92	-£0.1760	-£0.1993	£0.1687	£0.1457	£0.5107	£0.4877	£0.8527	£0.8297	£1.1947	£1,1717	£1.5368	£1.5138	£1.8788	£1.8558	3 £2 0906	£2.0676	£2.431	5
Residential and retail (Tesco scale)	17	2.55	£13.28	£2 2598	£2 2350	€2 2598	£2 2350	£2 2598	£2 2350	£2.2598	€2 2350	£2 2598	€2 2350	€2 2598	€2.2350	€2,2598	£2 2350	£2 2598	€2 2350	£2 259	8
Supermarket (Lidl)	-	0.52	£1.17	£0 5254	£0 5180	£0.5254	£0.5120	£0.5254	£0.5180	£0 5254	£0.5180	£0 5254	£0 5180	£0.5251	£0.5180	£0.5254	£0 5180	£0.5254	£0.5180	£0.525	1
Superstore (Tesco)	-	2.55	£13.28	_01.0201	_01.0040	_C1 075	£1.0040	C1_0767	£0.0103 £1.0040	_C1 0767	_C4_00.40	_01.0201	_01.0040	_£1.0251	_01.0100	£1 8767	_04.0040	20.0201 1 CO 4607	£0.0100	£0.020	-
				-2.1.0707	-21.3040	-2.1.0757	-2.1.3040	-21.0737	-2.1.3040 CO 4535	-21.0707	-x 1.3040	-x 1.0737	-x 1.5040	-2.1.0707	-2.1.3040	-21.0757	-x 1.304t	ZZ. 1007	CC 4445	CO 040	4
9 flats (change of use)	9	0.18	£1.53	-±.0.2866	-±0.2899	-±.0.2204	-£0.223	-£0.1542	-£0.1575	-£0.0879	-£0.0912	-±.0.0217	-±0.0250	£0.0439	±0.0406	£0.1091	±0.1059	±0.14//	±0.1445	£0.212	
Residential and retail (local scale - locally tall building	53	0.14	£1.89	-£3.1587	-£3.1833	-€2.7305	-£2.7551	ı -£2.3023	-£.2.3269	-£1.8740	-£1.8986	-£1.4458	-£1.4704	-£1.0176	-£1.0422	-£0.5893	-£0.6139	J -£0.1248	-£0.1494	£0.297	٥
Residential and retail (local scale - medium scale bu	23	0.17	£0.40	-£1.1991	-£1.2125	-£1.0107	7 -£1.0241	I -£0.8223	-£0.8357	-£0.6339	-£0.6473	-£0.4455	-£0.4589	-£0.2571	-£0.2705	-£0.0687	-£0.0821	£0.9251	£0.9119	£1.110	1
Residential and primary school	293	1.13	£4.85	-£23.4469	-£23.5951	-£21.2011	I -£21.3493	3 -£18.9554	-£19.1035	-£16.7096	-£16.8578	-£14.4638	-£14.6120	-£12.2180	-£12.3662	-£9.9723	-£10.1205	5 -£9.0946	-£9.2436	-£6.855	9
Residential and secondary school (greenfield)	150	3.24	£1.13	-£16.3247	-£16.4313	-£15.1210	£15.2275	5 -£13.9173	-£14.0238	-£12.7136	-£12.8201	-£11.5099	-£11.6164	-£10.3062	-£10.4127	-£9.1025	-£9.2090) -£9.5852	-£9.6939	-£8.385	3
Office (large)	-	0.22	£1.10	-£31.4249	-£31.5698	-£31.4249	-£31.5698	3 -£31.4249	-£31.5698	-£31.4249	-£31.5698	-£31.4249	-£31.5698	-£31.4249	-£31.5698	-£31.4249	-£31.5698	£10.4005	£10.2509	£10.400	5 £
Office (medium)	-	0.45	£34.29	-£12 7889	-£12 8478	-£12 7889	-£12 8478	3 -€12 7889	-£12 8478	-£12 7889	-£12 8478	-£12 7889	-£12 8478	-£12 7889	-£12 8478	-£12 7889	-£12 8478	€4 2308	£4 1699	£4 230	8
Large mixed use office and residential (New build)	178	1.28	£13.01	-£10.0370	-£11 0081	-£8.8980	_69.8691	-£7 7589	-£8 7301	-66 6199	-£7 5911	-£5 4809	-£6 4520	_£4 3419	-£5.3130	-£3 2029	-£4 1740	£43.6490	£42.7349	£44 736	7
Large mixed use office and residential (Change of U		0.86	£3.67	£24 0326	£25.4540	522 0949	£23.504	C21 0371	C21 5564	£10.0100	-21.0011 £10.6096	£17.1416	£17 6600	£15 1039	£15 7131	£13 24£1	£43.7657	£11.5436	C42 0620	CO 602	
	52	0.19	£0.00	CO 2704	CO 4555	C2 0020	020.007	04.0000	-X21.0004	C4 2562	-2.13.0000 C4.22E7	CO 0020	-211.0003	CO 5007	CO 5000	-210.2401	CO 2450	C0.0722	CO 0064	CO 439	
Residential conversion of large listed building	·			-22.3701	-2.2.4000	-\$2.0020		- 1.0290	-t.1.7090	-21.2000	-£1.3337	-£0.0030	-20.9024	-£0.5097	-20.5692	-20.1303	-5.0.2103	£0.0722	-20.0001	£0.430	
Residential conversion of medium listed building	8	1.00	£1.19	-£0.0158	-±0.0283	±0.1060	£0.093	±0.2275	£0.2153	£0.3491	±0.3368	£0.4707	£0.4584	±0.5922	£0.5800	±0.7138	£0.7015	±0.7856	±0.7734	₹0.906	
Large Private Rental Scheme development (new bu	420	1.28	£13.01	-£36.9050	-£37.6480	-£34.1030	-£34.8460	J -£31.3010	-£32.0439	-£28.4990	-£29.2419	-£25.6970	-£26.4399	-£22.8950	-£23.6379	-£20.0930	-£20.8359	€18.6013	-£19.3442	£15.808	
Large Private Rental Scheme development (change	350	0.86	£3.67	-£30.7544	-£31.3735	-£28.4194	∔ -£29.0385	5 -£26.0844	-£26.7035	-£23.7494	-£24.3685	-£21.4144	-£22.0335	-£19.0794	-£19.6985	-£16.7443	-£17.3635	5 -£15.5013	-£16.1204	-£13.173	6 -
Tall tower with ground floor retail (new build)	395	0.90	£15.15	-£35.9365	-£36.6778	-£33.3012	2 -£34.0425	5 -£30.6660	-£31.4073	-£28.0308	-£28.7721	-£25.3956	-£26.1369	-£22.7604	-£23.5016	-£20.1251	-£20.8664	4 -£16.5790	-£17.3214	-£13.952	1 -3
Tall tower with ground floor retail (change of use)	288	0.86	£3.67	-£25.0321	-£25.5426	-£23.0844	-£23.5948	3 -£21.1366	-£21.6471	-£19.1889	-£19.6993	-£17.2411	-£17.7516	-£15.2934	-£15.8038	-£13.3456	-£13.8561	1 -£12.2982	-£12.808€	-£10.356	5 -4
Small scale light industrial park	-	0.92	£0.36	-£2.3743	-£2.4181	-£2.3743	3 -£2.4181	I -£2.3743	-£2.4181	-£2.3743	-£2.4181	-£2.3743	-£2.4181	-£2.3743	-£2.4181	-£2.3743	-£2.4181	£0.7837	£0.7385	£0.783	7
Large warehouse	-	2.70	£7.84	£5.1579	£5.0827	£5.1579	£5.0827	7 £5.1579	£5.0827	£5.1579	£5.0827	£5.1579	€5.0827	£5.1579	£5.0827	£5.1579	£5.0827	7 £3.9518	£3.8678	£3.951	8
Mixed use light industrial and residential (low amoun	97	0.81	£1.99	-£7 2171	-£7 4362	-£6 4844	-£6.7036	-65 7518	-£5 9710	-£5 0192	-£5 2384	-£4 2866	-£4.5058	-£3 5540	-€3 7731	-£2 8214	-£3.0405	£2.7009	£2,4849	£3,410	3
Mixed use light industrial and residential (moderate a	61	0.81	£1.99	£0 8080	£10.0437	20.101	£0.570	£8.8802	£0.01160	£8.4163	£8.6521	£7 9524	£8 1882	£7 4886	£7 7243	£7.0247	£7 280/	£3.5003	£3.2648		
		0.43	£1.62	-23.0000 C44.9643	C45 4720	C4.4.0043	C4.4.24.4.1	C42 4202	-23.1100 C43.4400	C40.7764	-X0.0321	C44 4424	-x0.1002	-21.4000 C40.5405	010.0500	-21.0241 CO 6066	-21.200-		00.5550	CO 204	
Mixed use large residential and community use (bro	······			-2.14.0042	-2.13.17.39	-2.14.0010	-2.14.3110	7 13.1303	-£.13.4400	-2.12.2704	-t 12.5051	-2.11.4124	-5.11.7221	-2.10.0480	-2.10.0092	-23.0000	-23.3302	2 -£9.2417	-2,5,0000	-t0.3011	
Non-charitable community uses (new build)	-	4.15	£1.71	-£14.3206	-£14.5391	-£14.3206	-£14.5391	-£14.3206	-£14.5391	-±14.3206	-£14.5391	-±14.3206	-£14.5391	-£14.3206	-±14.5391	-±14.3206	-£14.5391	-£15.6665	-£15.8947	-£15.666	
Non-charitable community uses (change of use)	-	0.48	·	-£0.9353	-£0.9496	-£0.9353	-£0.949€	-£0.9353	-£0.9496	-£0.9353	-£0.9496	-£0.9353	-£0.9496	-£0.9353	-£0.9496	-£0.9353	-£0.9496	5 -£1.0231	-£1.0380	-£1.023	1
Large retail shopping centre	500	7.00	£115.00	-£18.9426	-£22.5646	-£15.8293	3 -£19.4513		-£16.3379		-£13.2246	š	-£10.1112					£183.4088			
Large mixed use leisure and retail	-	0.32	£2.48	£4.0893	£3.7262	£4.0893	£3.7262	£4.0893	£3.7262	£4.0893	£3.7262	£4.0893	£3.7262	£4.0893	£3.7262	£4.0893	£3.7262	2 £31.0048	£30.6418	£31.004	8
Gypsy and Traveller site	-	3.99	£1.40	-£16.3626	-£16.6211	-£16.3626	£16.6211	I -£16.3626	-£16.6211	-£16.3626	-£16.6211	-£16.3626	-£16.6211	-£16.3626	-£16.6211	-£16.3626	-£16.6211	1 -£17.9552	-£18.2253	£17.955	2 -
Small residential and community use	23	0.17	£0.40	-£1.7927	-£1.8452	-£1.609€	£1.6620	£1.4265	-£1.4789	-£1.2433	-£1.2958	-£1.0602	-£1.1127	-£0.8771	-£0.9295	-£0.6940	-£0.7464	4 -£0.6861	-£0.7393	-£0.503	5
Medium residential and community use	43	0.14	£1.66	-£4.1187	-£4.2142	-£3.7787	-£3.8741	2 -£3.4387	-£3 5342	-£3.0986	-£3.1941	-£2 7586	-£2 8541	-£2.4186	-£2.5141	-£2 0785	-£2 1740	£1.9749	-£2 0711	-£1.635	9
Conversion of long term vacant unit to small office	-	0.01	£0.14		-£0.1103	-£0.1083	-20.01 103 -€0.1103		-£0.1103	-£0.1083	-£0.1103		-£0.1103		-£0.1103	-£0 1083	-£0.1103	£0.0385		£0.038	9 5
Hotel and residential	46	0.21	£17.26	_00.7003	-£9 6211	_00.100.	_CQ.257	£0,1000	_CS 503C	_0000	_02.5700	_07.0344	_CR 1864	_07.707	_07.000	_07.7000	_07.4394	£1 6674	£1.4390	£2.024	-
				-2.3.3034 CC 03C4	-20.0211 C0.0000	CO 020	00.2014	CC 0304	-20.0300 CO 0000	CO 0304	CO 0000	-A1.3344	-20.1001 C0.0000	CO 0204	CO 0000	CO 0204	-21.4300	CO 4664	CO 4000	CO 400	
Conversion of long term vacant unit to shop	-	0.01	£0.11	20.0301	x0.0263	£0.0301	±0.026.	£0.0301	x.U.UZ03	20.0301	£0.0263	20.0301	£0.0263	x0.0301	x0.0263	x0.0301	x.U.UZ6.	£0.1684	£0.1666	£0.168	
Hotel development (from long term vacant building)	-	0.78	£4.73	-£5.0436	-£5.1648	-£5.0436	-£5.1648	-£5.0436	-£5.1648	-£5.0436	-£5.1648	-£5.0436	-£5.1648	-£5.0436	-£5.1648	-£5.0436	-£5.1648		₹1.9646	£2.084	<u> </u>
Retail and S3 uses and 56 residential units	56	2.74	£15.26	-£1.0814	-£1.2859	-£0.6258	-£0.8303	3 -£0.1702	-£0.3747	£0.2811	£0.0796		£0.5284	£1.1786	£0.9771	£1.6273	£1.4259			£10.988	
Demo existing retail WH, develop 3 B2/B8 units 8,20		1.71	£13.08	£5.7210	£5.6476	£5.7210	£5.6476	£5.7210	£5.6476	£5.7210	£5.6476	£5.7210	£5.6476	£5.7210	£5.6476	£5.7210	£5.6476	3 £4.5450	£4.4631	£4.545	0
Student housing/co-living - tower scheme (600 units	-	0.17	£1.12	£25.0167	£24.6129	£25.0167	£24.6129	£25.0167	£24.6129	£25.0167	£24.6129	£25.0167	£24.6129	£25.0167	£24.6129	£25.0167	£24.6129	£22.3598	£21.9367	£22.359	8 ,
Student housing/co-living - tower scheme (400 units		0.11	£0.74	£16.5944	£16.3265	£16.5944	£16.3265	£16.5944	£16.3265	£16.5944	£16.3265	£16.5944	£16.3265	£16.5944	£16.3265	£16.5944	£16.3265	£14.8320	£14.5513	£14.832	0
Student housing/co-living - tower scheme (200 units		0.06	£0.37	£8.2966						£8.2966	£8.1627				£8.1627	£8.2966	£8.1627				
Student housing/co-living - tower scrience (200 unit		0.10	£0.65	£8.6423						£8.6423	£8.5028				£8.5028	£8.6423	£8.5028				
	Ď			£5.1849							£5.1012		.2		£5.1012	£5.1849	£5.1012				
Student housing/co-living - mid rise scheme (150 un		0.08	£0.52																		
Student housing/co-living - mid rise scheme (100 un		0.07	£0.46	£3.4562							£3.4004				£3.4004	£3.4562	£3.4004				
Student housing/co-living - low rise scheme (200 ur	-	0.20	£1.31	£5.5306					£5.4414		£5.4414				£5.4414	£5.5306	£5.4414				
C2 care scheme (70 units)	-	0.15	£0.98	£4.6807	£4.5691	£4.6807	£4.5691	£4.6807	£4.5691	£4.6807	£4.5691	£4.6807		£4.6807	£4.5691	£4.6807	£4.5691	£3.9464	£3.8295	£3.946	4
		0.11	£0.72	£3.6268	£3.5457	£3.6268	£3.5457	7 £3.6268	£3.5457	£3.6268	£3.5457	£3.6268	- CO F4F7	£3.6268	£3.5457	£3.6268	£3.5457	7 £3.0934	£3.0084	£3.093	4



Table 6.16.2: Net zero carbon (operational only)

Net zero carbon A / X (operational only)

Sales value (£ psm):

V: SECONDARY OFFICES					0 psm	£5,317 psm		34 psm	£5,951		£6,26	,	£6,585		£6,902		£7,219		£7,535
	No of units		BLV (£ m)	Baseline	ē	Baseline NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X		NZC A/X	å		Baseline N
Single residential dwelling (greenfield)	1	0.05	£0.02		£0.0375	£0.0564 £0.04	73 £0.0662	£0.0571	£0.0760	£0.0669	£0.0858	£0.0767	£0.0956	£0.0865	£0.1054	£0.0963	£0.1121	£0.1030	£0.1219
Single residential dwelling (brownfield)	1	0.24	£0.35	£0.0472	£0.0380	£0.0570 £0.04	79 £0.0668	£0.0577	£0.0766	£0.0675	£0.0864	£0.0773	£0.0962	£0.0871	£0.1060	£0.0969	£0.1127	£0.1036	£0.1224
4 houses (greenfield)	4	0.14	£0.05	£0.1886	£0.1522	£0.2279 £0.19	14 £0.2671	£0.2306	£0.3063	£0.2698	£0.3455	£0.3090	£0.3847	£0.3483	£0.4239	£0.3875	£0.4507	£0.4143	£0.4898
5 houses (greenfield)	5	0.07	£0.02	£0.2358	£0.1902	£0.2848 £0.23	93 £0.3338	£0.2883	£0.3829	£0.3373	£0.4319	£0.3863	£0.4809	£0.4353	£0.5299	£0.4843	£0.5634	£0.5178	£0.6122
Block of 5 flats (brownfield)	5	0.02	£0.65	-£0.0929	-£0.1464	-£0.0506 -£0.10	41 -£0.0083	-£0.0618	£0.0335	-£0.0195	£0.0751	£0.0225	£0.1168	£0.0641	£0.1585	£0.1058	£0.1846	£0.1319	£0.2261
Block of 5 flats (brownfield)	5	0.05	£0.30		-£0.1464	-£0.0506 -£0.10	41 -£0.0083	-£0.0618	€0.0335	-£0.0195	£0.0751	€0.0225	£0.1168	£0.0641	£0.1585	£0.1058	€0.1846	€0.1319	£0.2261
Block of 5 flats (greenfield)	5	0.20	£0.07	•••	-£0 1464	•	41 -£0.0083	-£0.0618	£0.0335	-£0.0195	€0.0751	£0.0225	£0.1168	£0.0641	£0 1585	£0 1058	£0.1846	£0 1319	£0.2261
11 houses (greenfield)	11	0.16	£0.06		£0.4091	£0.6164 £0.51	62 £0.7227	£0.6233	£0.0000	£0.7302	£0.9349	£0.8363	£1.0410	£0.9424	£1.1471	£1.0485	£1.2196	£1.1210	£1.3254
16 flats (brownfield)	16	0.16	£0.77	•	ė	§		-£0.2096	£0.0200	£0.0752	£0.2267	£0.0584	CO 3504	£0.3424	£0.4915	£0.3333	£0.5743	£0.4060	£0.7063
			å		-20.4703	-20.1731 -20.34	-£0.0307		£0.0545	-50.0732		•••••••••••••••••••••••••••••••••••••••	CO 04CO	20.1300	CO 2270	20.0202	<u> </u>		
11 flats (brownfield)	11	0.03	£0.24	•	-±U.3209	-±.0.1190 -±.0.23	05 -±0.0200	-£0.1441	£U.U040	-£0.0517	£0.1559	£0.0401	±0.2469	±0.1312	£0.3379	±0.2222	£0.3948	£0.2791	£0.4856
12 flats (greenfield)	12	0.16	£0.05		-£0.3588	-£0.1298 -£0.25	80 -£0.0290	-£0.15/2	£0.0707	-£0.0564	£0.1700	£0.0438	£0.2693	£0.1431	£0.3687	£0.2424	£0.4307	£0.3045	£0.5297
Development of c.30 flats (brownfield)	27	0.42	£0.85		-£0.8537	-£0.3505 -£0.63	41 -£0.1309	-£0.4144	£0.0875	-£0.1948	£0.3038	€0.0245	£0.5202	£0.2409	£0.7365	£0.4572	£0.8693	£0.5900	£1.0849
Development of c.30 flats (brownfield)	32	0.11	£0.43	-£1.9143	-£2.3124	-£1.6539 -£2.05	20 -£1.3936	-£1.7917	-£1.1333	-£1.5314	-£0.8729	-£1.2710	-£0.6126	-£1.0107	-£0.3523	-£0.7503	-£0.1925	-£0.5906	£0.0660
Development of c.30 flats and houses (brownfield)	31	0.13	£0.75	-£0.1992	-£0.5177	£0.0642 -£0.25	34 £0.3246	£0.0108	£0.5849	£0.2712	£0.8453	£0.5316	£1.1057	£0.7920	£1.3661	£1.0524	£1.5304	£1.2167	£1.7900
Development of c.100 flats and houses (greenfield)	100	1.43	£0.50	-£0.5544	-£1.5744	£0.2871 -£0.72	85 £1.1148	£0.1157	£1.9365	£0.9470	£2.7582	£1.7687	£3.5799	£2.5904	£4.4016	£3.4121	£4.9189	£3.9294	£5.7380
Development of c.100 flats (brownfield)	100	0.56	£2.89	-£3.6047	-£4.6354	-€2.8733 -€3.90	41 -£2.1420	-£3.1728	-£1.4107	-£2.4414	-£0.6794	-£1.7101	£0.0511	-£0.9788	£0.7714	-£0.2475	£1.1798	£0.1680	£1.8879
Residential and health (change of use of long term v	91	0.18	£2.21		-£14 6960	-£12 2969 -£14 03	05 -£11 6314	-£13 3650	-£10 9859	-£12 6995	-£10 3004	-£12 0340	-£9 6349	-£11 3685	-£8 9694	-£10 7030	-£9 1642	-£10 8978	-£8 5008
Tall building residential and health (new build)	91	0.18	£2.21		-£8 9310	-£7 1970 -£8 30	80 -£6 5731	-£7 6841	-£5 0402	-£7.0602	-£5 3253	-£6 4363	-£4 7014	-£5.8124	-£4 0775	-£5 1885	-£3 7386	-£4.8496	-£3 1167
11 flats (change of use)	11	0.13	£0.24	•••	_CO 7764	_C0_5444 _C0_69	34 60 4540	_00.5003	_CO 3570	_CO_4072	_C0.0200	CD 4040	_CO 4749	CD 2444	_CO 0799	_CO 2494	-60.0204	_C0 1507	£0.0713
Residential and retail (LidI scale)	42	0.58	£3.92		C0.7000	CO 1697 CO 16	49 00.5407	£0.0000	C0.0018	CO.7013	C4 4047	CD 5014	C4 F2CC	C0.0111	C1 0700	£4.065+	£2.000	C1 4760	CO 4215
					-XU.799U	20.1007 -20.45	07 50.01	-20.1046	XU.002/	xu.2090	X 1.1347	20.5011	X 1.0000	XU.9231	£1.0700	X1.2031	£2.0900	£1.4769	EZ.4310
Residential and retail (Tesco scale)	17	2.55	£13.28		£1.6467	£.2.2598 £1.64	o/ £2.2598	£1.6467	£Z.Z598	£1.6467	£2.2598	£1.6467	£2.2598	£1.6467	£2.2598	£1.6467	£2.2598	£1.6467	£2.2598
Supermarket (Lidl)	-	0.52	£1.17	•	£0.3717	£0.5251 £0.37	17 £0.5251	£0.3717	£0.5251	£0.3717	£0.5251	£0.3717	£0.5251	£0.3717	£0.5251	£0.3717	£0.5251	£0.3717	£0.5251
Superstore (Tesco)	-	2.55	£13.28		-£2.6024	-£1.8757 -£2.60	24 -£1.8757	-£2.6024	-£1.8757	-£2.6024	-£1.8757	-£2.6024	-£1.8757	-£2.6024	-£1.8757	-£2.6024	£2.1587	£1.4430	£2.1587
9 flats (change of use)	9	0.18	£1.53	-£0.2866	-£0.3770	-£0.2204 -£0.31	07 -£0.1542	-£0.2445	-£0.0879	-£0.1783	-£0.0217	-£0.1120	€0.0439	-£0.0458	£0.1091	£0.0201	£0.1477	£0.0588	£0.2127
Residential and retail (local scale - locally tall building	53	0.14	£1.89	-£3.1587	-£3.8338	-£2.7305 -£3.40	56 -£2.3023	-£2.9773	-£1.8740	-£2.5491	-£1.4458	-£2.1209	-£1.0176	-£1.6926	-£0.5893	-£1.2644	-£0.1248	-£0.7998	£0.2975
Residential and retail (local scale - medium scale but	23	0.17	£0.40	-£1.1991	-£1.5585	-£1.0107 -£1.37	01 -£0.8223	-£1.1817	-£0.6339	-£0.9933	-£0.4455	-£0.8049	-£0.2571	-£0.6165	-£0.0687	-£0.4281	£0.9251	£0.5711	£1.1101
Residential and primary school	293	1.13	£4.85		-£27 5066	-£21 2011 -£25 26	08 -£18 9554	-£23 0151	-£16 7096	-£20 7693	-£14 4638	-£18 5235	-£12 2180	-£16 2778	-£9 9723	-£14 0320	-69 0946	-£13 1543	-£6 8559
Residential and secondary school (greenfield)	150	3.24	£1.13		£10 2120	£15 1210 £18 00	02 £13 0173	£16.8055	£12 7136	£15 6018	£11 5000	£14 3081	£10 3062	£13.1043	£0.0125	£11 9906	£0 5252	£12.4734	£8 3853
	······	0.22	<u> </u>	•	-2.13.2.123	-%10.1210 -%10.00	00 024 4240	-210.0000	-£12.7130	-£13.0010	-2.11.3033	-2.14.3301 C2E 2000	-210.3002	-x 13.1343	-23.1023 C24.4040	-x11.3300	-23.3032 C40.400E	00 0005	-£0.3033
Office (large)	-		£1.10		-±.35.2609	-t.31.4249 -t.35.20	U9 -£31.4249	-£35.2609	-231.4249	-£35.2609	-±31.4249	-±.35.2609	-£31.4249	-£35.2609	-231.4249	-£35.2009	£10.4005	±0.0025	£10.4005
Office (medium)	-	0.45	£34.29		-£14.3579	-£12.7889 -£14.35	79 -£12.7889	-£14.3579	-£12.7889	-£14.3579	-£12.7889	-£14.3579	-£12.7889	-£14.3579	-£12.7889	-£14.3579	£4.2308	£2.6853	£4.2308
Large mixed use office and residential (New build)	178	1.28	£13.01		-£16.2475	-£8.8980 -£15.10	85 -£7.7589	-£13.9695	-£6.6199	-£12.8305	-£5.4809	-£11.6915	-£4.3419	-£10.5524	-£3.2029	-£9.4134	£43.6490	£37.8035	£44.7367
Large mixed use office and residential (Change of U	288	0.86	£3.67	•••	-£28.4963	-£22.9848 -£26.54	86 -£21.0371	-£24.6008	-£19.0893	-£22.6531	-£17.1416	-£20.7053	-£15.1938	-£18.7576	-£13.2461	-£16.8098	-£11.5436	-£15.1074	-£9.6020
Residential conversion of large listed building	52	0.19	£0.00	-£2.3761	-£2.9222	-£2.0028 -£2.54	90 -£1.6296	-£2.1757	-£1.2563	-£1.8024	-£0.8830	-£1.4291	-£0.5097	-£1.0559	-£0.1365	-£0.6826	£0.0722	-£0.4728	£0.4387
Residential conversion of medium listed building	8	1.00	£1.19	-£0.0158	-£0.1014	£0.1060 £0.02	17 £0.2275	€0.1433	£0.3491	£0.2648	£0.4707	£0.3864	£0.5922	£0.5080	£0.7138	£0.6295	£0.7856	£0.7014	£0.9068
Large Private Rental Scheme development (new but	420	1.28	£13.01	-£36.9050	-£42.0128	-£34.1030 -£39.21	08 -£31.3010	-£36.4087	-£28.4990	-£33.6067	-£25.6970	-£30.8047	-£22.8950	-£28.0027	-£20.0930	-£25.2007	-£18.6013	-£23.7090	-£15.8081
Large Private Rental Scheme development (change	350	0.86	£3.67	-£30.7544	-£35.0108	-£28.4194 -£32.67	58 -£26.0844	-£30.3408	-£23.7494	-£28.0058	-£21.4144	-£25.6708	-£19.0794	-£23.3358	-£16.7443	-£21.0008	-£15.5013	-£19.7577	-£13.1736
Tall tower with ground floor retail (new build)	395	0.90	£15.15	-635,9365	-£41 0143	-£33 3012 -£38 37	90 -£30 6660	-£35 7438	-£28 0308	-£33 1086	-£25 3956	-£30 4734	-£22 7604	-£27 8381	-€20 1251	-£25 2029	-£16 5790	-£21 6568	-£13 9521
Tall tower with ground floor retail (change of use)	288	0.86	£3.67		-£28 5414	-£23 0844 -£26 59	37 _£21 1388	-£24.6459	-£19 1889	-622 6982	-£17 2411	-£20 7504	-£15 2934	-£18 8027	_£13 3458	-£16 8549	-£12 2982	-£15.8074	-£10 3565
Small scale light industrial park	-	0.92	£0.36	•••	£2 6655	C2 3743 C2 66	55 C2 3743	£2 6655	£2 3743	£2 6655	£2 3743	£2 6655	£2 3743	£2 6655	£2 3743	£2 6655	£0.7837	£0.4969	£0.7837
QQ		2.70	£7.84		-x2.0000	-x2.3143 -x2.00	00 05 4570	-x2.0000	-52.31 43 CE 4570	-52.0000	-x2.3143 cc 4670	-£2.0000	-XZ.0140	-52.0000	-52.5145 CE 4570	-£2.0000	£0.7657	£3.4748	CO 0540
Large warehouse	-			•	£4.00U9	£3.1379 £4.00	09 25.1579	£4.0009	25.1579	£4.0009	23,1079	£4.00U9	20.10/9	£4.00U9	20.1079	£4.0009	20.9010	23.4740	23.9510
Mixed use light industrial and residential (low amoun	97	0.81	£1.99		-£8.7079	-£5.4844 -£7.97	53 -£5.7518	-5.7.2427	-£5.0192	-£6.5101	-£4.2866	-£5.7775	-£3.5540	-£5.0449	-£2.8214	-£4.3123	£2.7009	£1.2545	£3.4103
Mixed use light industrial and residential (moderate a	61	0.81	£1.99	•	-£11.3972	-£9.3441 -£10.93	33 -£8.8802	-£10.4694	-£8.4163	-£10.0055	-£7.9524	-£9.5417	-£7.4886	-£9.0778	-£7.0247	-£8.6139	£3.5003	£1.9584	£3.9501
Mixed use large residential and community use (bro	118	0.43	£1.62	-£14.8642	-£16.9693	-£14.0013 -£16.10	64 -£13.1383	-£15.2434	-£12.2754	-£14.3805	-£11.4124	-£13.5175	-£10.5495	-£12.6546	-£9.6865	-£11.7916	-£9.2417	-£11.3468	-£8.3815
Non-charitable community uses (new build)	-	4.15	£1.71	-£14.3206	-£15.7773	-£14.3206 -£15.77	73 -£14.3206	-£15.7773	-£14.3206	-£15.7773	-£14.3206	-£15.7773	-£14.3206	-£15.7773	-£14.3206	-£15.7773	-£15.6665	-£17.1232	-£15.6665
Non-charitable community uses (change of use)	-	0.48	£0.69	-£0.9353	-£1.0303	-£0.9353 -£1.03	03 -£0.93 <u>5</u> 3	-£1.0303	-£0.9353	-£1.0303	-£0.9353	-£1.0303	-£0.9353	-£1.0303	-£0.9353	-£1.0303	-£1.0231	-£1.1181	-£1.0231
Large retail shopping centre	500	7.00	£115.00	-£18.9426	-£41.8962	-£15.8293 -£38.78	28 -£12.71 <u>5</u> 9	-£35.6695	-£9.6026	-£32.5561	-£6.4892	-£29.4428	-£3.4120	-£26.3294	-£0.3483	-£23.2161	£183.4088	£163.0742	£186.2734 £
Large mixed use leisure and retail	-	0.32	£2.48	•	£1.8517	£4.0893 £1.85	17 £4.0893	£1.8517	£4.0893	£1.8517	£4.0893	£1.8517	£4.0893	£1.8517	£4.0893	£1.8517			£31.0048
Gypsy and Traveller site	-	3.99	£1.40		-£18 0864	-£16.3626 -£18.08	64 -£16.3626	-£18.0864	-£16.3626	-£18.0864	-£16.3626	-£18.0864	-£16.3626	-£18.0864	-£16.3626	-£18.0864	-£17.9552	-£19.6790	-£17.9552
Small residential and community use	23	0.17	£0.40		_£2 1498	-£1 6096 -£1 96	67 <u>-£1 4265</u>	£1 7836	_£1 2433	-£1 6004	-£1.0602	-£1.4173	-£0.8771	-£1 2342	-£0 6940	-£1.0510	-£0.6861	-£1.0432	-£0 5035
Medium residential and community use	43	0.14	£1.66		-£4.7720	-£3.7787 -£4.43	19 -£3.4387	-£4.0919	-21.2400 63.0096	-£3.7519	-£2.7586	-£3.4119	-£2.4186	£3.0748	£2.0795	£2 7348	-£1.9749	-£2.6281	-£1.6359
	•••••••••••••••••••••••••••••••••••••••		Ē		-24.7720	-£3.7707 -£4.43	46 60 4002	-x4.0919 C0.4046	-£3.0900	-23.7318			-2.2.4100	-53.07.10	-£2.0703	-22.7310	-2,1,3743	-22.0201	-2.1.0333
Conversion of long term vacant unit to small office	-	0.01	£0.14		-±.U.1210	-t.U.1U03 -t.U.12	10 -±0.1003	-±.0.1210	-±0.1003	-±0.1210	-£0.1083	-£0.1216	-±.0.1003	-±0.1210	-£U.1003	-£0.1210	±0.0303	±0.0254	±0.0365
Hotel and residential	46	0.21	£17.26		-£10.9120	-£9.0257 -£10.54	oz -£8.5519	-£10.1845	-£8.2982	-£9.8207	-£7.9344	-£9.4569	-£7.5707	-£9.0932	-£7.2069	-£8.7294		£0.1674	£2.0242
Conversion of long term vacant unit to shop	-	0.01	£0.11		£0.0189	€0.0301 €0.01	89 £0.0301	€0.0189	£0.0301	£0.0189	£0.0301	£0.0189	£0.0301	£0.0189	£0.0301	£0.0189	£0.1684	£0.1572	£0.1684
Hotel development (from long term vacant building)	-	0.78	£4.73		-£5.8193	-£5.0436 -£5.81	93 -£5.0436	-£5.8193	-£5.0436	-£5.8193	-£5.0436	-£5.8193	-£5.0436	-£5.8193	-£5.0436	-£5.8193	£2.0840	£1.3200	£2.0840
Retail and S3 uses and 56 residential units	56	2.74	£15.26	-£1.0814	-£2.4159	-£0.6258 -£1.96	03 -£0.1702	-£1.5047	£0.2811	-£1.0492	£0.7298	-£0.5936	£1.1786	-£0.1380	£1.6273	£0.3128	£10.5448	£9.2500	£10.9880
Demo existing retail WH, develop 3 B2/B8 units 8,20	-	1.71	£13.08	€5.7210	£5.2559	£5.7210 £5.25	59 £5.7210	£5.2559	£5.7210	£5.2559	£5.7210	£5.2559	£5.7210	£5.2559	£5.7210	£5.2559	£4.5450	£4.0800	£4.5450
Student housing/co-living - tower scheme (600 units	-	0.17	£1.12		£22.3295	£25.0167 £22.32	95 £25.0167	£22.3295	£25.0167	£22.3295	£25.0167	£22.3295	£25.0167	£22.3295	£25.0167	£22.3295	£22.3598	£19.6727	£22.3598
Student housing/co-living - tower scheme (400 units		0.11	£0.74					.â		£14.8118			£16.5944	£14.8118		£14.8118	åå	£13.0494	£14.8320
	·····ò		£0.74						£8.2966	£7.4053			£8.2966	£7.4053		£7.4053		£6.5241	£7.4154
Student housing/co-living - tower scheme (200 units	-	0.06	* &																
Student housing/co-living- mid rise scheme (250 uni	-	0.10	£0.65							£7.7139			£8.6423	£7.7139		£7.7139			£7.7244
Student housing/co-living - mid rise scheme (150 un	-	0.08	£0.52						£5.1849	£4.6279			£5.1849	£4.6279		£4.6279			£4.6342
Student housing/co-living - mid rise scheme (100 un	-	0.07	£0.46							£3.0848			£3.4562	£3.0848		£3.0848		£2.7177	£3.0890
	- 1	0.20	£1.31	£5.5306	£4.9365	£5.5306 £4.93	65 £5.5306	£4.9365	£5.5306	£4.9365	£5.5306	£4.9365	£5.5306	£4.9365	£5.5306	£4.9365	£4.9432	£4.3490	£4.9432
Student housing/co-living - low rise scheme (200 ur			A		•												ş		
Student housing/co-living - low rise scheme (200 ur C2 care scheme (70 units)	-	0.15	£0.98	£4.6807	£3.9380	£4.6807 £3.93	80 £4.6807	£3.9380	£4.6807	£3.9380	£4.6807	£3.9380	£4.6807	£3.9380	£4.6807	£3.9380	£3.9464	£3.2037	£3.9464



Table 6.18.1: Net zero carbon (operational only) – change in residual land values (sales values of £7,535 per square metre)

	Description	No of units	Site area ha	Baseline residual value £m	Residual value reflecting Operational only £m	% change
1	Single residential dwelling (greenfield)	1	0.05	£0.122	£0.113	7.48%
2	Single residential dwelling (brownfield)	1	0.24	£0.122	£0.113	7.44%
3	4 houses (greenfield)	4	0.14	£0.490	£0.453	7.44%
4	5 houses (greenfield)	5	0.07	£0.612	£0.567	7.44%
5	Block of 5 flats (brownfield)	5	0.02	£0.226	£0.173	23.29%
6	Block of 5 flats (brownfield)	5	0.05	£0.226	£0.173	23.29%
7	Block of 5 flats (greenfield)	5	0.20	£0.226	£0.173	23.29%
8	11 houses (greenfield)	11	0.16	£1.325	£1.227	7.44%
9	16 flats (brownfield)	16	0.16	£0.706	£0.538	23.83%
10	11 flats (brownfield)	11	0.03	£0.486	£0.370	23.83%
11	12 flats (greenfield)	12	0.16	£0.530	£0.403	23.83%
12	Development of c.30 flats (brownfield)	27	0.42	£1.085	£0.806	25.74%
13	Development of c.30 flats (brownfield)	32	0.11	£0.066	-£0.331	601.98%
14	Development of c.30 flats and houses (brownfield)	31	0.13	£1.790	£1.476	17.53%
15	Development of c.100 flats and houses (greenfield)	100	1.43	£5.738	£4.748	17.25%
16	Development of c.100 flats (brownfield)	100	0.56	£1.888	£0.886	53.07%
17	Residential and health (change of use of long term vacant building)	91	0.18	-£8.501	-£10.234	20.39%
18	Tall building residential and health (new build)	91	0.18	-£3.117	-£4.228	35.65%
19	11 flats (change of use)	11	0.03	£0.071	-£0.067	193.92%
20	Residential and retail (Lidl scale)	42	0.58	£2.432	£1.818	25.24%
21	Residential and retail (Tesco scale)	17	2.55	£2.260	£1.647	27.13%
22	Supermarket (Lidl)	-	0.52	£0.525	£0.372	29.21%
23	Superstore (Tesco)	-	2.55	£2.159	£1.443	33.15%
24	9 flats (change of use)	9	0.18	£0.213	£0.124	41.81%
25	Residential and retail (local scale - locally tall building)	53	0.14	£0.298	-£0.373	225.34%
26	Residential and retail (local scale - medium scale building)	23	0.17	£1.110	£0.756	31.89%
27	Residential and primary school	293	1.13	-£6.856	-£10.916	59.21%
28	Residential and secondary school (greenfield)	150	3.24	-£8.385	-£11.273	34.44%
29	Office (large)	-	0.22	£10.401	£6.602	36.52%
30	Office (medium)	-	0.45	£4.231	£2.685	36.53%
31	Large mixed use office and residential (New build)	178	1.28	£44.737	£38.891	13.07%
32	Large mixed use office and residential (Change of Use)	288	0.86	-£9.602	-£13.166	37.11%
33	Residential conversion of large listed building	52	0.19	£0.439	-£0.101	122.96%
34	Residential conversion of medium listed building	8	1.00	£0.907	£0.823	9.29%
35	Large Private Rental Scheme development (new build)	420	1.28	-£15.808	-£20.916	32.31%
36	Large Private Rental Scheme development (change of use)	350	0.86	-£13.174	-£17.430	32.31%
37	Tall tower with ground floor retail (new build)	395	0.90	-£13.952	-£19.030	36.39%
38	Tall tower with ground floor retail (change of use)	288	0.86	-£10.357	-£13.866	33.88%



	Description	No of units	Site area ha	Baseline residual value £m	Residual value reflecting Operational only £m	% change
39	Small scale light industrial park	-	0.92	£0.784	£0.497	36.59%
40	Large warehouse	-	2.70	£3.952	£3.475	12.07%
41	Mixed use light industrial and residential (low amounts of light industry)	97	0.81	£3.410	£1.964	42.41%
42	Mixed use light industrial and residential (moderate amounts of light industry)	61	0.81	£3.950	£2.408	39.03%
43	Mixed use large residential and community use (brownfield)	118	0.43	-£8.381	-£10.487	25.12%
44	Non-charitable community uses (new build)	-	4.15	-£15.666	-£17.123	9.30%
45	Non-charitable community uses (change of use)	-	0.48	-£1.023	-£1.118	9.28%
46	Large retail shopping centre	500	7.00	£186.273	£165.939	10.92%
47	Large mixed use leisure and retail	-	0.32	£31.005	£28.767	7.22%
48	Gypsy and Traveller site	-	3.99	-£17.955	-£19.679	9.60%
49	Small residential and community use	23	0.17	-£0.504	-£0.861	70.92%
50	Medium residential and community use	43	0.14	-£1.636	-£2.289	39.93%
51	Conversion of long term vacant unit to small office	-	0.01	£0.039	£0.025	34.03%
52	Hotel and residential	46	0.21	£2.024	£0.525	74.08%
53	Conversion of long term vacant unit to shop	-	0.01	£0.168	£0.157	6.62%
54	Hotel development (from long term vacant building)	-	0.78	£2.084	£1.320	36.66%
55	Retail and S3 uses and 56 residential units	56	2.74	£10.988	£9.693	11.78%
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	1.71	£4.545	£4.080	10.23%
57	Student housing - tower scheme (600 units)	-	0.17	£22.360	£19.673	12.02%
58	Student housing - tower scheme (400 units)	-	0.11	£14.832	£13.049	12.02%
59	Student housing - tower scheme (200 units)	-	0.06	£7.415	£6.524	12.02%
60	Student housing - mid rise scheme (250 units)	-	0.10	£7.724	£6.796	12.02%
61	Student housing - mid rise scheme (150 units)	-	0.08	£4.634	£4.077	12.02%
62	Student housing - mid rise scheme (100 units)	-	0.07	£3.089	£2.718	12.02%
63	Student housing - low rise scheme (200 units)	-	0.20	£4.943	£4.349	12.02%
64	C2 Care scheme (70 units)	-	0.15	£3.946	£3.204	18.82%
65	C2 Care Scheme (50 units)	-	0.11	£3.093	£2.554	17.44%



Table 6.20.1: Net zero carbon (operational and embodied)

Net zero carbon B / Y Sales value (£ psm):

/: SECONDARY OFFICES	······································			£5,000		£5,317 ps		£5,634 p		£5,951		£6,26		£6,585		£6,902		£7,21		£7,535
\$	of units S												NZC A/X	·····						Baseline N
Single residential dwelling (greenfield)	1	0.05	£0.02	£0.0466	£0.0193		£0.0291	£0.0662	£0.0389	£0.0760	£0.0487	£0.0858	£0.0585	£0.0956	£0.0683	£0.1054	£0.0781		£0.0848	£0.1219
Single residential dwelling (brownfield)	1	0.24	£0.35	£0.0472	£0.0198	å	€0.0296	£0.0668	£0.0394	£0.0766	£0.0492	£0.0864	£0.0590	£0.0962	£0.0688	£0.1060	£0.0786		€0.0853	£0.1224
4 houses (greenfield)	4	0.14	£0.05	£0.1886	£0.0793		£0.1185	£0.2671	£0.1577	£0.3063	£0.1969	£0.3455	£0.2361	£0.3847	£0.2754	£0.4239	£0.3146	£0.4507	£0.3414	£0.4898
5 houses (greenfield)	5	0.07	£0.02	£0.2358	£0.0991	£0.2848	£0.1481	£0.3338	£0.1971	£0.3829	£0.2462	£0.4319	£0.2952	£0.4809	£0.3442	£0.5299	£0.3932	£0.5634	£0.4267	£0.6122
Block of 5 flats (brownfield)	5	0.02	£0.65	-£0.0929	-£0.2533	-£0.0506 -	£0.2110	-£0.0083	-£0.1687	£0.0335	-£0.1264	£0.0751	-£0.0841	£0.1168	-£0.0418	£0.1585	£0.0005	£0.1846	£0.0266	£0.2261
Block of 5 flats (brownfield)	5	0.05	£0.30	-£0.0929	-£0.2533	-£0.0506 -	€0.2110	-£0.0083	-£0.1687	£0.0335	-£0.1264	£0.0751	-£0.0841	£0.1168	-£0.0418	£0.1585	£0.0005	£0.1846	£0.0266	£0.2261
Block of 5 flats (greenfield)	5	0.20	£0.07	-£0.0929	-£0.2533	-£0.0506 -	€0.2110	-£0.0083	-£0.1687	£0.0335	-£0.1264	£0.0751	-£0.0841	£0.1168	-£0.0418	£0.1585	£0.0005	£0.1846	£0.0266	£0.2261
11 houses (greenfield)	11	0.16	£0.06	£0.5093	£0.2088	£0.6164	€0.3159	£0.7227	£0.4230	£0.8288	£0.5301	£0.9349	£0.6372	£1.0410	£0.7443	£1.1471	£0.8512	£1.2196	£0.9237	£1.3254
16 flats (brownfield)	16	0.16	£0.77	-£0.3075	-£0.8203	-£0.1731 -	€0.6858	-£0.0387	-£0.5514	£0.0943	-£0.4170	£0.2267	-£0.2825	£0.3591	-£0.1481	£0.4915	-£0.0137	€0.5743	£0.0693	£0.7063
11 flats (brownfield)	11	0.03	£0.24	-£0 2114	-£0.5639	-£0 1190 -	£0 4715	-£0 0266	-£0 3791	£0.0648	-£0.2867	£0 1559	-£0.1942	£0.2469	-£0 1018	£0.3379	-£0.0094	£0.3948	€0.0476	£0.4856
12 flats (greenfield)	12	0.16	£0.05	-£0 2307	-£0.6152	-£0.1298 -	CO 5144	-£0.0290	_£0_4136	£0.0707	-£0 3127	£0.1700	-£0 2119	£0.2693	_£0.1111	£0.3687	-£0.0103	£0.4307	£0.0520	£0.5297
Development of c.30 flats (brownfield)	27	0.42	£0.85	£0.5702	£1.4209	£0.3505	C4 2042	£0.4300	£0.9816	£0.0875	-£0.7619	£0.3038	-£0.5422	£0.5202	£0.3228	£0.7365	-£0.1029	£0.8693	£0.0314	£1.0849
Development of c.30 flats (brownfield)	32	0.42	£0.43	-20.0102 C4 04.42	-21.4205 C2 4005	-20.0000 - C4.6630	CO 0400	-20.1000 C4.2026	CO 5070	C4 4222	CO 2075	£0.5050 £0.9750	-20.0422 CO 0670	CO 6436	-XU.UZZU C4 OACA	CO 2522	-£1.5465	£0.1925	C4 2000	£0.0660
	31	0.11	£0.45	-£1.9143 -£0.1992	-£3.1005	-5,1,05,59 -	t.Z.040Z	-1.3930	-\$2,5079	-2.1.1333	-5,2,3213	-20.0729	-£2.0072	-20.0120	-\$.1.0009	-£0.3523	-±1.5465 £0.4249		-£1.3000	
Development of c.30 flats and houses (brownfield)					-±1.1547	±0.0042 -	£0.0904	±0.3240	-±U.020U	±0.5049	-£0.3017	£0.8453	-£0.0973	£1.1057	±0.1045	£1.3661		£1.5304	£0.5693	£1.7900
Development of c.100 flats and houses (greenfield)	100	1.43	£0.50	-£0.5544	-£3.6143	£0.28/1 -	t.Z./684	£1.1148	-t.1.9225	£1.9365	-£1.0766	£2.7582	-£0.2307	£3.5799	£0.6060	£4.4016	£1.4330	£4.9189	£1.9503	£5.7380
Development of c.100 flats (brownfield)	100	0.56	£2.89	-£3.6047	-£6.6968	-£2.8733 -	£5.9655	-£2.1420	-£5.2342	-£1.4107	-£4.5029	-£0.6794	-£3.7715	£0.0511	-£3.0402	£0.7714	-£2.3089	£1.1798	-£1.8908	£1.8879
Residential and health (change of use of long term v	91	0.18	£2.21	-£12.9624	-£18.1632	-£12.2969 -£	17.4977	-£11.6314 -	£16.8323	-£10.9659	-£16.1668	-£10.3004	-£15.5013	-£9.6349	-£14.8358	-£8.9694	-£14.1703	3 -£9.1642	-£14.3650	-£8.5008
Tall building residential and health (new build)	91	0.18	£2.21	-£7.8209	-£11.1539	-£7.1970 -£	10.5300	-£6.5731	-£9.9061	-£5.9492	-£9.2822	-£5.3253	-£8.6583	-£4.7014	-£8.0344	-£4.0775	-£7.4105	-£3.7386	-£7.0717	-£3.1167
11 flats (change of use)	11	0.03	£0.24	-£0.6371	-£1.0551	-£0.5441 -	€0.9620	-£0.4510	-£0.8689	-£0.3579	-£0.7759	-£0.2649	-£0.6828	-£0.1718	-£0.5898	-£0.0788	-£0.4967	-£0.0204	-£0.4383	£0.0713
Residential and retail (Lidl scale)	42	0.58	£3.92	-£0.1760	-£2.0452	£0.1687 -	£1.6979	£0.5107	-£1.3507	£0.8527	-£1.0034	£1.1947	-£0.6562	£1.5368	-£0.3090	£1.8788	£0.0377	£2.0906	£0.2495	£2.4315
Residential and retail (Tesco scale)	17	2.55	£13.28	£2.2598	£0.4206	£2.2598	€0.4206	£2.2598	£0.4206	£2.2598	£0.4206	£2.2598	£0.4206	£2.2598	£0.4206	£2.2598	£0.420€	£2.2598	£0.4206	£2.2598
Supermarket (Lidl)	-	0.52	£1.17	£0.5251	£0.0650	£0.5251	£0.0650	£0.5251	£0.0650	£0.5251	£0.0650	£0.5251	£0.0650	£0.5251	£0.0650	£0.5251	£0.0650	£0.5251	£0.0650	£0.5251
Superstore (Tesco)	-	2.55	£13.28	-£1.8757	-£4.0557	-£1.8757 -	€4.0557	-£1.8757	-£4.0557	-£1.8757	-£4.0557	-£1.8757	-£4.0557	-£1.8757	-£4.0557	-£1.8757	-£4.0557	£2.1587	£0.0116	£2.1587
9 flats (change of use)	9	0.18	£1.53	-£0 2866	-£0.5576	-£0.2204 -	£0.4914	-£0.1542	-£0.4251	-£0.0879	-£0.3589	-£0.0217	-£0 2927	£0.0439	-£0.2264	£0.1091	-£0.1602	£0.1477	-£0.1210	£0.2127
Residential and retail (local scale - locally tall building	53	0.14	£1.89	-£3 1587	-£5 1839	-£2.7305	€4.7556	-£2.3023	-£4,3274	-£1.8740	-£3,8992	-£1.4458	-£3.4709	-£1.0176	-£3 0427	-£0.5893	-£2.6145	-£0.1248	-£2.1499	£0.2975
Residential and retail (local scale - medium scale but	23	0.17	£0.40	_£1 1991	-£2 2774	-£1.0107 -	£2.0890	-£0.8223	-61 9006	-60 6339	-£1 7121	-£0 4455	-£1 5237	-£0 2571	_£1 3353	-£0.0687	-£1 1469	£0.9251	_£0.1391	£1,1101
Residential and primary school	293	1.13	£4.85	£23 A460	635,6260	£21 2011 £	33 3802	C18 9554	£31.1345	£16 7096	£28 8887	£14.4638	£26.6420	£12 2180	£24 3072	£0.0001	£22 4544	_£9.0946	£24 2737	_C6 8559
	150	3.24	£1.13	-x23.4403 C46.2247	-£33.0200	-221.2011 -2 C45.4040 C	22.2002	-£10.3334 -	COD 5040	-x 10.7 030	-x20.0007	-£14.4000	-£20.0423	-212.2100	C40 0707	-23.3723	-X42.1014	-23.0340	-521.2707 C40.2407	-x0.0333
Residential and secondary school (greenfield)	•••••••••••••••••••••••••••••••••••••••			-£10.3247	-£24.9093	-2.15.1210 -2	40.0000	-£13.9173 -	242.0010	-£12.7130	-\$21.3701	-£11.5099	-£20.1744	-£10.3062	-\$10.9707	-£9.1025	-\$17.7070		-±10.2497	-±0.3033
Office (large)		0.22	£1.10	-£31.4249	-£42.9930	-£31.4249 -£	42.9930	-£31.4249 -	£42.9930	-£31.4249	-£42.9930	-£31.4249	-£42.9930	-£31.4249	-£42.9930	-£31.4249	-£42.9930	£10.4005	-£1.0088	£10.4005
Office (medium)		0.45	£34.29	-£12.7889	-£17.4961	-£12.7889 -£	17.4961	-£12.7889 -	£17.4961	-£12.7889	-£17.4961	-£12.7889	-£17.4961	-£12.7889	-£17.4961	-£12.7889	-£17.4961	£4.2308	-£0.4119	£4.2308
Large mixed use office and residential (New build)	178	1.28	£13.01	-£10.0370	-£28.6686	-£8.8980 -£	27.5298	-£7.7589 -	£26.3906	-£6.6199	-£25.2515	-£5.4809	-£24.1125	-£4.3419	-£22.9735	-£3.2029	-£21.8345	£43.6490	£26.1124	£44.7367
Large mixed use office and residential (Change of U	288	0.86	£3.67	-£24.9326	-£35.6238	-£22.9848 <i>-</i> £	33.6761	-£21.0371 -	£31.7283	-£19.0893	-£29.7806	-£17.1416	-£27.8328	-£15.1938	-£25.8851	-£13.2461	-£23.9373	-£11.5436	-£22.2348	-£9.6020
Residential conversion of large listed building	52	0.19	£0.00	-£2.3761	-£4.0145	-£2.0028 -	£3.6412	-£1.6296	-£3.2680	-£1.2563	-£2.8947	-£0.8830	-£2.5214	-£0.5097	-£2.1481	-£0.1365	-£1.7749	£0.0722	-£1.5651	£0.4387
Residential conversion of medium listed building	8	1.00	£1.19	-£0.0158	-£0.2724	£0.1060 -	€0.1490	£0.2275	-£0.0256	£0.3491	£0.0963	£0.4707	£0.2179	£0.5922	£0.3395	£0.7138	£0.4610	£0.7856	£0.5329	£0.9068
Large Private Rental Scheme development (new bui	420	1.28	£13.01	-£36.9050	-£52.2282	-£34.1030 -£	49.4262	-£31.3010 -	£46.6242	-£28.4990	-£43.8222	-£25.6970	-£41.0202	-£22.8950	-£38.2182	-£20.0930	-£35.4162	£18.6013	-£33.9245	-£15.8081
Large Private Rental Scheme development (change	350	0.86	£3.67	-£30.7544	-£43.5237	-£28.4194 <i>-</i> £	41.1887	-£26.0844 -	£38.8537	-£23.7494	-£36.5187	-£21.4144	-£34.1837	-£19.0794	-£31.8487	-£16.7443	-£29.5137	7 -£15.5013	-£28.2706	-£13.1736
Tall tower with ground floor retail (new build)	395	0.90	£15.15	-£35.9365	-£51.1698	-£33.3012 -£	48.5346	-£30.6660 -	£45.8994	-£28.0308	-£43.2641	-£25.3956	-£40.6289	-£22.7604	-£37.9937	-£20.1251	-£35.3585	£16.5790	-£31.8123	-£13.9521
Tall tower with ground floor retail (change of use)	288	0.86	£3.67	-£25 0321	-£35.5600	-£23 0844 <i>-</i> £	33.6123	-£21 1366 -	£31.6645	-£19 1889	-£29 7168	-£17 2411	-£27 7690	-£15 2934	-£25.8213	-£13 3456	-£23 8735	-£12 2982	-£22 8260	-£10.3565
Small scale light industrial park	-	0.92	£0.36	_£2 3743	_£3 2478	_£2 3743 _	£3 2478	-£2 3743	_£3.2478	_£2 3743	_£3 2478	-£2 3743	-£3 2478	-£2 3743	_£3.2478	-£2 3743	_£3 2478	£0.7837	-£0.0778	£0.7837
Large warehouse		2.70	£7.84	£5 1570	£3.7270	£5.1570	C3 7270	£5 1570	£3 7270	£5.1570	£3.7270	£5 1570	£3.7270	£5 1570	£3.7270	£5.1570	£3 7270	£3.9518	£2.5200	£3.9518
Mixed use light industrial and residential (low amount	97	0.81	£1.99	C7 2474	C14 C007	CC 4944 C	40.0574	CE 7540	C40 2245	CE 0402	-£9 4919	CA 2000	CO 7502	C2 5540	CO 0267	CO 004.4	C7 2040	£2.7009	C4 7025	£3,4103
	61			-27.2171	-2.11.0037	-20.4044 -2 CO 2444 C	44 4447	-23.7310 -	C10.2240	-23.0132	-£3.4313	-24.2000	-20.7004	-23.5540	-20.0207	-22.0214	-X1.2340	···	-£1.7000	
Mixed use light industrial and residential (moderate a		0.81	£1.99	-£9.6060	-±14.5756	-£9.3441 -£	14.1117	-±0.00UZ -	£13.64/6	-±0.4163	-£13.1640	-£7.9524	-±12.7201	-±7.4000	-\$12.2502	-£1.0241	-£11.7923	£3.5003	-£1.1053	£3.9501
Mixed use large residential and community use (bro	118	0.43	£1.62	-£14.8642	-£21.1795	-£14.0013 -£	20.3166	-£13.1383 -	£19.4536	-\$12.2754	-£18.5907	-±11.4124	-£17.7277	-£10.5495	-£16.8648	-£9.6865	-£16.0018	£9.2417	-£15.5570	-£8.3815
Non-charitable community uses (new build)	-	4.15	£1.71	-£14.3206	-£18.6907	-£14.3206 -£	18.6907	-£14.3206 -	£18.6907	-£14.3206	-£18.6907	-£14.3206	-£18.6907	-£14.3206	-£18.6907	-£14.3206	-£18.6907	-£15.6665	-£20.0366	-£15.6665
Non-charitable community uses (change of use)	-	0.48	£0.69	¢	-£1.2203	-£0.9353 -	£1.2203	-£0.9353	-£1.2203	-£0.9353	-£1.2203	-£0.9353	-£1.2203	-£0.9353	-£1.2203	-£0.9353	-£1.2203	3 -£1.0231	-£1.3080	-£1.0231
Large retail shopping centre	500	7.00	£115.00		-£87.8032	-£15.8293 -£	84.6899	-£12.7159 -	£81.5765	-£9.6026	-£78.4632	-£6.4892	-£75.3498	-£3.4120	-£72.2365	-£0.3483	-£69.1231	•••		£186.2734 £
Large mixed use leisure and retail	-	0.32	£2.48	£4.0893	-£2.6635	£4.0893 -	£2.6635	£4.0893	-£2.6635	£4.0893	-£2.6635	£4.0893	-£2.6635	£4.0893	-£2.6635	£4.0893	-£2.6635	£31.0048	£24.2921	£31.0048
Gypsy and Traveller site	-	3.99	£1.40	-£16.3626	-£21.5339	-£16.3626 -£	21.5339 -	-£16.3626 -	£21.5339	-£16.3626	-£21.5339	-£16.3626	-£21.5339	-£16.3626	-£21.5339	-£16.3626	-£21.5339	£17.9552	-£23.1265	-£17.9552
Small residential and community use	23	0.17	£0.40	-£1.7927	-£2.8640	-£1.6096 -	£2.6809	-£1.4265	-£2.4977	-£1.2433	-£2.3146	-£1.0602	-£2.1315	-£0.8771	-£1.9484	-£0.6940	-£1.7652	-£0.6861	-£1.7573	-£0.5035
Medium residential and community use	43	0.14	£1.66	-£4.1187	-£6.0785	-£3.7787 -	€5.7385	-£3.4387	-£5.3984	-£3.0986	-£5.0584	-£2.7586	-£4.7184	-£2.4186	-£4.3783	-£2.0785	-£4.0383	£1.9749	-£3.9346	-£1.6359
Conversion of long term vacant unit to small office	-	0.01	£0.14	-£0.1083	-£0.1483	-£0.1083 -	£0.1483	-£0.1083	-£0.1483	-£0.1083	-£0.1483	-£0.1083	-£0.1483	-£0.1083	-£0.1483	-£0.1083	-£0.1483	£0.0385	-£0.0008	£0.0385
Hotel and residential	46	0.21	£17.26	-£9 3894	-£13.9570	-£9.0257 -£	13.5932	-£8.6619 -	£13.2295	-£8.2982	-£12.8657	-£7.9344	-£12.5020	-£7,5707	-£12.1382	-£7.2069	-£11.7745	£1.6671	-£2,8751	£2.0242
Conversion of long term vacant unit to shop	-	0.01	£0.11	£0.0301	-£0.0034	€0.0301	€0.0034	€0.0301	-£0.0034	£0.0301	-£0.0034	£0.0301	-£0.0034	€0 0301	-£0.0034	£0.0301	-£0.0034	£0.1684	£0.1349	£0.1684
Hotel development (from long term vacant building)	-	0.78	£4.73	-£5.0436	-£7.3706	-£5.0436 -	£7 3706	-£5.0436	-£7.3706	-£5.0436	-£7.3706	-£5.0436	-£7 370£	-£5.0436	-67 3706	-£5.0436	-£7.370€	£2.0840	£0.1343 -£0.2113	£2.0840
Retail and S3 uses and 56 residential units	56	2.74	£15.26	ii	_CS_0950	-60.6358	£4 6204	-£0.1702	_£4.1739	£0.2211	_£3.7120	£0.7700	_£3 2627	£1 1790	_£2.8074	£1 6272	_00 2545	£10.5448	CR SEAS	£10 9880
		.		åå	£4.3050	-20.0230 - CE 7240	CA 2250	CE 7040	CA 9050	CE 7040	CA 2050	CE 7046	-2021 C4 2056	£1.1700 CE 7040	-x2.0071	£1.0273 £5.7040	C4 2050	2 210.3440 C4.5450	£0.0000 £2.4400	£10.0000 CA EACO
Demo existing retail WH, develop 3 B2/B8 units 8,20	-	1.71	£13.08		£4.3259	23.7210	40.0554	£5.7210	C40 0554	\$3.7210 COE 0407	X4.3239	£3.7210	14.3239 040.0554	£3.7210	24.3259	t3.7210	\$4.0Z05	2 54.5450	£3.1499	£4.545U
Student housing/co-living - tower scheme (600 units		0.17	£1.12	£25.0167	£16.9551	£25.0167 £	16.9551	£25.0167	£16.9551	£25.0167	£16.9551	£25.0167	£16.9551	£25.0167	£16.9551	£25.0167	£16.9551	£22.3598	£14.2983	£22.3598
Student housing/co-living - tower scheme (400 units	-	0.11	£0.74	ii					£11.2468	£16.5944		£16.5944			£11.2468		£11.2468		£9.4844	£14.8320
Student housing/co-living - tower scheme (200 units	-	0.06	£0.37	£8.2966			£5.6228		£5.6228	£8.2966	£5.6228	£8.2966		£8.2966	£5.6228	£8.2966	£5.6228			£7.4154
Student housing/co-living- mid rise scheme (250 uni	-	0.10	£0.65	£8.6423	£5.8571	£8.6423	£5.8571	£8.6423	£5.8571	£8.6423	£5.8571	£8.6423	£5.8571	£8.6423	£5.8571	£8.6423	£5.8571	£7.7244	£4.9392	£7.7244
Student housing/co-living - mid rise scheme (150 un	-	0.08	£0.52	£5.1849	£3.5138	£5.1849	£3.5138	£5.1849	£3.5138	£5.1849	£3.5138	£5.1849	£3.5138	£5.1849	£3.5138	£5.1849	£3.5138	£4.6342	£2.9630	£4.6342
Student housing/co-living - mid rise scheme (100 un	-	0.07	£0.46	£3.4562	£2.3421		£2.3421		£2.3421	£3.4562	£2.3421			£3.4562	£2.3421		£2.3421			£3.0890
Student housing/co-living - low rise scheme (200 ur	-	0.20	£1.31	£5.5306	£3.7481		£3.7481	£5.5306	£3.7481	£5.5306	£3.7481		£3.7481	£5.5306	£3.7481	£5.5306	£3.7481			£4.9432
C2 care scheme (70 units)		0.15	£0.98	£4.6807	£2.4526		£2.4526		£2.4526	£4.6807	£2.4526		£2.4526	£4.6807	£2.4526		£2.4526			£3.9464
	-	0.10	20.30	£3.6268	XE. TUZO	£3.6268	~ +020		£2.0082	£3.6268	£2.4320		£2.0082	£3.6268	£2.4020		£2.0082	. 20.0404	21.7 102	20.0404



Table 6.20.2: Net zero carbon: operational and embodied - change in residual land values (sales values of £7,535 per square metre)

	Description	No of units	Site area ha	Baseline residual value £m	Residual value reflecting Operational and embodied carbon £m	% change
1	Single residential dwelling (greenfield)	1	0.05	£0.122	£0.095	22.43%
2	Single residential dwelling (brownfield)	1	0.24	£0.122	£0.095	22.33%
3	4 houses (greenfield)	4	0.14	£0.490	£0.380	22.33%
4	5 houses (greenfield)	5	0.07	£0.612	£0.476	22.33%
5	Block of 5 flats (brownfield)	5	0.02	£0.226	£0.068	69.86%
6	Block of 5 flats (brownfield)	5	0.05	£0.226	£0.068	69.86%
7	Block of 5 flats (greenfield)	5	0.20	£0.226	£0.068	69.86%
8	11 houses (greenfield)	11	0.16	£1.325	£1.029	22.33%
9	16 flats (brownfield)	16	0.16	£0.706	£0.201	71.50%
10	11 flats (brownfield)	11	0.03	£0.486	£0.138	71.50%
11	12 flats (greenfield)	12	0.16	£0.530	£0.151	71.50%
12	Development of c.30 flats (brownfield)	27	0.42	£1.085	£0.247	77.23%
13	Development of c.30 flats (brownfield)	32	0.11	£0.066	-£1.127	1808.99%
14	Development of c.30 flats and houses (brownfield)	31	0.13	£1.790	£0.849	52.58%
15	Development of c.100 flats and houses (greenfield)	100	1.43	£5.738	£2.769	51.74%
16	Development of c.100 flats (brownfield)	100	0.56	£1.888	-£1.162	161.54%
17	Residential and health (change of use of long term vacant building)	91	0.18	-£8.501	-£13.702	61.18%
18	Tall building residential and health (new build)	91	0.18	-£3.117	-£6.450	106.94%
19	11 flats (change of use)	11	0.03	£0.071	-£0.346	584.82%
20	Residential and retail (Lidl scale)	42	0.58	£2.432	£0.590	75.72%
21	Residential and retail (Tesco scale)	17	2.55	£2.260	£0.421	81.39%
22	Supermarket (Lidl)	-	0.52	£0.525	£0.065	87.62%
23	Superstore (Tesco)	-	2.55	£2.159	£0.012	99.46%
24	9 flats (change of use)	9	0.18	£0.213	-£0.055	125.83%
25	Residential and retail (local scale - locally tall building)	53	0.14	£0.298	-£1.723	679.08%
26	Residential and retail (local scale - medium scale building)	23	0.17	£1.110	£0.048	95.67%
27	Residential and primary school	293	1.13	-£6.856	-£19.035	177.64%
28	Residential and secondary school (greenfield)	150	3.24	-£8.385	-£17.050	103.33%
29	Office (large)	-	0.22	£10.401	-£1.009	109.70%
30	Office (medium)	-	0.45	£4.231	-£0.412	109.74%
31	Large mixed use office and residential (New build)	178	1.28	£44.737	£27.200	39.20%
32	Large mixed use office and residential (Change of Use)	288	0.86	-£9.602	-£20.293	111.34%
33	Residential conversion of large listed building	52	0.19	£0.439	-£1.193	371.94%
34	Residential conversion of medium listed building	8	1.00	£0.907	£0.654	27.87%
35	Large Private Rental Scheme development (new build)	420	1.28	-£15.808	-£31.131	96.93%
36	Large Private Rental Scheme development (change of use)	350	0.86	-£13.174	-£25.943	96.93%
37	Tall tower with ground floor retail (new build)	395	0.90	-£13.952	-£29.185	109.18%
38	Tall tower with ground floor retail (change of use)	288	0.86	-£10.357	-£20.884	101.65%



	Description	No of units	Site area ha	Baseline residual value £m	Residual value reflecting Operational and embodied carbon £m	% change
39	Small scale light industrial park	-	0.92	£0.784	-£0.078	109.93%
40	Large warehouse	-	2.70	£3.952	£2.521	36.21%
41	Mixed use light industrial and residential (low amounts of light industry)	97	0.81	£3.410	-£0.973	128.54%
42	Mixed use light industrial and residential (moderate amounts of light industry)	61	0.81	£3.950	-£0.723	118.30%
43	Mixed use large residential and community use (brownfield)	118	0.43	-£8.381	-£14.697	75.35%
44	Non-charitable community uses (new build)	-	4.15	-£15.666	-£20.037	27.89%
45	Non-charitable community uses (change of use)	-	0.48	-£1.023	-£1.308	27.85%
46	Large retail shopping centre	500	7.00	£186.273	£125.269	32.75%
47	Large mixed use leisure and retail	-	0.32	£31.005	£24.292	21.65%
48	Gypsy and Traveller site	-	3.99	-£17.955	-£23.126	28.80%
49	Small residential and community use	23	0.17	-£0.504	-£1.575	212.76%
50	Medium residential and community use	43	0.14	-£1.636	-£3.596	119.80%
51	Conversion of long term vacant unit to small office	-	0.01	£0.039	-£0.001	102.12%
52	Hotel and residential	46	0.21	£2.024	-£2.512	224.12%
53	Conversion of long term vacant unit to shop	-	0.01	£0.168	£0.135	19.86%
54	Hotel development (from long term vacant building)	-	0.78	£2.084	-£0.211	110.14%
55	Retail and S3 uses and 56 residential units	56	2.74	£10.988	£7.104	35.35%
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	1.71	£4.545	£3.150	30.69%
57	Student housing - tower scheme (600 units)	-	0.17	£22.360	£14.298	36.05%
58	Student housing - tower scheme (400 units)	-	0.11	£14.832	£9.484	36.05%
59	Student housing - tower scheme (200 units)	-	0.06	£7.415	£4.742	36.06%
60	Student housing - mid rise scheme (250 units)	-	0.10	£7.724	£4.939	36.06%
61	Student housing - mid rise scheme (150 units)	-	0.08	£4.634	£2.963	36.06%
62	Student housing - mid rise scheme (100 units)	-	0.07	£3.089	£1.975	36.07%
63	Student housing - low rise scheme (200 units)	-	0.20	£4.943	£3.161	36.06%
64	C2 Care Scheme (70 units)	-	0.15	£3.946	£1.718	56.46%
65	C2 Care Scheme (50 units)	-	0.11	£3.093	£1.475	52.32%



7 Conclusions and recommendations

- 7.1 The NPPF states that "Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan". This report and its supporting appendices test the ability of development typologies in Croydon to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL.
- 7.2 We have tested the impact of the main emerging policies which may have an impact on viability:
 - Affordable housing: We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with existing policy requirements and to inform emerging Policy. The Council's emerging policies (SP2.3 and SP2.5) set a target of 50% with a tenure mix of 70% low-cost rented (subdivided as 40% social rent and 30% London Affordable Rent) and 30% intermediate housing.
 - There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that some schemes can viably provide 50% affordable housing, or percentages close to this. We therefore recommend that a target of 50% could be adopted, and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach in the 2021 London Plan.
 - Setting a lower proportion of affordable housing than the emerging strategic target of 50% is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so.
 - Accessibility: Policy SP2.8 requires that developments provide 10% of units across all tenures to meet Part M4(3) of the building regulations and the balance of housing to meet M4(2) standards. These requirements have a modest impact on scheme viability and can be readily absorbed.
 - Estate renewal: Policy DMX requires that estate renewal schemes comply with London Plan Policy H8. Estate renewal schemes are highly site-specific and cannot be tested until schemes are brought forward at the planning application stage, when detailed work on decant costs and phasing will be undertaken. However, given that the policy seeks the maximum viable proportion of additional housing as affordable, the policy is by definition viable, as viability will be tested on individual schemes when they are brought forward.
 - **Biodiversity Net gain and Urban Greening Factor:** we have tested the impact of the Council's emerging policies in relation to these requirements and they have a very modest impact on residual land values and can therefore be viably absorbed.
 - **Net Zero Carbon:** the Council's emerging policy sets out an ambition for new development to deliver on-site carbon reductions, with a view to development becoming net zero carbon. We have tested the impact of a zero carbon approach on developments in the Borough and the residual land values will typically fall by 25% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability. However, given that the Council is not seeking to deliver net carbon zero in the current plan period, it is likely that costs will have fallen by that point and this will mitigate the impact on viability.
 - CIL: In a separate assessment, we have considered the potential scope for changes to CIL rates from their existing indexed level. We have reflected the alternative rates suggested in that study in



our assessments of emerging Local Plan policies so that the cumulative impact is taken into account.

Additional observations

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



Appendix 1 - Policy review



Emerging Local Plan policies

Reference	Policy name	Requirements	Viability impact
Policy SP2.3, SP2.5 and SP2.7	Affordable homes	50% affordable housing target on schemes providing 10 or more units, provided with a tenure split of 70% low-cost rented (40% social rent and 30% London Affordable Rent) and 30% intermediate. Strategic target of 30% of all units to be provided as family housing (3 or more beds) across both affordable and private tenures.	Tested in study
Policy SP2.8	Accessibility standards	10% of units to meet M4(3) and the balance to meet M4(2)	Tested in study
Policy DM1	Housing choice for sustainable communities	Seeks to limit conversions of larger family housing into smaller dwellings.	Land use issue only
Policy DMX	Estate Renewal	Sets out approach for estate regeneration schemes.	No viability impacts. Viability of all estate regeneration schemes has to be tested in accordance with London Plan policy to secure maximum viable aff hsg.
Policy DM 1A	Amenity standards for residential developments	Sets out minimum requirements for amenity spaces in residential developments.	Reflected in size of typologies in relation to site sizes, allowing sufficient space to meet amenity requirements.
Policy DM2A	Large scale purpose built shared living	Large scale purpose built housing – to provide affordable housing in accordance with London Plan policy H16 in the form of a single upfront payment based on 50% discount to market rent on 35% of the units (or 50% if the site is in public ownership or is in industrial use and the	Reflects London Plan policy – no additional viability impact



Reference	Policy name	Requirements	Viability impact
		equivalent amount of existing employment floorspace is not reprovided in the development).	
Policy DM2	Vacant building credit	Sets out how the Council will apply VBC to schemes.	Not a viability matter. Application of VBC is determined by qualifying factors cited in policy, not by viability.
Policy SP3	Employment	Various policies setting out approach to promoting certain uses in various areas.	Land use issue only. Employment and skills requirements can be met without additional development costs.
Policy DM4	Development in Croydon Metropolitan Centre, District and Local Centres	Seeks to limit changes of use in certain town centres.	Land use issue only
Policy DM6	Development in Shopping Parades	Seeks to limit changes of use in certain shopping parades.	Land use issue only
Policy SP4	Urban Design, Heritage and Local	Requirements for	Standard
Policy 3F4	Character	delivery of high quality design.	requirement and reflected in assumptions in appraisals on professional fees
Policy DM10	Design and character	Requires that development is of high quality and optimises use of land	Standard requirement and reflected in assumptions in appraisals on professional fees
Policy DM11	Shop front design and security	Requires that shop fronts respect character of area and are of high quality design	No additional development costs.
Policy DM13	Refuse and recycling	Refuse and recycling facilities to be incorporated into overall design	Standard requirement reflecting expectations of purchases and occupiers
Policy DM14	Public art	Major developments to incorporate public art	De-minimis cost
Policy DM15	Tall buildings	Identifies locations suitable for tall buildings	Land use issue only
Policy DM16	Promoting healthy communities	Objective of working with multiple organisations to promote healthy	No additional development costs



Reference	Policy name	Requirements	Viability impact
	,	lifestyles and	
		behaviours	
Policy	Views and Landmarks	Impact of development	Land use issue
DM17		on views and landmarks	only
		to be considered in	
		design. Seeks to	
		prevent development	
		that impact on views	
Policy	Heritage assets and conservation	Sets out approach to	Land use issue
DM18		development proposals	only
		involving heritage assets	
Doliov	Droviding and protecting	Restricts loss of	Land use issue
Policy DM19	Providing and protecting community facilities	community facilities and	only
DIVITS		sets out requirements	Offity
		for support for new	
		community facilities	
Policy	Supporting Selhurst Park as the	Indicates Council's	Land use issue
DM20	home stadium of Crystal Palace	support for retaining	only
DIVIZO	FC	existing Football Club	Office
Policy	Protecting public houses	Seeks to protect	Land use issue
DM21	The second page of the second	existing pubs	only
Policy	Providing for cemeteries and	Sets requirements for	Land use issue
DM22	burial grounds	Council support for new	only
		cemeteries	,
Policy SP6	Environment and Climate Change	Promotes zero carbon	Tested in study
		development and	
		encourages	
		decentralised energy.	
		Developments to meet	
		London Plan carbon	
		reduction standards or	
		Part L Building Regs	
		2021, whichever sets	
Delieu	Development and construction	higher standard.	No additional
Policy	Development and construction	Sets standards for development, reflecting	No additional
DM23		London Plan standards	development costs
Policy	Land contamination	Council will permit	No additional
DM24		development on	development
DIVIZ		contaminated sites,	costs. Mediation
		subject to full	required for units
		investigation and	to be
		mitigation.	mortgageable.
Policy	Sustainable Drainage Systems	Requirement for	No additional
DM25	and reducing flood risk	sustainable drainage is	development costs
		a long standing	
		requirement and	
		reflected in base build	
		costs	
Policy SP7	Green Grid	Seeks to protect and	Land use issue
		enhance open space	only.
		and water and	
		encourages provision of	
		new blue and green	
		infrastructure.	



Reference	Policy name	Requirements	Viability impact
Policy	Metropolitan Green Belt,	Seeks to safeguard	Land use issue
DM26	Metropolitan Open Land and Local	MGB, MOL and other	only
	Green Spaces	green spaces	
Policy	Other Important Green Space	Seeks to safeguard	Land use issue
DM26A	·	other green spaces not	only
		addressed by DM26	
Policy	Protecting and enhancing our	Requires developments	Tested in study
DM27	biodiversity and Urban Greening	to achieve UGF of 0.4	
		for residential, 0.3 for	Min 10%
		commercial and 0.2 for	biodiversity net
		general industrial and	gain reflected
		storage or distribution.	
Policy	Trees	Seeks to protect tress	Land use issue
DM28		from unavoidable loss	only
Policy SP8	Transport and	Transport and telecoms	Land use issue
,	Telecommunications	network should support	only
		community	- · · · · · ·
Policy DM	Ensuring the safe and effective	Seeks to avoid adding	No additional
28A Î	movement of the network	pressure on road	development costs
		network by careful	'
		management of	
		construction traffic	
Policy	Promoting sustainable travel and	Seeks to promote	No additional
DM29	reducing congestion	sustainable forms of	development costs
		travel	·
Policy	Car and cycle parking in new	Seeks to limit car	No additional
DM30	development	parking in new	development costs
	-	developments and	
		requires that cycle	
		spaces are provided.	
Policy	Restricting temporary car parks	Limits the use of vacant	Land use issue
DM31		sites as car parks	only
Policy	Facilitating rail and tram	Developments that	Land use issue
DM32	improvements	adversely impact	only
		potential station	
		improvements or	
		infrastructure extension	
		will not be supported.	
Policy	Telecommunications	Relates to requirements	Land use issue
DM33		for telecoms facilities.	only.
	The remaining policies are place-		
	specific policies only.		



Appendix 2 - Typology details and appraisal inputs

1	2		3 4	6	7	8 13	14	1 15	16	17 18	19	20	21	22	23	24	25	26	2	27 2
CROYDON	COUNCIL COMMUNITY INFRASTRUCTURE LEVY									Floor areas	- proposed (sq									
		Gross	Net site	No of		Resi costs			GIA flats				fice inloudes						Total resi	Total resi F
Site ref	7. 07 1	Site area	area	Heights House	es Flats	Houses	Flats	1100505	nato	Retail A1-A	Retail S'MarkeB	31 Office	B1(c) and B	B8 storage C	T Hotel C	C2 resi inst	D1 C)2	units	1 9:
2	Single residential dwelling (greenfield) Single residential dwelling (brownfield)	0.0		2	1	1,754 1,754	2,027			-	-		-	-	-		-	-		1 92
2	4 houses (greenfield)	0.24		2	4	1,754	2,027		-			-	-	-	-	-		-		4 36
J	5 houses (greenfield)	0.07		2	5	1,754	2,027		-			-	-	-	-	-	-			5 458
5	Block of 5 flats (brownfield)	0.02		4			2,027		458				-	-	-	-	-			5 458
6	Block of 5 flats (brownfield)	0.0		4	į		2.027		458	_	_	_	-	_	-	_	-	_		5 458
7	Block of 5 flats (greenfield)	0.20		4	į		2.027		458	-	-	_	-	-	-	_	-	-		5 458
8	11 houses (greenfield)	0.16			11	1.754	2.027		-	-	-	-	-	-	-	-	-	-	1.	
9	16 flats (brownfield)	0.16	6 0.16	5	16	1,754	2,027		1,467	-	-	-	-	-	-	-	-	-	16	
10	11 flats (brownfield)	0.03	3 0.03	5	11	1,754	2,027	-	1,008	-	-	-	-	-	-	-	-	-	11	1 1,008
11	12 flats (greenfield)	0.10		5	12		2,027		1,100	-	-	-	-	-	-	-	-	-	12	
12	Development of c.30 flats (brownfield)	0.42	2 0.42	4	27	1,754	2,027		2,475	-	-	-	-	-	-	-	-	-	27	7 2,47
13	Development of c.30 flats (brownfield)	0.1	1 0.11	6	32	1,754	2,401		2,933	-	-	-	-	-	-	-	-	-	32	
14	Development of c.30 flats and houses (brownfield)	0.13	0.13	5	5 26	1,754	2,027	458	2,383	-	-		-	-	-		-	-	31	1 2,842
15	Development of c.100 flats and houses (greenfield)	1.43		4	20 80		2,027		7,333	-	-		-	-	-		-	-	100	
16	Development of c.100 flats (brownfield)	0.56		5	100		2,027		9,166	-	-	-	-	-	-	-	-	-	100	
17	Residential and health (change of use of long term vacant building)	0.18			91		2,401		8,341	-	-	-	-	-	-	-	3,811	-	91	
18	Tall building residential and health (new build)	0.18			91		2,401		8,341	-	-	-	-	-	-	-	-	-	9	
19	11 flats (change of use)	0.03		10	11		2,401		1,008	-		-	-	-	-	-	-	-	11	
20	Residential and retail (Lidl scale)	0.58		5	42		2,027		3,850	-	1,503	-	-	-	-	-	-	-	42	-,
21	Residential and retail (Tesco scale)	2.5		3	17		2,027		-	-	5,200	-	-	-	-	-	-	-	17	
22	Supermarket (Lidl)	0.52		1	-	1,754	2,027		-	-	1,323	-	-	-	-	-	-	-	-	
23	Superstore (Tesco)	2.5		1	-	1,754	2,027		-	-	3,000	2,422	-	-	-	-	-	-	-	
24	9 flats (change of use)	0.18			53		2,027 2,401		788 4.858	145	-	-	-	-	-	-	-	-	53	9 788
25 26	Residential and retail (local scale - locally tall building)	0.14			23		2,401		2.108	656	-	-	-	-	-	-			23	
27	Residential and retail (local scale - medium scale building) Residential and primary school	1.13			293		2,401		2,108	000		-	-	-	-		3,002		293	
28	Residential and primary school Residential and secondary school (greenfield)	3.24		3	150		2,401		13.749	-			-	-	-	-	7.920		150	
29	Office (large)	0.22		25	-	1,754	2,401		13,749	-	-	25,000	-	-		-	- 1,920		-	-
30	Office (medium)	0.45		10	_	1,754	2,401		_	_	_	10,173	_	_	-	_	-	-	_	
31	Large mixed use office and residential (New build)	1.28		10	178		2,401		16.316	37,000	_	-	_	-	-	_	-	_	178	8 16,316
32	Large mixed use office and residential (Change of Use)	0.86		10	288		2,401		26,399	500	-		-	-	-	-	-	-	288	
33	Residential conversion of large listed building	0.19		5	52		2,027		4.766	-	-	-	-	-	-	-	-	-	52	
34	Residential conversion of medium listed building	1.00		2	8		2,027		733	-	-		-	-	-		-	-		8 733
35	Large Private Rental Scheme development (new build)	1.28	8 1.28	10	420	1,754	2,401	-	38,498	-	-	-	-	-	-	-	-	-	420	0 38,498
36	Large Private Rental Scheme development (change of use)	0.86	6 0.86	12	350	1,754	2,401	-	32,082	-	-	-	-		-	-	-	-	350	0 32,082
37	Tall tower with ground floor retail (new build)	0.90	0.90	21	395	1,754	2,401	-	36,207	1,080	-	500	-	-	-	-	500	-	398	5 36,20
38	Tall tower with ground floor retail (change of use)	0.86	6 0.86	18	288	1,754	2,401	-	26,399	-	-	-	-	-	-	-	-	-	288	8 26,399
39	Small scale light industrial park	0.92	2 0.92	1	-	1,754	2,027	-	-	-	-	1,888	-	-	-		-	-	-	-
40	Large warehouse	2.70	0 2.70	1	-	1,754	2,027	-	-	-	-		-	7,954	-		-	-	-	
41	Mixed use light industrial and residential (low amounts of light industry)	0.8		4	97		2,027		8,891	-	-	3,083	-	-	-	-	-	-	97	
42	Mixed use light industrial and residential (moderate amounts of light industry	0.8		4	61		2,027		5,591	-	-	6,166	-		-		-	-	6	
43	Mixed use large residential and community use (brownfield)	0.43			118		2,401		10,816	400	-	-	-	-	-	-	3,800	-	118	8 10,816
44	Non-charitable community uses (new build)	4.1			-	1,754	2,027		-	-	-	-	-	-	-	-	8,742	-	-	-
45	Non-charitable community uses (change of use)	0.48		1	-	1,754	2,027		-	-	-	-	-	-	-	-	570	-	-	- 45.00
46	Large retail shopping centre	7.00			500		2,401		45,831	155,235	-	-	-	-	-	-	-	-	500	
47 48	Large mixed use leisure and retail	0.32		20	-	1,754 1,754	2,401 2.027		-	20,758	-	-	-	-	-	-	-	10.000	-	
	Gypsy and Traveller site				-				2 100	-	-	-	-	-	-		- 656	10,000	-	3 2,108
49 50	Small residential and community use Medium residential and community use	0.17		9	23 43		2,027 2,401		2,108 3.941	-	-	-	-	-	-	-	656 645	-	23	
51	Conversion of long term vacant unit to small office	0.12		3	43	1,754	2,401		3,941	-	- +	- 85	-	-	-	-	040		- 4	3 3,94
52	Hotel and residential	0.0		8	46		2,027		4,216	-		85	-	-	5,385		-		- 46	
53	Conversion of long term vacant unit to shop	0.2		1	- 40	1,754	2,401		4,210	100		-	-		5,365	-			- 40	- 4,210
	Hotel development (from long term vacant building)	0.0		5		1,754	2,027			-	-		-	-	4,437		-		-	-
54 55	Retail and S3 uses and 56 residential units	2.74		3	56		2,027		5,133	5,104	-	1,161	-	-	-,-101		-		- 56	
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	1.7		1	-	1,754	2.027		3,133	3,104	-	-	-	8.200	-		-		-	
57	Student housing/co-living - tower scheme (600 units)	0.17		27		1,754	2,401		-		-	-	-	-	-	18.090	-	-	-	
58	Student housing/co-living - tower scheme (400 units)	0.1		25		1,754	2,401		-		-		-	-	-	12,000	-	-	-	
59	Student housing/co-living - tower scheme (200 units)	0.06		24		1,754	2,401		-		-	-	-	-	-	6,000	-	-	-	-
60	Student housing/co-living- mid rise scheme (250 units)	0.10				1,754	2,401		-		-	-	-	-	-	6,250	-	-	-	-
61	Student housing/co-living - mid rise scheme (150 units)	0.08		12		1,754	2,401		-		-	-	-	-	-	3,750	-	-	-	-
62	Student housing/co-living - mid rise scheme (100 units)	0.0		12		1,754	2,401		-		-	-	-	-	-	2,500	-		-	-
63	Student housing/co-living - low rise scheme (200 units)	0.20	0.20	6		1,754	2,401	-	-		-	-	-	-	-	4,000	-	-	-	-
	C2 care scheme (70 units)	0.15				1,754	2,401		-		-	-	-	-	-	5,000	-	-	-	-
64																				

1	29	30	31	32	33	34	35	36	37	38	48	49	50 51	52	53	54 55	56	5	7 58
CROYDON	CIL (rate p	er sqm)									E&T	S106 (per squ	m for commercial;	per unit for	resi				
Site ref	Retail A1-A	Retail S'Ma	B1 office E	31(c) and E	B8 storage	C1 Hotel	C2 resi inst D	1	D2	Resi	cost	Retail A1-ARe	etail S'MaB1 office	B1(c) and E	B8 storage C1 Hot	el C2 resi inst D	01	D2	Resi
1	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51		-	25	25 25		25	25 25	25	2	
3	228.51 228.51		-	25 25	25 25 25 25		25 25	25 25 25 25	25 25	2									
4	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51		-	25	25 25		25	25 25	25	2	
5	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51		328.86	-	25	25 25		25	25 25	25		
7	228.51 228.51	328.86 328.86		25 25	25 25 25 25		25 25	25 25 25 25	25 25										
8	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	328.86	-	25	25 25	5 25	25	25 25	25		
9	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51			-	25	25 25		25	25 25	25	2	
10	228.51 228.51		<u> </u>	25 25	25 25 25 25		25 25	25 25 25 25	25 25	2									
12	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51			-	25	25 25		25	25 25	25	2	
13	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51			-	25	25 25		25	25 25	25	2	
14 15	228.51 228.51		328.86 328.86	<u> </u>	25 25	25 25 25 25		25 25	25 25 25 25	25 25									
16	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51				25	25 25		25	25 25	25	2	
17	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	328.86	-	25	25 25	5 25	25	25 25	25		
18 19	228.51 228.51			-	25 25	25 25 25 25	5 25 5 25	25 25	25 25 25 25	25 25	2	5 10,000 5 10,000							
20	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51		63,214	25	25 25	5 25	25	25 25	25		
21	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	328.86	218,706	25	25 25	25	25	25 25	25	2	
22	228.51 228.51	328.86 328.86	55,644 270,487	25 25	25 25 25 25		25 25	25 25 25 25	25 25										
24	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	328.86	- 270,467	25	25 25		25	25 25	25		
25	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51			5,457	25	25 25		25	25 25	25		
26 27	228.51 228.51		24,686	25 25	25 25 25 25		25 25	25 25 25 25	25 25	2									
28	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	328.86		25	25 25		25	25 25	25	2	
29	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	328.86	1,489,583	25	25 25	25	25	25 25	25	2	5 10,000
30	228.51 228.51	228.51	228.51 228.51	328.86	606,141	25 25	25 25 25 25		25 25	25 25 25 25	25 25	2							
32	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51 228.51			1,392,368 18,816	25	25 25		25	25 25	25	2	
33	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	328.86	-	25	25 25	5 25	25	25 25	25	2	5 10,000
34 35	228.51	228.51	228.51	228.51	228.51 228.51	228.51 228.51	228.51	228.51			-	25 25	25 25 25 25		25 25	25 25 25 25	25 25	2	
36	228.51 228.51	228.51 228.51	228.51 228.51	228.51 228.51	228.51	228.51	228.51 228.51	228.51 228.51				25	25 25		25	25 25	25	2	
37	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	328.86	70,434	25	25 25	5 25	25	25 25	25	2	5 10,000
38 39	228.51 228.51		112.470	25 25	25 25 25 25	5 25 5 25	25 25 25	25 25 25 25	25 25										
40	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51			81,244	25	25 25		25	25 25	25 25		
41	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	328.86	183,695	25	25 25	25	25	25 25	25	2	5 10,000
42	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51			367,391	25	25 25		25	25 25	25		
43 44	228.51 228.51		328.86 328.86	15,053	25 25	25 25 25 25		25 25	25 25 25 25	25 25									
45	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	328.86	-	25	25 25	25	25	25 25	25	2	5 10,000
46 47	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51		328.86	5,841,738	25 25	25 25 25 25		25 25	25 25 25 25	25 25		
48	228.51 228.51	328.86 328.86	781,156 -	25	25 25		25 25	25 25	25	2									
49	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	328.86	-	25	25 25	25	25	25 25	25	2	5 10,000
50	228.51	228.51	228.51	228.51	228.51	228.51 228.51	228.51	228.51		328.86	-	25 25	25 25 25 25		25	25 25	25	2	
51 52	228.51 228.51	228.51 228.51	228.51 228.51	228.51 228.51	228.51 228.51	228.51	228.51 228.51	228.51 228.51		328.86 328.86	5,059 77,006	25	25 25 25 25		25 25	25 25 25 25	25 25	2	
53	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	328.86	-	25	25 25	25	25	25 25	25	2	5 10,000
54	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51			63,449	25	25 25		25	25 25	25	2	
55 56	228.51 228.51			-	25 25	25 25 25 25		25 25	25 25 25 25	25 25	2								
57	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51				25	25 25	25	25	25 25	25	2	
58	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	328.86	-	25	25 25	5 25	25 25	25 25	25	2	5 1,500
59 60	228.51 228.51		-	25 25	25 25 25 25		25 25	25 25 25 25	25 25										
61	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51		328.86	<u> </u>	25	25 25		25	25 25	25 25		
62	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51	328.86	-	25	25 25	25	25	25 25	25	2	5 1,500
63	228.51	228.51	228.51	228.51	228.51	228.51	228.51	228.51		328.86	-	25	25 25		25	25 25	25		.,
64 65	228.51 228.51		328.86 328.86		25 25	25 25 25 25		25 25	25 25 25 25	25 25									
(· · ·												1	,			-1			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	. 75	76	77	78
CROYDON	c Rents									Cap val	Yields									n/a
Site ref	Dotoil A1 A	Retail S'Ma	D1 office	B1(c) and E	20 otorogo	C1 Hetel	C2 real inst	D1	D2	Dooi	Dotoil A1 A	Retail S'Ma	24 office	B1(c) and E	DO storogo	C1 Hetel	C2 resi ins	ID1	D2	Dooi
1	484	275	350	193	193	440	C2 resi inst 404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	Resi
2	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
3	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
4	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
5	484 484	275 275	350 350	193 193	193 193	440 440		250 250	250 250	7,535 7.535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00%	5.50% 5.50%		7.00% 7.00%	7.00% 7.00%	
7	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
8	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
9	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
10	484	275	350	193	193	440 440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00% 7.00%	7.00%	
12	484 484	275 275	350 350	193 193	193 193	440		250 250	250 250	7,535 7,535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%	4.50% 4.50%	7.00%	7.00% 7.00%	
13	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
14	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
15	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
16	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
17 18	484 484	275 275	350 350	193 193	193 193	440 440		250 250	250 250	7,535 7,535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%	4.50% 4.50%	7.00% 7.00%	7.00% 7.00%	
19	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
20	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
21	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
22 23	484 484	275 275	350 350	193 193	193 193	440 440		250 250	250 250	7,535 7,535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00%	5.50% 5.50%		7.00% 7.00%	7.00% 7.00%	
24	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
25	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
26	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
27	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
28 29	484 484	275 275	350 350	193 193	193 193	440 440	404 404	250 250	250 250	7,535 7,535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%	4.50% 4.50%	7.00% 7.00%	7.00% 7.00%	
30	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
31	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
32	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
33 34	484 484	275 275	350 350	193 193	193 193	440 440		250 250	250 250	7,535 7,535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%		7.00% 7.00%	7.00% 7.00%	
35	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
36	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
37	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
38	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
39 40	484 484	275 275	350 350	193 193	193 193	440 440		250 250	250 250	7,535 7,535	6.00% 6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%		7.00% 7.00%	7.00%	
41	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
42	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
43	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
44	484 484	275	350	193	193 193	440 440		250	250	7,535	6.00%	4.75%	4.75% 4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
45 46	484	275 275	350 350	193 193	193	440		250 250	250 250	7,535 7,535	6.00%	4.75% 4.75%	4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%	4.50% 4.50%	7.00% 7.00%	7.00% 7.00%	
47	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
48	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
49	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
50 51	484 484	275 275	350 350	193 193	193 193	440 440		250 250	250 250	7,535 7,535	6.00% 6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%		7.00% 7.00%	7.00% 7.00%	
52	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
53	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
54	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
55	484	275	350	193	193	440 440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
56 57	484 484	275 275	350 350	193 193	193 193	440 440		250 250	250 250	7,535 7,535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00% 5.00%	5.50% 5.50%	4.50% 4.50%	7.00% 7.00%	7.00% 7.00%	
58	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
59	484	275	350	193	193	440	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
60	484	275	350	193	193	440		250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
61	484	275 275	350	193	193 193	440		250 250	250 250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00% 7.00%	7.00%	
62 63	484 484	275	350 350	193 193	193	440 440		250	250	7,535 7.535	6.00%	4.75% 4.75%	4.75% 4.75%	5.00% 5.00%	5.00%	5.50% 5.50%		7.00%	7.00% 7.00%	
64	484	275	350	193	193	440	363	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%		7.00%	7.00%	
65	484	275	350	193	193	440	363	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
	- U	- L					- U								- L					

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	2 93		94 95	96	97	7 98	120	121
CROYDON	Build costs										Net to gross											
Site ref	Retail A1-A5	Retail S'Ma	R1 office	B1(c) and E	R8 etorage	C1 Hotel	C2 resi inst l	11	D2	GF infra % costs	Retail A1-A5 Re	tail S'MaR	1 office	R1(c) and R2	B8 storage	C1 Hotel	C2 resi ins	1D1 F	02	Resi	Total new	Highways/S278
1	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%				85%	85%		92	
2	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		92	,
3	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		367	
5	2,262 2,262	2,392 2,392	3,135 3,135	2,114 2,114	1,237 1,237	3,494 3,494	3,165 3,165	3,387 3,387	3,387 3,387	-	85% 85%	85% 85%	85% 85%	85% 85%		85		85% 85%	85% 85%		458 458	
6	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		458	
7	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85			85%		458	
8	2,262 2,262	2,392 2,392	3,135 3,135	2,114 2,114	1,237 1,237	3,494 3,494	3,165 3,165	3,387 3,387	3,387	-	85% 85%	85% 85%	85% 85%	85% 85%		85		85% 85%	85% 85%		1,008 1,467	11,000 16,000
10	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%	_		_	85%	85%		1,008	
11	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85			85%		1,100	
12	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85			85%		2,475	
13 14	2,262 2,262	2,392 2,392	3,135 3,135	2,114 2,114	1,237 1,237	3,494 3,494	3,165 3,165	3,387 3,387	3,387 3,387	-	85% 85%	85% 85%	85% 85%	85% 85%		85		85% 85%	85% 85%		2,933 2,842	
15	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		9,166	
16	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387		85%	85%	85%	85%	85%	85	% 85%	85%	85%	80%	9,166	100,000
17	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		12,152	
18 19	2,262 2,262	2,392 2,392	3,135 3,135	2,114 2,114	1,237	3,494 3,494	3,165 3,165	3,387	3,387	-	85% 85%	85% 85%	85% 85%	85% 85%		85		85% 85%	85% 85%		8,341 1,008	
20	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		5,353	
21	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387		85%	85%	85%	85%	85%	85	% 85%	85%	85%	85%	5,200	95,000
22	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		1,323	
23 24	2,262 2,262	2,392 2,392	3,135 3,135	2,114 2,114	1,237	3,494 3,494	3,165 3,165	3,387	3,387 3,387	-	85% 85%	85% 85%	85% 85%	85% 85%		85		85% 85%	85% 85%		5,422 788	
25	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85			85%		5,003	
26	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85			85%		2,764	
27	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85% 85%	85%	85% 85%	85%		85			85% 85%		29,859	
28 29	2,262 2,262	2,392 2,392	3,135 3,135	2,114 2,114	1,237 1,237	3,494 3,494	3,165 3,165	3,387 3,387	3,387 3,387	-	85%	85% 85%	85%	85% 85%		85		85% 85%	85%		21,669 25,000	
30	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%	_			85%	85%		10,173	
31	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		53,316	
32 33	2,262 2,262	2,392 2,392	3,135 3,135	2,114 2,114	1,237 1,237	3,494 3,494	3,165 3,165	3,387	3,387 3,387	-	85% 85%	85% 85%	85% 85%	85% 85%		85		85% 85%	85% 85%		26,899 4,766	
34	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		733	
35	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		38,498	
36	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		32,082	
37 38	2,262 2,262	2,392 2,392	3,135 3,135	2,114 2,114	1,237 1,237	3,494 3,494	3,165 3,165	3,387 3,387	3,387 3,387	-	85% 85%	85% 85%	85% 85%	85% 85%		85		85% 85%	85% 85%		38,287 26,399	426,200 288,000
39	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		1,888	28,314
40	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%	85%	85	% 85%	85%	85%	85%	7,954	119,310
41	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		11,974	
42 43	2,262 2,262	2,392 2,392	3,135 3,135	2,114 2,114	1,237 1,237	3,494 3,494	3,165 3,165	3,387	3,387 3,387	-	85% 85%	85% 85%	85% 85%	85% 85%		85		85% 85%	85% 85%		11,757 15,016	
44	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		8,742	
45	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		570	
46 47	2,262 2,262	2,392 2,392	3,135 3,135	2,114 2,114	1,237	3,494 3,494	3,165 3.165	3,387	3,387 3,387	-	85% 85%	85% 85%	85% 85%	85% 85%		85			85% 85%		201,066 20.758	
48	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		10,000	
49	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387		85%	85%	85%	85%	85%	85	% 85%	85%	85%	80%	2,764	32,840
50	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%					85%	85%		4,586	
51 52	2,262 2,262	2,392 2,392	3,135 3,135	2,114 2,114	1,237 1,237	3,494 3,494	3,165 3,165	3,387	3,387 3,387	-	85% 85%	85% 85%	85% 85%	85% 85%		85		85% 85%	85% 85%		85 9,601	,
53	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		100	
54	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387		85%	85%	85%	85%	85%	85	% 85%	85%	85%	85%	4,437	66,555
55	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	-	85%	85%	85%	85%		85		85%	85%		11,398	
56 57	2,262 2,262	2,392 2,392	3,135 3,135	2,114 2,114	1,237 1,237	3,494 3,494	3,165 3,165	3,387	3,387 3,387	- 1	85% 85%	85% 85%	85% 85%	85% 85%		85			85% 85%		8,200 18,090	
58	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	2		85%	85%	85%		85		85%	85%		12,000	
59	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	3	85%	85%	85%	85%	85%	85	% 85%	85%	85%	85%	6,000	90,000
60	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	4		85%	85%	85%		85		85%	85%		6,250	
61 62	2,262 2,262	2,392 2,392	3,135 3,135	2,114 2,114	1,237 1,237	3,494 3,494	3,165 3,165	3,387 3,387	3,387 3,387	5 6		85% 85%	85% 85%	85% 85%		85		85% 85%	85% 85%		3,750 2,500	
63	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	7		85%	85%	85%		85		85%	85%		4,000	
64	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	8	85%	85%	85%	85%	85%	85	% 85%	85%	85%	70%	5,000	75,000
65	2,262	2,392	3,135	2,114	1,237	3,494	3,165	3,387	3,387	9	85%	85%	85%	85%	85%	85	% 85%	85%	85%	70%	3,571	53,571

1	122 123	124 125	126	127	128	129	130	131	132	133 134	135	136	137	138	139	140	141
CROYDON C	Build start (QUARTER	RS)							Build peri	od (QUARTERS)							
Site ref	Retail A1-A Retail S'Ma	B1 office B1(c) and	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi	Retail A1-A	Retail S'MaB1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	1D1	D2	Resi
1	2 2			2	2	2	2	2									
2	2 2						2					6	6				
3	2 2																
5	2 2								-								
6	2 2																
7	2 2																
8	2 2																
9	2 2																
10	2 2																
11 12	2 2																
13	2 2																
14	2 2	2 2	2		2				6	6 6		6	6				
15	2 2					2	2	2	6	6 6		6	6				
16	2 2						2										
17 18	2 2						2										
19	2 2																
20	2 2																
21	2 2	2 2		2	2	2	2	2	4	. 4 4		4	4	4	4	4	
22	2 2						2										
23 24	2 2						2										
25	2 2		_				2	2									
26	2 2																
27	2 2																
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29 30	2 2																
31	2 2																
32	2 2																
33	2 2						2										
34	2 2						2										
35 36	2 2																
37	2 2																
38	2 2																
39	2 2						2	2	6	6 6	6	6	6	6	6		
40	2 2							2					6				
41 42	2 2						2										
43	2 2						2										
44	2 2																
45	2 2	2 2	2	2	2	2	2	2	6	6 6	6	6	6	6	6	6	
46	2 2																
47 48	2 2						2										
48	2 2																
50	2 2						2	2									
51	2 2						2	2	4			4	4				
52	2 2						2										
53	2 2																
54 55	2 2						2										
56	2 2				2	2											
57	2 2	2 2	2	2	2	2	2	2	8	8 8	8	8	8	8	8	8	8
58	2 2						2										
59	2 2						2										
60 61	2 2						2										
62	2 2																
63	2 2																
64	2 2													8	8		
65	2 2	2 2	2	2	2	2	2	2	6	6 6	6	6	6	6	6	6	6

1	142 1	43 14	4	145 14	16 14	7	148 1	149 150	151		152 153	154 15	55 156	157	158	159	160	161	162	163		173 17
CROYDON C Inves	stment sale (C	(UARTERS)								Resi sales period (qtrs)	Sales period start	Area	On-site AH	% AH rented	Existing flo	orspace		5.80% F	urchasers co	sts		
												% of PRS								E	NG cost	Car parking space
Site ref Reta	ail A1-A <mark>Retail S</mark>			ınd EB8 storaç		_		D2	Resi	Resi	Resi	units			Total sqm			EUV	UV uplift BL			
1	7		9			9	9	9 9	9		1 7	0.0070	50%			-	5.00%	-		17,500	0.2%	100
2	7	•	9	9	9	9	9	9 9	9		1 7	0.00%	50%			-	6.00%	290,000	20%	348,000	0.2%	100
3	7	7	7	7	7	7	7	7	7		1 /	0.00%	50% 50%			-	6.00%	-	20%	49,000	0.2%	100°
5	7	7	9	9	0	η	9	9 0	<u> </u>		1 7	0.00%	50%			-	6.00%	540,000	20%	23,905 648,000	0.2%	40
6	7	-	9	9	9	g Q	9	9 3	a .		1 7	0.00%	50%			-	6.00%	251,000	20%	301,200	0.2%	40
7	7	•	7	7	7	7	7	7	7		1 7	0.00%	50%			-	6.00%	231,000	20%	68,320	0.2%	401
8	7		7	7	7	7	7	7	7		2 7	0.00%	50%			-	6.00%	-		56,000	0.2%	100
9	7	7	9	9	9 !	9	9	9 9	9		2 7	0.00%	50%			40,750	6.00%	639,775	20%	767,730	0.2%	40
10	7	7	7	7	7	7	7	7	7		2 7	0.00%	50%	70%	5	12,500	6.00%	196,250	20%	235,500	0.2%	40
11	7	7	7	7	7	7	7	7	7		2 7	0.00%	50%			-	6.00%	-		54,894	0.2%	40
12	9		9			9	9	9 9	9		2 9		50%			45250.00	6.00%	710,425	20%	852,510	0.2%	40
13	9		9		9	9	9	9 9	9		2 9	0.00%	50%			23,000	6.00%	361,100	20%	433,320	0.2%	40
14	9	-	9	-		9	9	9 9	9		2 9	0.00%	50%			40,000	6.00%	628,000	20%	753,600	0.2%	40
15	9	-	9	-	9 !	9	9	9 9	9		4 9	0.00%	50%			470.045	6.00%	- 0.400.404	20%	500,500	0.2%	40
16 17			1		11 1 11 1			11 1			4 11		50% 50%			179,045 137,136	7.00% 7.00%	2,409,434 1,845,459	20%	2,891,321	0.2%	40
18					11 1 ⁻¹			11 1			4 11		50%			137,136	7.00%	1,845,459	20% 20%	2,214,550 2,214,550	0.2%	10
19	7		7	7	7	7	7	7	_		1 7	0.00%	50%			12,500	6.00%	196,250	20%	235,500	0.2%	20
20	8	8	8	8	8	8	8	8 8	3		2 8	0.00%	50%			208,250	6.00%	3,269,525	20%	3,923,430	0.2%	40
21	7	7	7	7	7	7	7	7	7		1 7	0.00%	50%			705,000	6.00%	11,068,500	20%	13,282,200	0.2%	40
22	9	-	9	9	9	9	9	9 9	9		1 9	0.00%	0%			62,000	6.00%	973,400	20%	1,168,080	0.2%	409
23	9	9	9	9	9	9	9	9 9	9		1 9	0.00%	0%		o l	705,000	6.00%	11,068,500	20%	13,282,200	0.2%	40
24	9	9	9	9	9	9	9	9 9	9		1 9	0.00%	50%			81,000	6.00%	1,271,700	20%	1,526,040	0.2%	40
25	7	-	9	- U		9	9	9 9			3 9	0.0070	50%			100,550	6.00%	1,578,635	20%	1,894,362	0.2%	40
26	9	U	9	- U	9	9	9	9 9	-		1 9	0.00%	50%			21,000	6.00%	329,700	20%	395,640	0.2%	40
27			1		1 1	1	11	11 11			6 11		50%			257,500	6.00%	4,042,750	20%	4,851,300	0.2%	40
28	9	-	9	9	9	9	9	9 9	9		4 9	0.00%	50%			-	6.00%	-		1,134,000	0.2%	40
30	9	-	9	9	9 !	9	9	9 9	9		4 9	0.00%	0%			4 000 000	6.00%		200/	1,101,500	0.2%	40
31	0	ŭ	1	J	1 1	U		11 1	_		4 9	0.00%	0% 50%			1,820,000	6.00%	28,574,000 10,840,000	20%	34,288,800 13,008,000	0.2%	404
32			-		11 1	_		11 1			6 11		50%					3,057,000	20%	3,668,400	0.8%	40
33	7		9		9	9	9	9 9			2 9		50%					1	2070	1	0.8%	40
34	7		9	9	9	9	9	9 9	9		1 7	0.00%	0%					989,500	20%	1,187,400	0.8%	40
35	7	7	9	9	9 !	9	9	9 9	9		8 11		50%			-		10,840,000	20%	13,008,000	0.8%	40'
36	7	7	9	9	9 !	9	9	9 9	9		8 11		50%	70%	5			3,057,000	20%	3,668,400	0.8%	40
37	11	11 1	1	11 1	11 1	1	11	11 11	1		8 11	0.00%	50%	70%)			12,625,000	20%	15,150,000	0.8%	40
38					11 1			11 11	1		6 11		50%					3,057,000	20%	3,668,400	0.8%	40
39	9		9	-		9	9	9 9			8 9	0.00%	0%			19,000	6.00%	298,300	20%	357,960	0.8%	40
40	9		9	-		9	9	9 9			9 9	0.00%	0%			416,000	6.00%	6,531,200	20%	7,837,440	0.8%	40
41	9		9			9	9	9 9			4 9	0.0070	50%			105,550	6.00%	1,657,135	20%	1,988,562	0.8%	40
42	9 11	-	9	•	9 !	1	9	9 9			3 9 4 11	0.00%	50% 50%			105,550	6.00% 0.00%	1,657,135 #DIV/0!	20%	1,988,562 1,620,000	0.8%	40
43	9		9			Q .	Q	9 9			4 11		0%			90,500	6.00%	1,420,850	20%	1,705,020	0.8%	40
45	9	-	9	- U		9	9	9 9	-	1	4 9	0.0070	0%			36,500	6.00%	573,050	20%	687,660	0.8%	40
46			1	-	11 1	-	-	11 1			8 11		50%			-	6.00%	-	2370	115,000,000	0.8%	40
47			1		1 1			11 1			4 11		0%			131,500	6.00%	2,064,550	20%	2,477,460	0.8%	40
48	5		5		_	5	5	5 5	_		4 5	0.00%	0%			,		997,500		1,396,500	0.8%	40
49	7	7	7	7	7	7	7	7	7		1 7	0.00%	50%			21,000	6.00%	329,700	20%	395,640	0.8%	40
50	7	7	7	7	7	7	7	7	7		2 7	0.00%	50%			88,300	6.00%	1,386,310	20%	1,663,572	0.8%	40
51	7	•	7	7	7	7	7	7	7		4 7	0.00%	0%			7,500	6.00%	117,750	20%	141,300	0.8%	40
52	7	•	7	7	7	7	7	7	7		2 7	0.00%	50%			916,100	6.00%	14,382,770	20%	17,259,324	0.8%	40
53	7	7	7	7	7	7	7	7	7		2 7	0.00%	0%			6,100	6.00%	95,770	20%	114,924	0.8%	40
54	7 9	/	/	9	/	/	7	/	(2 7	0.00%	0%			250,800	6.00%	3,937,560	20%	4,725,072	0.8%	40
55	7	-	7	9	9	9	9	9 9	7		2 9	0.00%	50%			£810,000	6.00% 7.00%	12,717,000	20%	15,260,400 13,080,343	0.8%	40
57		•	•	10 1	10 10	0	10	10 10			1 7		0%			£810,000	7.00%	10,900,286	ZU%	13,080,343	0.8%	40
58			0			0		10 10		1	1 6		0%							740,724	0.8%	40
59			0		10 10			10 10			1 6	0.00%	0%					-		370,362	0.8%	40
60			0			0		10 10			1 6	0.00%	0%							652,506	0.8%	40
61			0		10 1			10 10			1 6	0.00%	0%					+		522,004	0.8%	40
62			0			0		10 10			1 6		0%							456,754	0.8%	40
63	10	10 1	0		10 1	0		10 10)		1 6	0.00%	0%	70%	b					1,305,011	0.8%	40
64		10 1	0	10 1	10 1	0	10	10 10			1 6	0.0070	0%							978,758	0.8%	40
65	8	8	8	8	8	8	8	8 8	3	1	1 6	0.00%	0%	70%	-					717,756	0.8%	40



Appendix 3 - BCIS costs



£/M2 STUDY

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

Last updated: 09-Sep-2023 07:23

Rebased to London Borough of Croydon (122; sample 39)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function	£/m² gr	oss interna	l floor area				
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
New build							
282. Factories							
Generally (20)	1,520	349	842	1,251	1,787	5,716	89
Up to 500m2 GFA (20)	1,931	1,246	1,403	1,635	2,419	3,299	13
500 to 2000m2 GFA (20)	1,624	349	884	1,431	1,785	5,716	38
Over 2000m2 GFA (20)	1,276	629	791	1,034	1,400	3,314	38
282.1 Advance factories			,				
Generally (15)	1,288	617	1,015	1,266	1,577	1,935	19
Up to 500m2 GFA (15)	1,473	1,246	1,256	1,386	1,602	1,935	6
500 to 2000m2 GFA (15)	1,343	617	1,140	1,496	1,624	1,713	8
Over 2000m2 GFA (15)	977	751	842	993	1,037	1,266	5
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,815	666	1,135	1,838	2,201	3,314	18
Up to 500m2 GFA (20)	2,930	2,419	-	3,070	-	3,299	3
500 to 2000m2 GFA (20)	1,678	666	1,504	1,838	2,025	2,245	6
Over 2000m2 GFA (20)	1,535	779	1,031	1,202	2,029	3,314	9



Building function (Maximum age of projects)	£/m² gross internal floor area						
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
282.2 Purpose built factories							
Generally (30)	1,644	349	865	1,404	2,114	5,716	78
Up to 500m2 GFA (30)	1,921	1,018	1,334	1,627	2,591	2,952	7
500 to 2000m2 GFA (30)	1,778	349	930	1,328	1,996	5,716	28
Over 2000m2 GFA (30)	1,511	463	821	1,391	2,062	3,086	43
282.22 Purpose built factories/Offices - mixed facilities (15)	1,318	633	1,042	1,276	1,495	2,820	23
284. Warehouses/stores			,				
Generally (15)	1,331	522	802	1,062	1,390	6,074	41
Up to 500m2 GFA (15)	2,426	876	1,341	1,706	2,881	6,074	8
500 to 2000m2 GFA (15)	1,182	620	870	1,076	1,357	2,141	16
Over 2000m2 GFA (15)	955	522	733	802	1,152	2,072	17
284.1 Advance warehouses/stores (15)	1,015	540	750	1,086	1,285	1,390	8
284.2 Purpose built warehouses/stores							
Generally (15)	1,412	522	822	1,062	1,591	6,074	31
Up to 500m2 GFA (15)	2,797	876	1,659	2,176	3,539	6,074	6
500 to 2000m2 GFA (15)	1,163	620	847	1,054	1,328	2,141	14
Over 2000m2 GFA (15)	974	522	778	905	1,206	1,578	11
284.5 Cold stores/refrigerated stores (25)	1,298	1,266	-	-	-	1,330	2
320. Offices			,				
Generally (15)	2,868	1,369	2,017	2,726	3,399	6,807	54
Air-conditioned							
Generally (15)	2,744	1,617	2,286	2,621	3,166	4,783	19



Building function (Maximum age of projects)	£/m² gross internal floor area						
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
1-2 storey (15)	2,735	1,617	2,386	2,473	2,761	4,783	9
3-5 storey (15)	2,697	1,865	2,152	2,615	3,237	3,753	8
6 storey or above (20)	3,107	2,372	2,788	2,972	3,195	4,462	8
Not air-conditioned							
Generally (15)	2,905	1,369	1,906	2,900	3,826	4,454	22
1-2 storey (15)	2,952	1,576	1,929	3,056	3,777	4,408	15
3-5 storey (15)	2,753	1,369	1,906	2,336	3,780	4,454	6
6 storey or above (25)	3,267	2,552	-	3,368	-	3,779	4
342. Shopping centres (30)	1,989	1,517	-	1,967	-	2,484	3
344. Hypermarkets, supermarkets							
Generally (35)	2,262	370	1,577	2,080	2,975	3,948	41
Up to 1000m2 (35)	2,318	1,560	-	1,994	-	3,724	4
1000 to 7000m2 GFA (35)	2,262	370	1,564	2,317	2,984	3,948	35
7000 to 15000m2 (35)	1,877	-	-	-	-	-	1
Over 15000m2 GFA (35)	2,416	-	-	-	-	-	1
532. Community Centres							
Generally (25)	3,090	1,257	2,457	2,945	3,523	9,232	110
Up to 500m2 GFA							
Generally (25)	3,254	1,257	2,202	2,961	3,838	9,232	47
Steel framed (25)	3,573	1,701	2,269	3,038	4,178	9,232	23
Concrete framed (45)	1,903	-	-	-	-	-	1
Brick construction (25)	2,316	1,257	1,817	2,268	2,587	3,794	15
Timber framed (25)	4,017	3,169	3,508	3,820	4,495	5,209	8
500 to 2000m2 GFA		l.				1	



Building function (Maximum age of projects)	£/m² gross internal floor area						
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
Generally (25)	2,981	1,585	2,545	2,960	3,324	4,729	59
Steel framed (25)	3,000	1,808	2,579	2,998	3,426	4,696	38
Concrete framed (30)	2,890	-	-	-	-	-	1
Brick construction (25)	2,744	1,585	2,509	2,640	3,153	4,729	13
Timber framed (25)	3,327	2,519	3,048	3,121	3,710	4,133	7
Over 2000m2 GFA			ı				
Generally (25)	2,775	2,311	-	2,876	-	3,037	4
Steel framed (30)	2,980	2,821	-	-	-	3,138	2
Concrete framed (45)	2,023	-	-	-	-	-	1
Brick construction (50)	1,538	-	-	-	-	-	1
Timber framed (15)	3,037	-	-	-	-	-	1
810. Housing, mixed developments (15)	1,836	995	1,597	1,779	2,009	4,533	1261
810.1 Estate housing							
Generally (15)	1,826	886	1,555	1,754	2,001	6,341	1422
Single storey (15)	2,081	1,238	1,758	2,002	2,298	6,341	236
2-storey (15)	1,756	886	1,523	1,704	1,925	3,828	1101
3-storey (15)	1,916	1,138	1,596	1,818	2,193	3,741	80
4-storey or above (15)	3,819	1,881	3,053	3,409	5,075	5,677	5
810.11 Estate housing detached (15)	2,390	1,343	1,841	2,062	2,558	6,341	21
810.12 Estate housing semi detached			1			<u>'</u>	
Generally (15)	1,839	1,073	1,574	1,795	2,007	4,103	355
Single storey (15)	2,056	1,305	1,759	2,008	2,253	4,103	81
2-storey (15)	1,774	1,073	1,557	1,726	1,944	3,149	262



Building function (Maximum age of projects)	£/m² gross internal floor area						
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
3-storey (15)	1,815	1,343	1,456	1,761	2,145	2,583	12
810.13 Estate housing terraced							
Generally (15)	1,864	1,093	1,530	1,743	2,038	5,677	235
Single storey (15)	2,132	1,379	1,775	2,193	2,512	3,003	19
2-storey (15)	1,781	1,093	1,500	1,704	1,961	3,828	180
3-storey (15)	1,950	1,138	1,580	1,784	2,169	3,741	34
4-storey or above (10)	5,376	5,075	-	-	-	5,677	2
816. Flats (apartments)							
Generally (15)	2,155	1,067	1,789	2,030	2,432	7,378	853
1-2 storey (15)	2,023	1,254	1,716	1,926	2,255	4,213	181
3-5 storey (15)	2,130	1,067	1,781	2,027	2,409	4,505	571
6 storey or above (15)	2,545	1,548	2,054	2,401	2,773	7,378	98
852. Hotels (15)	3,185	1,664	2,510	3,120	3,954	4,396	13
856.2 Students' residences, halls of residence, etc (15)	2,719	1,568	2,431	2,752	3,052	4,460	54

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Appendix 4 - Accessibility standards



Accessibility standards

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

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

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

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

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

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

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Appendix 5 - Appraisal results - present day

								sidual land value		1			
Description	No of units									35% AH	40% AH		50% AH
1 Single residential dwelling (greenfield)	1	£17,500	80,858	76,206	71,533	66,838	62,121	57,382	52,621	47,838			33,355
2 Single residential dwelling (brownfield)	1	£348,000	81,408	76,759	72,086	67,393	62,677	57,940	53,179	48,397	· · · · · · · · · · · · · · · · · · ·	,	33,919
3 4 houses (greenfield)	4	£49,000	325,633	307,034	288,347	269,572	250,708	231,757	212,717	193,589			135,677
4 5 houses (greenfield)	5	£23,905	407,042	383,793	360,434	336,965	313,386	289,696	265,897	241,986		193,836	169,596
5 Block of 5 flats (brownfield)	5	£648,000	34,837	15,557	- 3,870	- 23,623	- 43,467	- 63,399	- 83,422				- 164,410
6 Block of 5 flats (brownfield)	5		34,837	15,557	- 3,870		- 43,467	- 63,399	- 83,422	- 103,535			- 164,410
7 Block of 5 flats (greenfield)	5	,	34,837	15,557	-	- 23,623	- 43,467	- 63,399	- 83,422	-			- 164,410
8 11 houses (greenfield)	11	£56,000	875,127	825,056	774,746	724,200	673,417	622,396	571,138	519,642			363,732
9 16 flats (brownfield) 10 11 flats (brownfield)	11	£767,730 £235,500	88,068 60,546	27,701 19.045	- 33,445 - 22,993	- 95,293 - 65,514	- 157,423 - 108,229	- 219,833 - 151,135 -	- 282,524 - 194,234	- 345,494 - 237,528	,	·	- 536,091 - 368,563
11 12 flats (greenfield)	12		66,050	20,775	- 25,084	- 71,470	- 118.067	- 164,875	- 211,892	- 259,121	· · · · · · · · · · · · · · · · · · ·		- 402,069
12 Development of c.30 flats (brownfield)	27	£852,510	30,801	- 64.817	- 161,344	- 258,310	- 355,715	- 453,560	- 551,843	- 650,565		,	- 949,366
13 Development of c.30 flats (brownfield)	32		- 1,236,864	- 1,353,641	- 1,470,940	- 1,588,760	- 1,707,099	- 1,825,959	- 1,945,338	- 2.065,238		- 2,306,599	- 2,428,060
14 Development of c.30 flats and houses (brownfield)	31	£753,600	551,867	437,102	321,809	205,986	89,634	- 27,664	- 146,866	- 266,607	- 386,884	- 507,701	- 629,052
15 Development of c.100 flats and houses (greenfield)	100	£500,500	1,728,921	1,372,923	1,015,282	655.998	295.070	- 68.530	438,300	- 809.737	- 1.182.843	- 1.557.617	- 1.934.059
16 Development of c.100 flats (brownfield)	100	£2,891,321	- 1,996,104	- 2.288.862	- 2.582.938	- 2,878,331	- 3,175,042	- 3,473,070	- 3,772,416	- 4.073.080	- 4,375,062	- 4.678.361	- 4,982,978
17 Residential and health (change of use of long term vac		£2,214,550	- 12,236,555	- 12,511,050	- 12,786,744	- 13,063,636	- 13,341,727	- 13,621,019	- 13,901,508	- 14.183.197	- 14,466,086	- 14,750,172	- 15,035,459
18 Tall building residential and health (new build)	91	£2,214,550	- 6,643,663	- 6.898.652	- 7,154,738	- 7,411,922	- 7,670,203	- 7,929,582 ·	- 8,190,058	- 8,451,631	- 8,714,303	- 8.978.071	- 9,242,937
19 11 flats (change of use)	11	£235,500	- 366,290	- 410,365	- 454.638	- 499,108	- 543.775	- 588,640	- 633,702	- 678.962		 	- 815,923
20 Residential and retail (Lidl scale)	42	£3,923,430	617,124	464,335	310,849	156,664	1,779	- 156,151	- 314,817	- 474,194	, -	- , -	- 956,579
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275		365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983		- 2,631,983	- 2,631,983
24 9 flats (change of use)	9		- 110,142	- 139,876	- 169,611	- 199,345	- 229,080	- 258,815	- 288,549	- 318,284		- 377,754	- 407,488
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	- 2,096,774	- 2,285,903	- 2,475,873	- 2,666,684	- 2,858,337	- 3,050,831	- 3,244,167	- 3,438,344	- 3,633,363	- 3,829,223	- 4,025,925
26 Residential and retail (local scale - medium scale build		£395,640	- 769,550	- 855,359	- 941,550	- 1,028,125	- 1,115,082	- 1,202,423	- 1,290,145	- 1,378,251	- 1,466,740	- 1,555,611	- 1,644,864
27 Residential and primary school	293	£4,851,300	- 19,365,139	- 20,267,083	- 21,173,005	- 22,082,905	- 22,996,782	- 23,914,637	- 24,836,469	- 25,762,279	- 26,692,065	- 27,625,830	- 28,563,572
28 Residential and secondary school (greenfield)	150	£1,134,000	- 14,592,730	- 15,102,485	- 15,614,564	- 16,128,968	- 16,645,697	- 17,164,751	- 17,686,131	- 18,209,834	- 18,735,863	- 19,264,217	- 19,794,896
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 13,113,179	- 13,574,349	- 14,037,465	- 14,502,530	- 14,969,542	- 15,438,502	- 15,909,409	- 16,382,264	- 16,857,066	- 17,333,816	- 17,812,514
32 Large mixed use office and residential (Change of Use		£3,668,400	- 22,087,793	- 22,856,963	- 23,629,423	- 24,405,172	- 25,184,213	- 25,966,544	- 26,752,165	- 27,541,077	- 28,333,280	- 29,128,773	- 29,927,556
33 Residential conversion of large listed building	52	£1	- 1,532,914	- 1,693,293	- 1,854,389	- 2,016,202	- 2,178,732	- 2,341,979	- 2,505,943	- 2,670,625	- 2,836,023	- 3,002,138	- 3,168,971
34 Residential conversion of medium listed building	8	£1,187,400	- 138,602	- 138,730	- 138,858	- 138,986	- 139,114	- 139,242	- 139,369	- 139,497	- 139,626	- 139,753	- 139,881
35 Large Private Rental Scheme development (new build		£13,008,000	- 33,215,267	- 34,281,569	- 35,352,409	- 36,427,785	- 37,507,699	- 38,592,150	- 39,681,139	- 40,774,664	- 41,872,728	- 42,975,329	- 44,082,467
36 Large Private Rental Scheme development (change of		£3,668,400	- 27,679,598	- 28,568,184	- 29,460,550	- 30,356,697	- 31,256,625	- 32,160,335	- 33,067,825	- 33,979,096	- 34,894,150	- 35,812,984	- 36,735,598
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 32,784,975	- 33,787,807	- 34,794,906	- 35,806,271	- 36,821,905	- 37,841,806	- 38,865,973	- 39,894,408	- 40,927,111	- 41,964,081	- 43,005,318
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 22,123,656	- 22,892,824	- 23,665,284	- 24,441,034	- 25,220,075	- 26,002,406	- 26,788,027	- 27,576,939	- 28,369,141	- 29,164,634	- 29,963,418
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	- 6,103,084	- 6,410,731		- 7,030,190	- 7,342,001	- 7,655,201	- 7,969,789	- 8,285,765	1 1	1 1	- 9,242,022
42 Mixed use light industrial and residential (moderate am		£1,988,562	- 9,815,088	- 10,013,143 - 14,381,376	, ,	- 10,411,941	- 10,612,680	- 10,814,315	11,016,844	- 11,220,268	, , , , , , , , , , , , , , , , , , ,	- 11,629,800	- 11,835,908
43 Mixed use large residential and community use (brown		£1,620,000	- 14,025,072	,,	, ,	- 15,098,647	- 15,459,615	- 15,822,138	- 16,186,215	- 16,551,848	-,,	- 17,287,778	- 17,658,075
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367 1,045,234	1 045 234	* *	1045 234	1 045 234	1 045 234	1045 234	- 16,006,367	- 16,006,367	- 16,006,367	1 045 234
45 Non-charitable community uses (change of use) 46 Large retail shopping centre	500	£687,660 £115,000,000	- 1,045,234 - 35,288,806	- 1,045,234 - 36,459,975	- 1,045,234 - 37.636,030	- 1,045,234 - 38,816,969	- 1,045,234 - 40.002.793	- 1,045,234 - 41,193,503 -	- 1,045,234 - 42,389,098	- 1,045,234 - 43,589,578		- 1,045,234 - 46,005,196	- 1,045,234 - 47,220,332
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1.472.382	1,472,382	1,472,382	1.472.382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381	- 18,357,381	- 18.357.381	- 18.357.381	- 18.357.381	- 18,357,381	- 18.357.381	- 18,357,381	- 18,357,381	- 18,357,381
49 Small residential and community use	23	£395,640	- 1,419,851	- 1,503,988	- 1,588,508		-,,	- 1,844,357	- 1,930,404	- 2.016.833	, , , , , , , , , , , , , , , , , , ,	7	- 2,278,410
50 Medium residential and community use	43	£1,663,572	- 3,399,451	- 3,557,327			, ,	* *	4,357,171	1 1			- 5,009,604
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	1 1	- 123,734	- 123,734
52 Hotel and residential	46	£17,259,324	- 9,579,176	- 9.748.066	- 9,917,703	- 10.088.085	- 10,259,215	- 10,431,090	- 10,603,713	- 10.777.081	- 10.951.197	- 11.126.058	- 11,301,666
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034		17,034	17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156		1	- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	- 770,732	- 970,164	, ,	- 1,371,760	- 1,573,923	* *	- 1,980,982	- 2,185,877	, ,	- 2,598,398	- 2,806,025
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722			21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724	33,154,734	31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142			14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272		7,264,902
60 Student housing/co-living- mid rise scheme (250 units)	-	£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004		9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075	5,704,085	5,122,094	4,540,104
62 Student housing/co-living - mid rise scheme (100 units	-	£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308			3,026,326
63 Student housing/co-living - low rise scheme (200 units		£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229			4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166	5,217,778	4,519,389	3,821,001
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289
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							Res	sidual land value	s				
Description	No of units		0% AH	5% AH	10% AH 1	5% AH 2	0% AH	25% AH 3	0% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	100,028	94,459	88,865	83,244	77,596	71,923	66,223	60,496	54,744	48,964	43,159
2 Single residential dwelling (brownfield)	1	£348,000	100,579	95,012	89,419	83,799	78,153	72,481	66,782	61,056	55,305	49,526	43,722
3 4 houses (greenfield)	4	£49,000	402,315	380,047	357,675	335,196	312,611	289,922	267,126	244,225	221,219	198,107	174,889
4 5 houses (greenfield)	5	£23,905	502,894	475,059	447,093	418,995	390,764	362,403	333,908	305,282	276,523	247,633	218,612
5 Block of 5 flats (brownfield)	5	£648,000	116,312	93,134	69,849	46,457	22,959	- 656 -	24,731	- 48,912	- 73,204	- 97,603	- 122,111
6 Block of 5 flats (brownfield)	5	£301,200	116,312	93,134	69,849	46,457	22,959	- 656 -	24,731			- 97,603	- 122,111
7 Block of 5 flats (greenfield)	5	£68,320	116,312	93,134	69,849	46,457	22,959	- 656 -	24,731	- 48,912	- 73,204	- 97,603	- 122,111
8 11 houses (greenfield)	11	£56,000	1,084,561	1,024,469	964,093	903,433	842,487	781,256	719,741	657,940	595,855	533,484	470,829
9 16 flats (brownfield)	16	£767,730	347,002	274,248	201,159	127,735	53,975	- 20,427 -	95,992	- 171,899	- 248,146	- 324,732	- 401,659
10 11 flats (brownfield)	11	£235,500	238,564	188,546	138,297	87,818	37,108	- 14,043 -	65,995	- 118,180	- 170,600	- 223,253	- 276,141
11 12 flats (greenfield)	12	£54,894	260,252	205,687	150,869	95,801	40,481	- 15,320 -	71,994	- 128,925	- 186,109	- 243,549	- 301,245
12 Development of c.30 flats (brownfield)	27	£852,510	453,892	339,008	223,594	107,653 -	8,953	- 127,738 -	247,058	- 366,916	- 487,311	- 608,242	- 729,709
13 Development of c.30 flats (brownfield)	32	£433,320	- 727,770	- 868,904	- 1,010,674 -	1,153,079 -	1,296,121	- 1,439,798 -	1,584,112	- 1,729,062	- 1,874,647	- 2,020,870	- 2,167,727
14 Development of c.30 flats and houses (brownfield)	31	£753,600	1,061,051	921,928	782,159	641,745	500,685	358,981	216,631	73,636	- 71,072	- 217,558	- 364,700
15 Development of c.100 flats and houses (greenfield)	100	£500,500	3,341,915	2,912,156	2,480,403	2,046,656	1,610,396	1,168,397	724,384	278,358	- 172,271	- 629,190	- 1,088,155
16 Development of c.100 flats (brownfield)	100	£2,891,321	- 565,994	- 927,169	- 1,289,987 -	1,654,447 -	2,020,550	- 2,388,296 -	2,757,685	- 3,128,716	- 3,501,391	- 3,875,707	- 4,251,668
17 Residential and health (change of use of long term vac	91	£2,214,550	- 10,935,155	- 11,271,909	- 11,610,157 -	11,949,901 -	12,291,140	- 12,633,873 -	12,978,102	- 13,323,825	- 13,671,044	- 14,019,757	- 14,369,966
18 Tall building residential and health (new build)	91	£2,214,550	- 5,423,600	- 5,736,957	- 6,051,689 -	6,367,796 -	6,685,278	- 7,004,134 -	7,324,365	- 7,645,970	- 7,968,951	- 8,293,307	- 8,619,036
19 11 flats (change of use)	11	£235,500	- 184,311	- 237,093	- 290,113 -	343,372 -	396,869	- 450,605 -	504,580	- 558,794	- 613,245	- 667,935	- 722,865
20 Residential and retail (Lidl scale)	42	£3,923,430	1,285,962	1,101,176	915,539	729,052	541,714	353,525	164,486	- 25,792	- 219,444	- 413,960	- 609,339
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983 -	2,631,983 -	2,631,983	- 2,631,983 -	2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983
24 9 flats (change of use)	9	£1,526,040	21,993	- 14,029	- 50,388 -	86,746 -	123,104	- 159,462 -	195,820	- 232,178	- 268,536	- 304,894	- 341,253
25 Residential and retail (local scale - locally tall building)		£1,894,362	- 1,259,346	- 1,488,538	- 1,718,761 -	1,950,015 -	2,182,302	- 2,415,621 -	2,649,971	- 2,885,354	- 3,121,768	- 3,359,214	- 3,597,692
26 Residential and retail (local scale - medium scale build		£395,640	- 401,121	- 504,555	- 608,456 -	712,824 -	817,659	- 922,960 -	1,028,727	- 1,134,961	- 1,241,662	- 1,348,829	- 1,456,462
27 Residential and primary school	293	£4,851,300	- 14,973,438	- 16,085,484	- 17,202,505 -	18,324,501 -	19,451,474	- 20,583,422 -	21,720,347	- 22,862,247	- 24,009,122	- 25,160,975	- 26,317,802
28 Residential and secondary school (greenfield)	150	£1,134,000	- 12,238,815	- 12,861,182	- 13,486,407 -	14,114,494 -	14,745,440	- 15,379,247 -	16,015,914	- 16,655,440	- 17,297,828	- 17,943,075	- 18,591,182
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861 -	35,432,861 -	35,432,861	- 35,432,861 -	35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760 -	14,419,760 -	14,419,760	- 14,419,760 -	14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 10,885,782	- 11,453,511	- 12,023,694 -	12,596,330 -	13,171,420	- 13,748,965 -	14,328,963	- 14,911,416	- 15,496,322	- 16,083,682	- 16,673,497
32 Large mixed use office and residential (Change of Use		£3,668,400	- 18,278,891	- 19,230,279	- 20,185,824 -	21,145,524 -	22,109,382	- 23,077,396 -	24,049,566	- 25,025,893	- 26,006,375	- 26,991,015	- 27,979,810
33 Residential conversion of large listed building	52	£1	- 802,965	- 998,264	- 1,194,447 -	1,391,513 -	1,589,462	- 1,788,294 -	1,988,009	- 2,188,606	- 2,390,088	- 2,592,451	- 2,795,699
34 Residential conversion of medium listed building	8	£1,187,400	- 17,932	- 17,785	- 17,639 -	17,493 -	17,346	- 17,200 -	17,054	- 16,907	- 16,760	- 16,614	- 16,467
35 Large Private Rental Scheme development (new build		£13,008,000	- 27,735,813	- 29,064,253	- 30,398,477 -	31,738,484 -	33,084,274	- 34,435,846 -	35,793,202	- 37,156,341	- 38,525,263	- 39,899,968	- 41,280,456
36 Large Private Rental Scheme development (change of		£3,668,400	- 23,113,387	- 24,220,421	- 25,332,274 -	26,448,946 -	27,570,437	- 28,696,748 -	29,827,878	- 30,963,827	- 32,104,596	- 33,250,183	- 34,400,590
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 27,631,679	- 28,881,046	- 30,135,851 -	31,396,096 -	32,661,779	- 33,932,901 -	35,209,461	- 36,491,461	- 37,778,900	- 39,071,777	- 40,370,094
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 18,314,752	- 19,266,141	- 20,221,685 -	21,181,386 -	22,145,244	- 23,113,257 -	24,085,427	- 25,061,754	- 26,042,237	- 27,026,876	- 28,015,671
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	- 2,711,373 -	2,711,373 -	2,711,373	- 2,711,373 -	2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	- 4,670,426	- 5,046,612	- 5,424,512 -	5,804,126 -	6,185,453	- 6,568,495 -	6,953,249	- 7,339,719	- 7,727,902	- 8,117,798	- 8,509,409
42 Mixed use light industrial and residential (moderate an		£1,988,562	- 8,907,952	- 9,149,405	, ,	9,635,615 -	9,880,372	- 10,126,229 -	10,373,187	- 10,621,246	- 10,870,406	- 11,120,667	- 11,372,028
43 Mixed use large residential and community use (brown	118	£1,620,000	- 12,337,543	- 12,774,577	* *		14,097,315	* *	14,988,831		- 15,888,103		- 16,795,128
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16,006,367	- 16,006,367 -	16,006,367 -	16,006,367	- 16,006,367 -	16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367
45 Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234	- 1,045,234 -	1,045,234 -	1,045,234	- 1,045,234 -	1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234
46 Large retail shopping centre	500	£115,000,000	- 29,200,524	- 30,662,958	- 32,131,662 -	33,606,635 -	35,087,876	- 36,575,388 -	38,069,169	- 39,569,219	- 41,075,539	- 42,588,128	- 44,106,986
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381	, ,	18,357,381 -	18,357,381	- 18,357,381 -	18,357,381		- 18,357,381	- 18,357,381	- 18,357,381
49 Small residential and community use	23	£395,640	- 1,061,733	- 1,163,003	- 1,264,736 -	1,366,933 -	1,469,592	- 1,572,715 -	1,676,302	- 1,780,352	- 1,884,865	- 1,989,840	- 2,095,280
50 Medium residential and community use	43	£1,663,572	- 2,734,504	- 2,924,190	- 3,114,726 -	3,306,111 -	3,498,344	- 3,691,426 -	3,885,358	- 4,080,139	- 4,275,767	- 4,472,246	- 4,669,573
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734 -	123,734 -	123,734	- 123,734 -	123,734	- 123,734	- 123,734	- 123,734	- 123,734
52 Hotel and residential	46	£17,259,324	- 8,867,836	- 9,070,757	- 9,274,585 -	9,479,323 -	9,684,968	- 9,891,521 -	10,098,982	- 10,307,352	- 10,516,630	- 10,726,816	- 10,937,910
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156 -	5,946,156 -	5,946,156	- 5,946,156 -	5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	118,374	- 121,874	- 365,040 -	609,320 -	854,712	- 1,101,218 -	1,348,837	- 1,597,568	- 1,847,413	- 2,098,371	- 2,350,442
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722	27,521,199	24,713,675	21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142	18,255,772	16,393,401	14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362		15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272	8,196,087	7,264,902
60 Student housing/co-living- mid rise scheme (250 units)		£652,506		16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075	5,704,085	5,122,094	4,540,104
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308	3,802,314	3,414,321	3,026,326
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166	5,217,778	4,519,389	3,821,001
65 C2 care scheme (50 units)	-	£717,756		7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289
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							Re	sidual land value	s				
Description	No of units		0% AH	5% AH 1	10% AH 1	5% AH 2	0% AH	25% AH 3	0% AH	35% AH	40% AH	45% AH 5	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	119,198	112,713	106,197	99,650	93,072	86,464	79,826	73,155	66,455	59,723	52,962
2 Single residential dwelling (brownfield)	1	£348,000	119,749	113,265	106,750	100,205	93,629	87,022	80,384	73,716	67,016	60,286	53,526
3 4 houses (greenfield)	4	£49,000	478,997	453,061	427,001	400,820	374,515	348,087	321,535	294,861	268,065	241,145	214,102
4 5 houses (greenfield)	5	£23,905	598,746	566,326	533,753	501,025	468,144	435,109	401,919	368,577	335,081	301,431	267,627
5 Block of 5 flats (brownfield)	5	£648,000	197,786	170,711	143,509	116,183	88,731	61,154	33,451	5,624	- 22,671	- 51,178	- 79,812
6 Block of 5 flats (brownfield)	5	£301,200	197,786	170,711	143,509	116,183	88,731	61,154	33,451	5,624	- 22,671	- 51,178	- 79,812
7 Block of 5 flats (greenfield)	5	£68,320	197,786	170,711	143,509	116,183	88,731	61,154	33,451	5,624	- 22,671	- 51,178	- 79,812
8 11 houses (greenfield)	11	£56,000	1,293,993	1,223,884	1,153,440	1,082,665	1,011,557	940,117	868,343	796,238	723,800	651,029	577,926
9 16 flats (brownfield)	16	£767,730	605,938	520,797	435,261	349,331	263,008	176,290	89,178	1,671	- 87,545	- 177,186	- 267,229
10 11 flats (brownfield)	11	£235,500	416,583	358,047	299,242	240,165	180,817	121,199	61,310	1,149	- 60,188	- 121,816	- 183,720
11 12 flats (greenfield)	12	£54,894	454,453	390,597	326,446	261,998	197,256	132,217	66,883	1,254	- 65,658	- 132,890 -	- 200,421
12 Development of c.30 flats (brownfield)	27	£852,510	876,984	741,858	606,108	469,733	332,732	195,108	56,859	- 83,268	- 224,895	- 367,157	- 510,053
13 Development of c.30 flats (brownfield)	32	£433,320	- 218,677	- 384,166 -	- 550,407 -	717,399 -	885,143	- 1,053,639 -	1,222,887	- 1,392,885	- 1,563,637	- 1,735,140	- 1,907,394
14 Development of c.30 flats and houses (brownfield)	31	£753,600	1,570,236	1,406,753	1,242,509	1,077,504	911,737	745,210	577,923	409,874	241,064	71,493	- 100,347
15 Development of c.100 flats and houses (greenfield)	100	£500,500	4,948,804	4,442,171	3,933,179	3,421,827	2,908,117	2,392,046	1,873,617	1,352,829	825,703	294,738	- 242,250
16 Development of c.100 flats (brownfield)	100	£2,891,321	851,129	427,994	2,921 -	430,563 -	866,058	- 1,303,521 -	1,742,952	- 2,184,352	- 2,627,718	- 3,073,054	- 3,520,356
17 Residential and health (change of use of long term va-	Ci 91	£2,214,550	- 9,633,754	- 10,032,768 -	- 10,433,571 -	10,836,166 -	11,240,552	- 11,646,729 -	12,054,696	- 12,464,453	- 12,876,002	- 13,289,342 -	- 13,704,473
18 Tall building residential and health (new build)	91	£2,214,550	- 4,203,537	- 4,575,263 -	4,948,639 -	5,323,670 -	5,700,352	- 6,078,686 -	6,458,671	- 6,840,310	- 7,223,600	- 7,608,542 -	- 7,995,137
19 11 flats (change of use)	11	£235,500	- 2,334	- 63,821 -	- 125,588 -	187,635 -	249,962	- 312,570 -	375,457	- 438,625	- 502,072	- 565,799	- 629,807
20 Residential and retail (Lidl scale)	42	£3,923,430	1,954,798	1,738,015	1,520,230	1,301,441	1,081,649	860,855	639,057	416,257	192,454	- 32,846 -	- 262,100
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983 -	- 2,631,983 -	2,631,983 -	2,631,983	- 2,631,983 -	2,631,983	- 2,631,983	- 2,631,983	- 2,631,983 -	- 2,631,983
24 9 flats (change of use)	9	£1,526,040	152,472	110,136	67,801	25,465 -	17,127	- 60,109 -	103,091	- 146,072	- 189,054	- 232,036 -	- 275,017
25 Residential and retail (local scale - locally tall building)		£1,894,362	- 421,918	- 691,172	961,649 -	1,233,347 -	1,506,268	- 1,780,411 -	2,055,776	- 2,332,364	- 2,610,173	- 2,889,205	- 3,169,459
26 Residential and retail (local scale - medium scale build		£395,640	- 32,692	- 153,752 -	- 275,363 -	397,524 -	520,235	- 643,497 -	767,309	- 891,671	- 1,016,584	- 1,142,047	- 1,268,060
27 Residential and primary school	293	£4,851,300	- 10,581,739	- 11,903,884 -	- 13,232,004 -	14,566,098 -	15,906,165	- 17,252,207 -	18,604,224	- 19,962,215	- 21,326,180	- 22,696,119	- 24,072,032
28 Residential and secondary school (greenfield)	150	£1,134,000	- 9,884,899	- 10,619,877 -	- 11,358,251 -	12,100,020 -	12,845,184	- 13,593,743 -	14,345,697	- 15,101,047	- 15,859,792	- 16,621,932	- 17,387,468
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861 -	- 35,432,861 -	35,432,861 -	35,432,861	- 35,432,861 -	35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760 -	- 14,419,760 -	14,419,760 -	14,419,760	- 14,419,760 -	14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 8,658,385	- 9,332,673 -	- 10,009,921 -	10,690,130 -	11,373,299	- 12,059,429 -	12,748,518	- 13,440,568	- 14,135,578	- 14,833,549 -	- 15,534,480
32 Large mixed use office and residential (Change of Use		£3,668,400	- 14,469,989	- 15,603,596 -	- 16,742,225 -	17,885,877 -	19,034,551	- 20,188,248 -	21,346,966	- 22,510,707	- 23,679,470	- 24,853,255	- 26,032,064
33 Residential conversion of large listed building	52	£1	- 73,016	- 303,236 -	- 534,506 -	766,824 -	1,000,193	- 1,234,609 -	1,470,074	- 1,706,589	- 1,944,153	- 2,182,765	- 2,422,426
34 Residential conversion of medium listed building	8	£1,187,400	101,194	101,609	102,023	102,437	102,852	103,267	103,680	104,095	104,510	104,924	105,338
35 Large Private Rental Scheme development (new build		£13,008,000	- 22,256,359	- 23,846,938 -	- 25,444,546 -	27,049,182 -	28,660,848	- 30,279,543 -	31,905,266	- 33,538,017	- 35,177,798	- 36,824,607	- 38,478,445
36 Large Private Rental Scheme development (change of		£3,668,400	- 18,547,175	- 19,872,658 -	- 21,203,998 -	22,541,195 -	23,884,249	- 25,233,162 -	26,587,931	- 27,948,557	- 29,315,041	- 30,687,381 -	- 32,065,580
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 22,478,382	- 23,974,284 -	- 25,476,797 -	26,985,920 -	28,501,653	- 30,023,996 -	31,552,950	- 33,088,515	- 34,630,688	- 36,179,473 -	- 37,734,868
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 14,505,850	- 15,639,458	- 16,778,087 -	17,921,738 -	19,070,412	- 20,224,109 -	21,382,828	- 22,546,568	- 23,715,332	- 24,889,117	- 26,067,925
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	- 2,711,373 -	2,711,373 -	2,711,373	- 2,711,373 -	2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	- 3,237,769	- 3,682,493 -	- 4,129,258 -	4,578,061 -	5,028,905	- 5,481,788 -	5,936,710	- 6,393,672	- 6,852,674	- 7,313,714	- 7,776,795
42 Mixed use light industrial and residential (moderate an		£1,988,562	- 8,000,815	- 8,285,666 -	- 8,571,825 -	8,859,291 -	9,148,064	- 9,438,144 -	9,729,531		- 10,316,226	- 10,611,534	- 10,908,149
43 Mixed use large residential and community use (brown	nf 118	£1,620,000	- 10,650,012	- 11,167,779 -			12,735,014		13,791,448				- 15,932,181
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16,006,367 -	- 16,006,367 -	16,006,367 -	16,006,367	- 16,006,367 -	16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367
45 Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234 -	- 1,045,234 -	1,045,234 -	1,045,234	- 1,045,234 -	1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234
46 Large retail shopping centre	500	£115,000,000	- 23,112,241	- 24,865,941 -		28,396,300 -	30,172,959	- 31,957,273 -	33,749,240	- 35,548,859	- 37,356,133	- 39,171,060	- 40,993,641
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381 -		18,357,381 -	18,357,381	- 18,357,381 -	18,357,381	- 18,357,381	- 18,357,381	- 18,357,381 -	- 18,357,381
49 Small residential and community use	23	£395,640	- 703,615	- 822,017 -	- 940,965 -	1,060,457 -	1,180,494	- 1,301,075 -	1,422,200	- 1,543,871	- 1,666,086	- 1,788,846	- 1,912,151
50 Medium residential and community use	43	£1,663,572	- 2,069,555	- 2,291,054 -	- 2,513,552 -	2,737,050 -	2,961,548	- 3,187,047 -	3,413,545	- 3,641,043	- 3,869,543	- 4,099,041	- 4,329,540
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734 -	123,734 -	123,734 -	123,734	- 123,734 -	123,734	- 123,734	- 123,734	- 123,734	- 123,734
52 Hotel and residential	46	£17,259,324	- 8,156,497	- 8,393,448 -	- 8,631,469 -	8,870,561 -	9,110,721	- 9,351,953 -	9,594,253	- 9,837,623	- 10,082,064	- 10,327,574	- 10,574,154
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156 -	5,946,156 -	5,946,156 -	5,946,156	- 5,946,156 -	5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	995,897	715,500	433,808	150,819 -	135,501	- 425,438 -	716,691	- 1,009,260	- 1,303,144	- 1,598,344	- 1,894,859
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722	27,521,199	24,713,675	21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142	18,255,772	16,393,401	14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272	8,196,087	7,264,902
60 Student housing/co-living- mid rise scheme (250 units		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075	5,704,085	5,122,094	4,540,104
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308	3,802,314	3,414,321	3,026,326
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166	5,217,778	4,519,389	3,821,001
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289

Description	No of unito	RIV	0% AH	E% AL	10% AL	15% AU		esidual land valu ∣ว5% ∧⊔		35% ALI	40% ALI	450/ ALI	50% ALI
Description 1 Single residential dwalling (greenfield)	No of units						20% AH			35% AH			50% AH
1 Single residential dwelling (greenfield)	1	,,,,,,	138,368	130,967	123,529	116,056	108,548		93,427	85,815		70,483	62,
2 Single residential dwelling (brownfield)	1	,	138,919	131,518	124,082	116,611	109,105		93,987	86,375		71,045	
3 4 houses (greenfield)	4	,	555,678	526,074	496,329	466,444	436,418	406,251	375,946	345,498		284,183	253,
4 5 houses (greenfield)	5		694,598	657,592	620,411	583,055	545,523	507,815	469,931	431,873		355,228	316,
5 Block of 5 flats (brownfield)	5		279,261	248,287	217,170	185,909	154,503	122,954	91,261	59,424		- 4,752	
6 Block of 5 flats (brownfield)	5		279,261	248,287	217,170	185,909	154,503	122,954	91,261	59,424		- 4,752	
7 Block of 5 flats (greenfield)	5	,	279,261	248,287	217,170	185,909	154,503	122,954	91,261	59,424		- 4,752	- 37
8 11 houses (greenfield)	11		1,503,427	1,423,297	1,342,787	1,261,897	1,180,627	1,098,977	1,016,946	934,536		768,574	685
9 16 flats (brownfield)	16		864,874	767,344	669,362	570,927	472,039		272,905	172,658			
10 11 flats (brownfield)	11		594,601	527,549	460,187	392,513	324,527		187,622	118,702		- 20,378	- 91
11 12 flats (greenfield)	12		648,655	575,508	502,022	428,195	354,030	279,524	204,678	129,493	7	- 22,231	- 99
12 Development of c.30 flats (brownfield)	27		1,300,076	1,144,709	988,622	831,813	674,283 - 474.165	516,034	357,062	197,370	,	- 126,073	- 290
13 Development of c.30 flats (brownfield)	32		286,051	99,060	- 90,140	- 281,718	,	,	- 861,660	- 1,056,709		- 1,449,409	- 1,647
14 Development of c.30 flats and houses (brownfield)	31		2,079,421	1,891,578	1,702,859	1,513,262	1,322,789	1,131,440	939,214	746,111		357,275	161
15 Development of c.100 flats and houses (greenfield)	100		6,555,693	5,972,186	5,385,954	4,796,998	4,205,317	3,610,912	3,013,782	2,413,928		1,206,045	
16 Development of c.100 flats (brownfield)	100		2,258,804	1,769,223	1,276,440	781,399	284,100	,	- 728,220	- 1,239,987	, ,	- 2,270,400	
17 Residential and health (change of use of long term vac			- 8,332,354	- 8,793,626	- 9,256,986	9,722,432	- 10,189,964	- 10,659,583	- 11,131,289	- 11,605,082	- 12,080,961	- 12,558,927	- 13,038
18 Tall building residential and health (new build)	91		- 2,983,474	- 3,413,567	- 3,845,590	4,279,544	- 4,715,425	- 5,153,237	- 5,592,978	- 6,034,649	-, -, -	- 6,923,779	- 7,371
19 11 flats (change of use)	11	,	176,945	107,807	38,352	31,899	- 103,056	- 174,535	- 246,335	- 318,457	,	- 463,664	- 536
20 Residential and retail (Lidl scale)	42		2,623,636	2,374,855	2,124,920	1,873,830	1,621,585	1,368,185	1,113,630	857,920		343,036	4.64
21 Residential and retail (Tesco scale)	17	, ,	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836	1,617
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275		365,275	365
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	<u> </u>	- 2,631,983	- 2,631
24 9 flats (change of use)	9		282,951	234,092	185,232	136,373	87,513	38,654	- 10,362	- 59,967	109,572	- 159,177	- 208
25 Residential and retail (local scale - locally tall building)			409,264	104,596	- 204,537	- 516,678	- 830,233	- 1,145,201	- 1,461,580	- 1,779,373	, ,	- 2,419,196	- 2,74
Residential and retail (local scale - medium scale build			330,691	194,090	56,863	- 82,223	- 222,811	- 364,035	- 505,891	- 648,381	- 791,506	- 935,265	- 1,079
Residential and primary school	293	£4,851,300	- 6,190,038	- 7,722,285	- 9,261,502	- 10,807,693	- 12,360,857	- 13,920,993	- 15,488,102	- 17,062,183	-,, -	- 20,231,264	- 21,826
Residential and secondary school (greenfield)	150		- 7,530,983	- 8,378,574	- 9,230,095	- 10,085,546	- 10,944,927	- 11,808,239	- 12,675,481	- 13,546,654	, , ,	- 15,300,789	- 16,183
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	14,419,760	- 14,419,760	- 14,419
231 Large mixed use office and residential (New build)	178	£13,008,000	- 6,430,988	- 7,211,836	- 7,996,149	- 8,783,930	- 9,575,178	- 10,369,891	- 11,168,072	- 11,969,720	- 12,774,835	- 13,583,415	- 14,395
32 Large mixed use office and residential (Change of Use			- 10,661,086	- 11,976,912	- 13,298,627	- 14,626,229	- 15,959,720	- 17,299,099	- 18,644,366	- 19,995,522	21,352,565	- 22,715,497	- 24,084
Residential conversion of large listed building	52		647,062	385,904	123,551	- 142,136	- 410,923	- 680,924	- 952,141	- 1,224,572	, ,	- 1,773,079	- 2,049
Residential conversion of medium listed building	8	, ,	220,051 - 16,776,904	220,735	221,420	222,105	222,789	223,474	224,158	224,843	,	226,212	226
35 Large Private Rental Scheme development (new build 36 Large Private Rental Scheme development (change o		£13,008,000 £3,668,400	- 13.980.963	- 18,629,622 - 15.524.894	- 20,490,615	- 22,359,882	- 24,237,423	- 26,123,239	- 28,017,329	- 29,919,694	- 26.525.487	- 33,749,246	- 35,676
	395		- 13,960,963 - 17,325,086	- 7 - 7	- 17,075,722	- 22.575.744	- 20,190,003	- 21,769,575	- 23,347,904	- 24,933,267	- 20,525,467	- 20,124,301	- 29,730 - 35,099
37 Tall tower with ground floor retail (new build)	288	£15,150,000 £3,668,400	- 10.696.947	- 19,067,523	12 224 400	, _ , _ , _ , _ ,	15 005 591	17 224 060	19 690 229	20,000,007	3 1, 10 2, 11 1	22 751 250	- 33,098
38 Tall tower with ground floor retail (change of use) 39 Small scale light industrial park		£3,666,400 £357,960	- 2.711.373	- 12,012,774 - 2.711.373	- 2.711.373	- 14,662,091 - 2,711,373	- 2.711.373	- 2.711.373	- 2.711.373	- 20,031,364 - 2,711,373	- 21,388,427	- 22,751,359	- 24,120
	-	£7,837,440	, , , , , ,	, ,,,,,,,	, , ,	_,,	_,,	_,,,,,,,,	_,,	4,602,236	,,	, , , ,	,
40 Large warehouse 41 Mixed use light industrial and residential (low amounts	97	£1,988,562	4,602,236 - 1,805,111	4,602,236	4,602,236 - 2.834.003	4,602,236 - 3,351,998	4,602,236	4,602,236	4,602,236	- 5,447,626	4,602,236	4,602,236 - 6,509,630	4,602 - 7.044
,				=,0.0,0	7 - 7		-,,	-,,			, ,		, -
42 Mixed use light industrial and residential (moderate an 43 Mixed use large residential and community use (brown		£1,988,562 £1,620,000	- 7,093,678 - 8,962,482	- 7,421,928	- 7,751,691 - 10,162,186	- 8,082,967 - 10,766,097	- 8,415,756 - 11,372,713	- 8,750,058 - 11,982,035	- 9,085,874 - 12,594,064	- 9,423,203 - 13,208,798		- 10,102,401 - 14,446,383	- 10,444 - 15,069
• •			- 8,962,482 - 16,006,367	- 9,560,981			1 1			- 13,208,798 - 16,006,367			
44 Non-charitable community uses (new build)	-	£1,705,020 £687,660	- 16,006,367 - 1.045,234	1 045 234	1 045 234	16,006,367	1 045 234	- 16,006,367	- 16,006,367			- 16,006,367 - 1,045,234	- 16,006
45 Non-charitable community uses (change of use) 46 Large retail shopping centre	500	£115,000,000	- 1,045,234 - 17,023,959	- 1,045,234 - 19,068,923	- 1,045,234 - 21,122,926	- 1,045,234 - 23,185,966	- 1,045,234 - 25,258,043	- 1,045,234 - 27.339.157	- 1,045,234 - 29,429,310	- 1,045,234 - 31,528,500		- 1,045,234 - 35,753,993	- 1,045 - 37.880
							-,,-	, ,			, ,	1,472,382	- ,
47 Large mixed use leisure and retail 48 Gypsy and Traveller site	-	£2,477,460	1,472,382 - 18,357,381	1,472,382	1,472,382	1,472,382	1,472,382	1 1	1,472,382	1,472,382			1,472
49 Small residential and community use	- 23	£1,396,500		- 18,357,381 - 481,032		- 18,357,381	1 1	- 18,357,381		- 18,357,381		- 18,357,381	- 18,357
·	23		- 345,497		- 617,193	- 753,981	- 891,394	- 1,029,433	- 1,168,098	- 1,307,390		- 1,587,851	- 1,729
50 Medium residential and community use	43		- 1,404,607	- 1,657,917	- 1,912,377	2,167,990	- 2,424,753	- 2,682,667	- 2,941,732	- 3,201,949		- 3,725,837	- 3,989
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734		- 123,734	- 123,734	- 123,734	- 123,734		- 123,734	- 123
52 Hotel and residential	46	, ,	- 7,445,157 17,034	7,716,139	7,988,353	- 8,261,798	- 8,536,475		- 9,089,523	- 9,367,895		- 9,928,332	- 10,21
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034		17,034	5.046
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156 1,873,421	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156 246,579	- 5,946,156	- 5,946,156 - 420,951		- 5,946,156	- 5,946
Retail and S3 uses and 56 residential units	56		1,873,421 5,179,197	1,551,043	1,227,169 5,179,197	901,801 5,179,197	574,938 5,179,197	5,179,197	- 84,546 5,179,197	- 420,951 5,179,197		- 1,098,316 5,179,197	- 1,439 5,179
Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343		5,179,197									
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291		33,136,245	30,328,722		24,713,675	21,906
58 Student housing/co-living - tower scheme (400 units)	-	£740,724	33,154,734	31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142		16,393,401	14,53
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457		8,196,087	7,26
60 Student housing/co-living- mid rise scheme (250 units		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611		8,537,642	7,567
61 Student housing/co-living - mid rise scheme (150 units	1	£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075		5,122,094	4,540
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308		3,414,321	3,026
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599		7,326,020	6,705,229		5,463,649	4,842
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166		4,519,389	3,821
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002

								esidual land value			1		
Description	No of units						20% AH			35% AH	40% AH		50% AH
1 Single residential dwelling (greenfield)	1	£17,500	157,539	149,220	140,861	132,462	124,024	115,547	107,030	98,474			72,568
2 Single residential dwelling (brownfield)	1	£348,000	158,090	149,771	141,414	133,017	124,580	116,104	107,588	99,033	,	,	73,131
3 4 houses (greenfield)	4	£49,000	632,360		565,656	532,068	498,321	464,417	430,355				292,527
4 5 houses (greenfield)	5	£23,905	790,450	748,859	707,070	665,085	622,901	580,521	537,943	495,168			365,658
5 Block of 5 flats (brownfield)	5	£648,000	360,734	325,864	290,830	255,634	220,275	,	149,072	113,226			4,714
6 Block of 5 flats (brownfield)	5	,	360,734	325,864	290,830	255,634	220,275	184,754	149,072	113,226	,	· · · · · · · · · · · · · · · · · · ·	4,714
7 Block of 5 flats (greenfield)	5	,	360,734	325,864	290,830	255,634	220,275		149,072	113,226		41,047	4,714
8 11 houses (greenfield)	11	£56,000	1,711,184	1,621,146	1,530,681	1,439,790	1,348,471	1,256,725	1,164,551	1,071,950			791,585
9 16 flats (brownfield)	16	£767,730	1,123,809	1,013,893	903,464	792,523	681,072	,	456,632	343,644			1,610
10 11 flats (brownfield)	11	£235,500	772,619	697,051	621,131	544,860	468,237	391,261	313,934	236,255			1,107
11 12 flats (greenfield)	12		842,857	760,420	677,599	594,393	510,804	426,831	342,474	257,733			1,207
12 Development of c.30 flats (brownfield)	27	£852,510	1,723,167	1,547,560	1,371,135	1,193,894	1,015,834	836,958	657,266	476,755			- 70,741
13 Development of c.30 flats (brownfield)	32		787,492	576,513	364,565	151,648	- 63,187	,	- 500,435	- 720,533	-		- 1,386,727
14 Development of c.30 flats and houses (brownfield)	31	£753,600	2,588,606	2,376,403	2,163,208	1,949,022	1,733,842	1,517,670	1,300,504	1,082,347		643,056	421,922
15 Development of c.100 flats and houses (greenfield)	100	£500,500	8,162,582	7,502,201	6,838,730	6,172,169	5,502,519		4,153,947	3,475,027	2,793,017	2,107,916	1,419,727
16 Development of c.100 flats (brownfield)	100	£2,891,321	3,648,010	3,096,212	2,541,863	1,984,963	1,421,240	853,013	282,206	- 295,622	,	, ,	- 2,057,734
17 Residential and health (change of use of long term vac		£2,214,550	- 7,030,953	- 7,554,485	- 8,080,400	- 8,608,697	- 9,139,377	- 9,672,439 -	- 10,207,883	- 10,745,710		- 11,828,512	- 12,373,486
18 Tall building residential and health (new build)	91	£2,214,550	- 1,763,411	- 2,251,872	- 2,742,541	- 3,235,417	- 3,730,500	- 4,227,789 -	4,727,285	- 5,228,988	, ,	- 6,239,014	- 6,747,338
19 11 flats (change of use)	11	£235,500	356,189	278,475	200,404	121,976	43,192	- 36,500 -	- 117,213	- 198,289	· · · · ·	- 361,528	- 443,692
20 Residential and retail (Lidl scale)	42	£3,923,430	3,292,473	3,011,696	2,729,611	2,446,219	2,161,521	1,875,515	1,588,203	1,299,583			425,882
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275			365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	1 1	- 2,631,983	- 2,631,983		4 4	- 2,631,983
24 9 flats (change of use)	9	, ,	413,431	358,047	302,664	247,280	191,897	136,513	81,130	25,746		- 86,319	- 142,548
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	1,234,107	889,978	544,271	196,985	- 154,198		- 867,384	- 1,226,382	- 1,586,983	- 1,949,187	- 2,312,993
26 Residential and retail (local scale - medium scale build		£395,640	693,583	539,621	384,951	229,574	73,490	,	- 244,473	- 405,092	- 566,429	- 728,483	- 891,256
27 Residential and primary school	293	£4,851,300	- 1,798,339	- 3,540,685	- 5,291,001	- 7,049,289	- 8,815,548	- 10,589,778 -	- 12,371,979	- 14,162,151	- 15,960,294	- 17,766,408	- 19,580,493
28 Residential and secondary school (greenfield)	150	£1,134,000	- 5,177,068	- 6,137,270	- 7,101,938	- 8,071,072	- 9,044,670	- 10,022,735 -	- 11,005,265	- 11,992,259	- 12,983,721	- 13,979,647	- 14,980,039
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861 -	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760 -	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 4,203,591	- 5,090,998	- 5,982,378	- 6,877,730	- 7,777,056	- 8,680,355 -	- 9,587,628	- 10,498,872	- 11,414,090	- 12,333,282	- 13,256,446
32 Large mixed use office and residential (Change of Use		£3,668,400	- 6,852,183	- 8,350,229	- 9,855,029	- 11,366,582	- 12,884,890	- 14,409,951 -	- 15,941,767	- 17,480,337	- 19,025,661	- 20,577,739	- 22,136,570
33 Residential conversion of large listed building	52	£1	1,366,040	1,070,487	773,574	475,300	175,667	- 127,238 -	- 434,206	- 742,554	- 1,052,283	- 1,363,392	- 1,675,883
34 Residential conversion of medium listed building	8	£1,187,400	338,907	339,862	340,817	341,772	342,726	343,682	344,636	345,591	346,547	347,501	348,456
35 Large Private Rental Scheme development (new build)		£13,008,000	- 11,297,451	- 13,412,307	- 15,536,684	- 17,670,581	- 19,813,998	- 21,966,935 -	- 24,129,392	- 26,301,370	- 28,482,868	- 30,673,885	- 32,874,423
36 Large Private Rental Scheme development (change of		£3,668,400	- 9,414,751	- 11,177,132	- 12,947,446	- 14,725,693	- 16,511,875	- 18,305,989 -	- 20,108,037	- 21,918,018	- 23,735,933	- 25,561,780	- 27,395,562
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 12,171,790	- 14,160,762	- 16,158,689	- 18,165,568	- 20,181,400	- 22,206,187 -	- 24,239,927	- 26,282,620	- 28,334,266	- 30,394,866	- 32,464,419
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 6,888,045	- 8,386,090	- 9,890,890	- 11,402,443	- 12,920,751	- 14,445,813 -	- 15,977,628	- 17,516,198	- 19,061,522	- 20,613,600	- 22,172,432
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373 -	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	- 372,453	- 954,255	- 1,538,749	- 2,125,933	- 2,715,808	1 1	- 3,903,631	- 4,501,579			- 6,311,567
42 Mixed use light industrial and residential (moderate am		£1,988,562	- 6,186,542	- 6,558,189	- 6,931,556		- 7,683,447	1,000	- 8,442,217	- 8,824,181	- 9,207,865	4 4 4	- 9,980,390
43 Mixed use large residential and community use (brown	118	£1,620,000	- 7,274,952	- 7,954,183			- 10,010,413	-, -,	- 11,396,680	- 12,094,448	:=,: 00,00 :	1 1	- 14,206,287
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16,006,367	, ,	- 16,006,367	- 16,006,367	- 16,006,367 -	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367
45 Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234		- 1,045,234	- 1,045,234	1 1 1	- 1,045,234	- 1,045,234		1 1	- 1,045,234
46 Large retail shopping centre	500	£115,000,000	- 10,935,676	- 13,271,906	- 15,618,559	- 17,975,631	- 20,343,127	- 22,721,043 -	- 25,109,381	- 27,508,140			- 34,766,949
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381 -	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381
49 Small residential and community use	23	£395,640	12,431		,		- 602,294	, and the second second	- 913,997	- 1,070,909	· · · · · · · · · · · · · · · · · · ·		- 1,545,892
50 Medium residential and community use	43	£1,663,572	- 739,659	- 1,024,780					- 2,469,920	- 2,762,855			
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	1	- 123,734	- 123,734		· ·	- 123,734
52 Hotel and residential	46	£17,259,324	- 6,733,816	- 7,038,829	- 7,345,236	- 7,653,035	- 7,962,228		- 8,584,794	- 8,898,166			- 9,846,643
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034			17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	1 1	- 5,946,156	- 5,946,156			- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	2,750,943	2,386,585	2,020,531	1,652,783	1,283,340	912,202	539,370	164,842			- 983,692
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197		5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722			21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142			14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013		10,989,643	10,058,457	9,127,272		7,264,902
60 Student housing/co-living- mid rise scheme (250 units)		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627		7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004		9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075			4,540,104
62 Student housing/co-living - mid rise scheme (100 units	1	£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308			3,026,326
63 Student housing/co-living - low rise scheme (200 units)	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599		7,326,020	6,705,229			4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333		6,614,556	5,916,166			3,821,001
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289
		•											

							Re	esidual land value	es				
Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH 3	80% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	176,709	167,473	158,192	148,868	139,500	130,089	120,632	111,133	101,590	92,002	82,371
2 Single residential dwelling (brownfield)	1	£348,000	177,261	168,025	158,746	149,423	140,056	130,646	121,191	111,693	-	92,564	82,935
3 4 houses (greenfield)	4	,	709,041	672,101	634,984	597,692	560,224	522,582	484,764	446,771		370,258	331,739
4 5 houses (greenfield)	5	£23,905	886,302	840,125	793,729	747,114	700,281	653,228	605,955	558,463		462,823	414,674
5 Block of 5 flats (brownfield)	5	£648,000	442,209	403,440	364,490	325,359	286,048	246,555	206,882	167,027		86,775	46,377
6 Block of 5 flats (brownfield)	5	,	442,209	403,440	364,490	325,359	286,048	246,555	206,882	167,027	126,991	86,775	46,377
7 Block of 5 flats (greenfield)	5	£68,320	442,209	403,440	364,490	325,359	286,048	246,555	206,882	167,027	126,991	86,775	46,377
8 11 houses (greenfield)	11	£56,000	1,918,686	1,818,722	1,718,283	1,617,369	1,515,982	1,414,121	1,311,784	1,208,974	1,105,688	1,001,929	897,695
9 16 flats (brownfield)	16	£767,730	1,382,745	1,260,441	1,137,566	1,014,120	890,104	765,517	640,359	514,631	388,332	261,461	134,021
10 11 flats (brownfield)	11	£235,500	950,637	866,553	782,077	697,208	611,947	526,293	440,247	353,809		179,755	92,139
11 12 flats (greenfield)	12		1,037,059	945,330	853,174	760,590	667,578	574,137	480,269	385,973	291,248	196,097	100,515
12 Development of c.30 flats (brownfield)	27	£852,510	2,146,259	1,950,410	1,753,649	1,555,974	1,357,386	1,157,884	957,470	756,142		350,745	146,677
13 Development of c.30 flats (brownfield)	32	£433,320	1,288,935	1,053,965	817,914	580,780	342,564	103,265 -	139,208	- 384,357	- 630,603	- 877,950	- 1,126,394
14 Development of c.30 flats and houses (brownfield)	31	£753,600	3,097,790	2,861,229	2,623,559	2,384,780	2,144,894	1,903,899	1,661,796	1,418,585	1 1	928,838	682,301
15 Development of c.100 flats and houses (greenfield)	100	£500,500	9,769,471	9,032,216	8,291,505	7,547,340	6,799,719	6,048,644	5,294,112	4,536,126		3,009,789	2,241,437
16 Development of c.100 flats (brownfield)	100	£2,891,321	5,037,216	4,418,958	3,797,833	3,173,842	2,546,985	1,917,260	1,281,688	638,992	,	- 665,091	- 1,326,423
17 Residential and health (change of use of long term vac		£2,214,550	- 5,729,553	- 6,315,344	- 6,903,814 -	7,494,962	- 8,088,789	- 8,685,293 -	9,284,477	- 9,886,338	- 10,490,878	- 11,098,097	- 11,707,994
18 Tall building residential and health (new build)	91	£2,214,550	- 543,348	- 1,090,178	- 1,639,492 -	- 2,191,290	- 2,745,573	- 3,302,340 -	3,861,591	- 4,423,327	- 4,987,546	- 5,554,250	- 6,123,438
19 11 flats (change of use)	11	£235,500	535,432	449,144	362,458	275,372	187,890	100,009	11,731	- 78,120		- 259,392	350,634
20 Residential and retail (Lidl scale)	42	£3,923,430	3,961,310	3,648,535	3,334,301	3,018,608	2,701,456	2,382,844	2,062,774	1,741,245		1,093,809	767,903
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275		365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983 -	- 2,631,983	- 2,631,983	- 2,631,983 -	2,631,983	- 2,631,983	, ,	- 2,631,983	- 2,631,983
24 9 flats (change of use)	9	£1,526,040	543,911	482,003	420,095	358,188	296,280	234,373	172,465	110,558	48,649	- 13,460	- 76,312
25 Residential and retail (local scale - locally tall building)		£1,894,362	2,058,949	1,675,360	1,290,005	902,882	513,993	123,338 -	273,190	- 673,392	- 1,075,388	- 1,479,177	- 1,884,760
26 Residential and retail (local scale - medium scale build		£395,640	1,056,475	885,152	713,039	540,136	366,444	191,962	16,691	- 161,802	- 341,351	- 521,701	- 702,853
27 Residential and primary school	293	£4,851,300	2,495,115	600,085	- 1,323,543 -	- 3,290,885	- 5,270,240	- 7,258,563 -	9,255,857	- 11,262,119	- 13,277,351	- 15,301,553	- 17,334,724
28 Residential and secondary school (greenfield)	150	£1,134,000	- 2,823,152	- 3,895,967	- 4,973,782 -	- 6,056,597	- 7,144,414	- 8,237,230 -	9,335,048	- 10,437,866	- 11,545,685	- 12,658,504	- 13,776,324
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861 -	- 35,432,861	- 35,432,861	- 35,432,861 -	35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760 -	- 14,419,760	- 14,419,760	- 14,419,760 -	14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 1,976,194	- 2,970,160	- 3,968,605 -	4,971,530	- 5,978,935	- 6,990,818 -	8,007,182	- 9,028,024	- 10,053,346	- 11,083,148	- 12,117,429
32 Large mixed use office and residential (Change of Use		£3,668,400	- 3,043,281	- 4,723,546	- 6,411,429 -	- 8,106,934	- 9,810,059	- 11,520,802 -	13,239,167	- 14,965,152	- 16,698,756	- 18,439,980	- 20,188,825
33 Residential conversion of large listed building	52	£1	2,085,019	1,755,070	1,423,597	1,090,600	756,080	420,037	82,470	- 260,536	Ź	- 953,706	- 1,302,611
34 Residential conversion of medium listed building	8	£1,187,400	457,764	458,989	460,214	461,439	462,664	463,889	465,115	466,339	,	468,789	470,014
35 Large Private Rental Scheme development (new build		£13,008,000	- 5,837,970	- 8,194,991	- 10,582,753 -	- 12,981,280	- 15,390,573	- 17,810,632 -	20,241,457	- 22,683,047	- 25,135,403	- 27,598,525	- 30,072,412
36 Large Private Rental Scheme development (change o		£3,668,400	- 4,865,181	- 6,829,369	- 8,819,170 -	- 10,817,943	- 12,825,687	- 14,842,403 -	16,868,090	- 18,902,749	- 20,946,378	- 22,998,980	- 25,060,553
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 7,018,494	- 9,254,001	- 11,499,634 -	- 13,755,392	- 16,021,275	- 18,297,282 -	20,583,415	- 22,879,673	- 25,186,055	- 27,502,562	- 29,829,195
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 3,079,143	- 4,759,407	- 6,447,291 -	8,142,795	- 9,845,920	- 11,556,664 -	13,275,029	- 15,001,013	- 16,734,617	- 18,475,841	- 20,224,686
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	_,,	- 2,711,373	- 2,711,373	_,,	2,711,373	- 2,711,373	, , , , -	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	1,044,271	403,703	- 243,494 -	- 899,868	- 1,559,259	- 2,221,667 -	2,887,092	- 3,555,532		- 4,901,463	- 5,578,954
42 Mixed use light industrial and residential (moderate an		£1,988,562	- 5,279,406	- 5,694,451		- 6,530,317	- 6,951,139	, ,	7,798,560	- 8,225,159		- 9,084,135	- 9,516,511
43 Mixed use large residential and community use (brown		£1,620,000	- 5,587,421	- 6,347,384				1 1		1 1			
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16,006,367	- 16,006,367 -	- 16,006,367	- 16,006,367	- 16,006,367 -	16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367
45 Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234	- 1,045,234 -	1,045,234	- 1,045,234	- 1,045,234 -	1,045,234	- 1,045,234	10000	- 1,045,234	- 1,045,234
46 Large retail shopping centre	500	£115,000,000	- 4,893,889	- 7,478,713	1 1	12,765,297	- 15,428,210	1 1	20,789,451		- 26,197,916	- 28,919,857	- 31,653,604
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382		1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381		18,357,381	- 18,357,381		18,357,381		- 18,357,381	- 18,357,381	- 18,357,381
49 Small residential and community use	23	£395,640	365,167	197,919	29,894 -	141,027	- 313,195	- 486,150 -	659,894	- 834,428		- 1,185,862	- 1,362,762
50 Medium residential and community use	43	£1,663,572		- 391,643	- 710,028 -	- 1,029,868	- 1,351,160	1 1	1,998,107	- 2,323,760		- 2,979,429	- 3,309,442
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734 -	123,734	- 123,734	1	123,734	- 123,734		- 123,734	- 123,734
52 Hotel and residential	46	£17,259,324	- 6,022,477	- 6,361,521	- 6,702,119 -	7,044,273	- 7,387,982	- 7,733,245 -	8,080,063	- 8,428,437	- 8,778,365	- 9,129,850	9,482,887
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034		17,034	17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156 -	5,946,156	- 5,946,156		5,946,156	- 5,946,156		- 5,946,156	- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	3,628,467	3,222,127	2,813,894	2,403,765	1,991,743	1,577,826	1,162,015	744,309		- 98,261	- 528,109
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722		24,713,675	21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142		16,393,401	14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272	8,196,087	7,264,902
60 Student housing/co-living- mid rise scheme (250 units		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075		5,122,094	4,540,104
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308		3,414,321	3,026,326
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599		7,326,020	6,705,229		5,463,649	4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166		4,519,389	3,821,001
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289

Description	No of unito	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land valu 25% AH		35% AH	40% AH	45% AH	50% AH
•	No of units		0% АП 195,879	5 % Ап 185,726	175,525	165,274	20% An 154,976		134,235	123,792		102,761	92,17
1 Single residential dwelling (greenfield)	1		195,679										
2 Single residential dwelling (brownfield) 3 4 houses (greenfield)	4	,	785,724	186,279 745,113	176,078 704,312	165,829 663,316	155,532 622,128		134,793 539,173	124,352 497,407		103,324 413,296	
,		,					777,660			*			
4 5 houses (greenfield)	5		982,155 523.683	931,392	880,389 438,151	829,144 395,085	351,820		673,966	621,759		516,620	
5 Block of 5 flats (brownfield)	5		523,683	481,016	438,151	395,085	351,820		264,691 264,691	220,828 220,828		132,502 132,502	
6 Block of 5 flats (brownfield)	5		523,683	481,016	438,151	395,065	351,820			220,828		132,502	
7 Block of 5 flats (greenfield)	11		2,126,189	481,016 2,016,297	1,905,885	1,794,950	1,683,494		264,691 1,459,017	1,345,996	· · · · · · · · · · · · · · · · · · ·		
8 11 houses (greenfield)		,			1 1	1,794,950	1,003,494		824,087	685,617		1,118,390	
9 16 flats (brownfield) 10 11 flats (brownfield)	16		1,641,681 1,128,656	1,506,989 1,036,055	1,371,667 943,021	849,555	755,656		566,559	471,362		406,790 279,668	
,						926,787	824,352		618,064	514,212			· · · · · · · · · · · · · · · · · · ·
11 12 flats (greenfield)	12		1,231,261 2,569,351	1,130,241 2,353,261	1,028,751	1,918,055	1,698,937	1,478,810		1,035,528		305,092	
12 Development of c.30 flats (brownfield) 13 Development of c.30 flats (brownfield)	32		1,790,377	1,531,419	2,136,163 1,271,264	1,009,912	747,365	, ,	1,257,673 218,681	- 48,180	812,372 - 319,592	588,207 - 592,219	
, , ,				3,346,053		2,820,539	2,555,946		*	· · · · · ·	· · · · · · · · · · · · · · · · · · ·		-
14 Development of c.30 flats and houses (brownfield)	31 100		3,606,975		3,083,908	8,922,511	8,096,921	7,267,510	2,023,087 6,434,277	1,754,822 5,597,226		1,214,619 3,911,660	
15 Development of c.100 flats and houses (greenfield)			11,376,360	10,562,231	9,744,281								
16 Development of c.100 flats (brownfield)	100		6,426,422	5,741,704	5,053,804	4,362,721	3,668,455		2,270,378	1,566,565		135,495	,
17 Residential and health (change of use of long term var		, ,	- 4,428,152	- 5,076,203		- 6,381,227	- 7,038,201	- 7,698,149	- 8,361,071	- 9,026,966		- 10,367,682	- 11,042,5
18 Tall building residential and health (new build)	91		666,545	70,442	- 536,442	- 1,147,164	- 1,760,647	11	- 2,995,898	- 3,617,665		- 4,869,486	- 5,499,5
19 11 flats (change of use)	11	,	714,675	619,812	524,510	428,768	332,589 3,241,392	235,970	138,913	41,416		- 157,256	- 257,5
20 Residential and retail (Lidl scale)	42		4,630,147	4,285,375	3,938,992	3,590,997		2,890,175	2,537,347	2,182,908		1,469,196	1,109,9
21 Residential and retail (Tesco scale)	17	, ,	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836 365,275	1,617,8
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275			
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983 537,527	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983		- 2,631,983	
24 9 flats (change of use)	9		674,390	605,958		469,095	400,664	332,232	263,801	195,370		58,506	
25 Residential and retail (local scale - locally tall building)			2,883,792	2,460,742	2,035,738	1,608,780	1,179,868	749,002	316,182	- 120,401	,	- 1,009,169	
26 Residential and retail (local scale - medium scale build	di 23 293	£395,640 £4,851,300	1,419,367	1,230,683 4,655,982	1,041,127	850,698 429,331	659,397	467,225	274,180 - 6,139,735	80,264 - 8,362,088		- 314,919 - 12,836,698	- 514,4
27 Residential and primary school	150		6,754,797 - 469.236	4 ,055,962	2,547,493 - 2,845,625	- 4.042.123	- 1,724,932	, , , , , , , , , , , , , , , , , , ,	, ,	, ,	, ,	, ,	- 15,088,9
28 Residential and secondary school (greenfield)			,		, ,	7 - 7	-, , -	- 6,451,726	- 7,664,831	- 8,883,473	-, -,-	- 11,337,362	- 12,572,6
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,8
30 Office (medium) 31 Large mixed use office and residential (New build)	178	£34,288,800 £13,008,000	- 14,419,760 247,428	- 14,419,760 - 849.322	- 14,419,760 - 1,954,834	- 14,419,760 - 3.065,330	- 14,419,760 - 4,180,813	- 14,419,760 - 5.301.282	- 14,419,760	- 14,419,760 - 7.557.176	- 14,419,760 - 8.692.603	- 14,419,760 - 9,833,014	- 14,419,7
32 Large mixed use office and residential (Change of Use			723,800	- 1.100.337	- 2.967.831	- 4.847.286	- 6.735.228	- 8.631.655	- 6,426,736 - 10.536.568	- 12.449.966	-,,	- 16.302.222	- 18.241.0
33 Residential conversion of large listed building	52			,,	7 7	7- 7	-,, -	-,,	-,,	, -,	7 - 7 - 7	- 544,020	- 929,3
34 Residential conversion of medium listed building			2,803,998	2,439,653	2,073,621	1,705,901	1,336,495	965,401 584.096	592,621	218,152	588,582	590,078	591,5
35 Large Private Rental Scheme development (new build	8 420	£13,008,000	576,620 - 446.036	578,116 - 3,042,395	579,611	581,107 - 8,291,979	582,602 - 10.967.148	- 13.654.328	585,592 - 16.353.520	587,087	· · · · · · · · · · · · · · · · · · ·	- 24.523.163	- 27,270,4
36 Large Private Rental Scheme development (change o			- 446,036	- 2.535.535	- 4.709.013	- 6.910.192	0 120 500	11,004,320	12 620 1/2	- 19,064,723 - 15.887.479	- 18.156.824	- 24,523,163	- 22,725.5
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 1,943,047	- 4.384.860	- 6.840.580	- 0,910,192 - 9.345.216	- 11.861.148	1/1,370,010	16,026,143	- 19 476 725	- 22.037.844	- 24.610.259	27,123,5
, ,	288			.,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	.,	6 771 000	9 667 516	10,920,903	. 0, . : 0, : = 0	14 407 712	,,	10 276 0
38 Tall tower with ground floor retail (change of use) 39 Small scale light industrial park		£3,668,400 £357,960	689,008	- 1,135,659 - 2.711.373	- 3,003,692 - 2,711,373	- 4,883,148 - 2,711,373	- 0,771,069	- 0,007,516	- 2.711.373	- 12,485,828 - 2,711,373	- 14,407,713	- 16,338,083 - 2.711.373	- 18,276,9 - 2,711.3
	-	£7,837,440	, , , , -		, , , , ,	_,,	_,,	_, ,	, ,,	4,602,236	, ,,,,,,	, , , ,	7 7
40 Large warehouse	97	£1,988,562	4,602,236	4,602,236 1,747,321	4,602,236	4,602,236 321,293	4,602,236 - 402,712	4,602,236	4,602,236 - 1,870,552	- 2,609,485	4,602,236	4,602,236	4,602,2
41 Mixed use light industrial and residential (low amounts			2,455,398		1,035,953								, ,
42 Mixed use light industrial and residential (moderate an		£1,988,562	- 4,372,270 - 3,899,891	- 4,830,713 - 4,740,585		- 5,753,993 - 6,433,546	- 6,218,831	- 6,685,801		- 7,626,138	, ,	- 8,575,001	- 9,052,0
43 Mixed use large residential and community use (brown			- 3,899,891 - 16,006,367	4,740,58516,006,367	- 5,585,138	- 6,433,546 - 16.006,367	- 7,285,811 16,006,367	- 8,141,933		- 9,865,747 - 16,006,367			- 12,480,3
44 Non-charitable community uses (new build)	-	£1,705,020 £687,660	- 16,006,367 - 1.045,234		1 045 234		- 16,006,367 1,045,234	- 16,006,367		- 16,006,36 <i>t</i> - 1.045,234	- 16,006,367	- 16,006,367 - 1,045,234	- 16,006,3
45 Non-charitable community uses (change of use) 46 Large retail shopping centre	500	£115,000,000	1,080,659	- 1,045,234 - 1,774,288	- 1,045,234 - 4.658,699	- 1,045,234 - 7,556,085	- 1,045,234 - 10,513,293	- 1,045,234 - 13,484,813	- 1,045,234 - 16,469,522		- 1,045,234 - 22,478,510	- 1,045,234	- 1,045,2 - 28,540,2
			1,080,659			1,472,382	1,472,382			1,472,382			
47 Large mixed use leisure and retail 48 Gypsy and Traveller site	-	£2,477,460	- 18,357,381	1,472,382	1,472,382				1,472,382	, ,	* *	1,472,382	1,472,3
	- 22	£1,396,500		- 18,357,381		- 18,357,381		- 18,357,381 - 214,509		- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,3
49 Small residential and community use	23		717,903	533,780	348,799 - 108,855	162,962 - 460,808	- 24,095 - 814,365	- 1,169,528	- 405,793 - 1,526,294	- 597,947 - 1,884,666	- 790,972 - 2,244,643	- 984,867	- 1,179,6
50 Medium residential and community use	43		581,367 - 123,734	- 123,734		- 460,808 - 123,734	- 814,365 - 123,734					- 2,606,224	- 2,969,4
51 Conversion of long term vacant unit to small office	-	£141,300						- 123,734	- 123,734	- 123,734		- 123,734	
52 Hotel and residential	46	, ,	- 5,311,137	- 5,684,211		- 6,435,510	- 6,813,735		- 7,575,333	- 7,958,709		- 8,730,608	
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034		17,034	
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156		- 5,946,156	- 5,946,156 1,323,776		- 5,946,156	
55 Retail and S3 uses and 56 residential units	56		4,505,990	4,057,669	3,607,255	3,154,746	2,700,145	2,243,449	1,784,660			395,728	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291		33,136,245	30,328,722		24,713,675	
58 Student housing/co-living - tower scheme (400 units)	-	£740,724	33,154,734	31,292,363	29,429,993	27,567,622	25,705,252		21,980,512	20,118,142		16,393,401	14,531,0
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013		10,989,643	10,058,457		8,196,087	7,264,
60 Student housing/co-living- mid rise scheme (250 units		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564		11,447,595	10,477,611		8,537,642	
61 Student housing/co-living - mid rise scheme (150 units		£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048		6,868,066	6,286,075		5,122,094	4,540,
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290		4,578,302	4,190,308		3,414,321	3,026,3
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599		7,326,020	6,705,229		5,463,649	
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333		6,614,556	5,916,166		4,519,389	3,821,0
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,2

							F	Residual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH			35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	208,976	198,196	187,365	176,482	165,548	3 154,563	143,527	132,440		110,112	98,871
2 Single residential dwelling (brownfield)	1	£348,000	209,528	198,748	187,918	177,037	166,104	155,120	144,085	133,000	121,863	110,674	99,435
3 4 houses (greenfield)	4	£49,000	838,109	794,993	751,672	708,147	664,417	7 620,483	576,343	532,000	487,451	442,697	397,739
4 5 houses (greenfield)	5	£23,905	1,047,636	993,741	939,590	885,184	830,52	775,603	720,429	664,999	609,314	553,372	497,174
5 Block of 5 flats (brownfield)	5	£648,000	574,788	529,676	484,353	438,819	393,075	347,119	300,952	254,574	207,985	161,185	114,174
6 Block of 5 flats (brownfield)	5	£301,200	574,788	529,676	484,353	438,819	393,075		300,952	254,574		161,185	114,174
7 Block of 5 flats (greenfield)	5	£68,320	574,788	529,676	484,353	438,819	393,075		300,952	254,574	207,985	161,185	114,174
8 11 houses (greenfield)	11	£56,000	2,267,946	2,151,272	2,034,045	1,916,265	1,797,93	_	1,559,600	1,439,604		1,197,952	1,076,294
9 16 flats (brownfield)	16	£767,730	1,803,526	1,661,091	1,517,990	1,374,223	1,229,790		938,923	792,491	645,391	497,627	349,194
10 11 flats (brownfield)	11	£235,500	1,239,924	1,142,000	1,043,618	944,779	845,481		645,510	544,837	443,707	342,118	240,071
11 12 flats (greenfield)	12	£54,894	1,352,644	1,245,818	1,138,493	1,030,667	922,343		704,192	594,368		373,219	261,896
12 Development of c.30 flats (brownfield)	27	£852,510	2,828,922	2,600,415	2,370,839	2,140,195	1,908,482		1,441,851	1,206,933		733,892	495,768
13 Development of c.30 flats (brownfield)	32	£433,320	2,098,017	1,824,342	1,549,399	1,273,190	995,715		436,966	155,692	,	- 416,921	- 706,343
14 Development of c.30 flats and houses (brownfield)	31	£753,600	3,928,414	3,652,116	3,374,519	3,095,626	2,815,436		2,251,164	1,967,082		1,395,028	1,107,056
15 Development of c.100 flats and houses (greenfield)	100	£500,500	12,387,886	11,525,366	10,658,794	9,788,172	8,913,500	_	7,152,004	6,265,180		4,479,382	3,580,407
16 Development of c.100 flats (brownfield)	100	£2,891,321	7,221,427	6,498,676	5,772,561	5,043,083	4,310,243		2,834,472	2,091,542		587,500	- 177,000
17 Residential and health (change of use of long term vac		£2,214,550	- 4,260,382	- 4,944,029	- 5,630,818	- 6,320,751	- 7,013,827	* *	- 8,409,411	- 9,111,918	1 1	- 10,526,361	- 11,238,298
18 Tall building residential and health (new build)	91	£2,214,550 £235,500	1,319,297	691,967	61,767	- 580,017	- 1,225,656 423,350		- 2,525,672 218,686	- 3,180,047		- 4,497,537 - 93.193	- 5,160,649 - 199,207
19 11 flats (change of use) 20 Residential and retail (Lidl scale)	11 42	£3,923,430	827,104 5,044,372	726,862 4,679,783	626,156 4,313,489	524,985 3,945,489	3,575,784		2,831,258	115,658 2,456,438		1,701,681	1,321,745
20 Residential and retail (Lidi scale) 21 Residential and retail (Tesco scale)	17	£3,923,430 £13,282,200										, ,	
	- 17		1,617,836 365,275	1,617,836 365,275	1,617,836 365,275	1,617,836 365,275	1,617,836 365,275		1,617,836 365,275	1,617,836 365,275		1,617,836 365,275	1,617,836 365,275
22 Supermarket (Lidl) 23 Superstore (Tesco)	-	£1,168,080 £13,282,200	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204		1,413,204	1,413,204		1,413,204	1,413,204
24 9 flats (change of use)	9	£1,526,040	751,603	679.311	607,019	534,727	462,434	, ,	317,850	245,558		1,413,204	28,681
25 Residential and retail (local scale - locally tall building)	-	£1,894,362	3,585,630	3,140,546	2,691,308	2,240,001	1,786,625		873,669	414,088		- 519,082	- 991,976
26 Residential and retail (local scale - locally tall building)		£395,640	2,521,290	2,321,915	2,121,617	1,920,396	1,718,253		1,311,197	1,106,286		693,693	486,013
27 Residential and primary school	293	£4,851,300	8,837,318	6,617,847	4,388,128	2,148,163	- 103,607		- 4,747,506	- 7,097,823		- 11.830,133	- 14,212,128
28 Residential and secondary school (greenfield)	150	£1,134,000	- 253,772	- 1,507,774	- 2,767,636	- 4,033,361	- 5.304.947	, ,	- 7.865.704	- 9.154.875	, , ,	- 11.750.802	- 13.057.558
29 Office (large)	-	£1,101,500	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	-,,	6,445,969	6,445,969	-, -,	6,445,969	6.445.969
30 Office (medium)	-	£34,288,800	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596		2,621,596	2,621,596	2,621,596	2,621,596	2.621.596
31 Large mixed use office and residential (New build)	178	£13,008,000	47,866,374	46,735,921	45,600,327	44,459,590	43,313,712	, ,	41,006,530	39,845,227	38,678,782	37,507,195	36,330,466
32 Large mixed use office and residential (Change of Use	288	£3,668,400	3,345,705	1,443,073	- 475,390	- 2,439,250	- 4,426,585	5 - 6,422,871	- 8,428,111	- 10,442,300	- 12,465,442	- 14,497,535	- 16,538,580
33 Residential conversion of large listed building	52	£1	3,208,050	2,824,375	2,438,920	2,051,687	1,662,675	1,271,885	879,314	484,966	88,838	- 313,784	- 719,567
34 Residential conversion of medium listed building	8	£1,187,400	646,884	648,540	650,195	651,849	653,504	1 655,160	656,815	658,469	660,124	661,780	663,435
35 Large Private Rental Scheme development (new build		£13,008,000	2,385,646	- 311,522	- 3,057,557	- 5,816,061	- 8,612,25°	1 - 11,441,639	- 14,283,701	- 17,138,438	- 20,005,849	- 22,885,935	- 25,778,696
36 Large Private Rental Scheme development (change o		£3,668,400	1,987,835	- 259,808	- 2,548,171	- 4,846,924	- 7,177,086	6 - 9,534,908	- 11,903,293	- 14,282,241	- 16,671,750	- 19,071,822	- 21,482,456
37 Tall tower with ground floor retail (new build)	395	£15,150,000	2,821,212	288,994	- 2,289,178	- 4,883,485	- 7,504,289	9 - 10,165,261	- 12,838,152	- 15,522,964	- 18,219,696	- 20,928,348	- 23,648,920
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	2,675,450	772,817	- 1,155,873	- 3,130,115	- 5,117,45	7,113,737	- 9,118,976	- 11,133,166	- 13,156,307	- 15,188,400	- 17,229,445
39 Small scale light industrial park	-	£357,960	449,628	449,628	449,628	449,628	449,628	3 449,628	449,628	449,628	449,628	449,628	449,628
40 Large warehouse	-	£7,837,440	3,387,331	1 1		3,387,331	3,387,33		3,387,331	3,387,331		3,387,331	3,387,331
41 Mixed use light industrial and residential (low amounts		£1,988,562	8,276,040	7,537,213	6,794,945	6,049,239	5,300,094		3,791,486	3,032,023		1,502,780	729,647
42 Mixed use light industrial and residential (moderate an		£1,988,562	6,350,646	5,878,093	5,403,341	4,926,388	4,447,235		3,482,327	2,996,572		2,018,463	1,524,265
43 Mixed use large residential and community use (brown		£1,620,000	- 2,987,796	- 3,874,648	- 4,765,576	- 5,660,580	- 6,559,660	* *	- 8,370,049	- 9,281,356		- 11,116,202	- 12,039,738
44 Non-charitable community uses (new build)	-	£1,705,020	- 17,362,005	- 17,362,005		- 17,362,005	- 17,362,005	* *	- 17,362,005	- 17,362,005		- 17,362,005	- 17,362,005
45 Non-charitable community uses (change of use)	-	£687,660	- 1,133,625									- 1,133,625	
46 Large retail shopping centre 47 Large mixed use leisure and retail	500	£115,000,000 £2,477,460	188,738,269	185,761,122	182,770,434 28,387,920	179,766,205	176,748,434	1 1	170,672,270	167,613,875		161,456,464	158,357,446
47 Large mixed use leisure and retail 48 Gypsy and Traveller site	-		28,387,920	28,387,920		28,387,920 - 19,961,549	28,387,920		28,387,920	28,387,920		28,387,920	28,387,920
48 Gypsy and Traveller site 49 Small residential and community use	23	£1,396,500 £395,640	- 19,961,549 829,029	- 19,961,549 634,714	- 19,961,549 439,494	243,368	- 19,961,549 46,336		- 19,961,549 - 355,791	- 19,961,549 - 558,588	7 7	- 19,961,549 - 966,939	- 19,961,549 - 1,172,493
50 Medium residential and community use	43	£1,663,572		512,939	148,917		- 593,052					- 2,483,330	- 1,172,493 - 2,866,472
51 Conversion of long term vacant unit to small office	- 43	£1,003,372 £141,300		23,269	23,269	23,269	23,269		23,269	23,269		23,269	23,269
52 Hotel and residential	46	£17,259,324	3,740,309	3,352,676	23,209	2,572,050	2,179,057		1,387,711	989,357		187,291	- 219,725
53 Conversion of long term vacant unit to shop	-	£17,239,324 £114,924	155,334	155,334	155,334	155,334	155,334		155,334	155,334		155,334	155,334
54 Hotel development (from long term vacant building)	-	£4,725,072	1,194,999	1,194,999	1,194,999	1,194,999	1,194,999		1,194,999	1,194,999		1,194,999	1,194,999
55 Retail and S3 uses and 56 residential units	56	£15,260,400	13,698,724	13,225,831	12,750,728	12,273,414	11,793,888		10,828,204	10,342,046		9,363,096	8,870,304
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343		3,994,711	3,994,711	3,994,711	3,994,711		3,994,711	3,994,711		3,994,711	3,994,711
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	47,305,234	44,497,711	41,690,188	38,882,664	36,075,14		30,460,096	27,652,572		22,037,526	19,230,003
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		29,517,140	27,654,770	25,792,399	23,930,029	1 1	20,205,288	18,342,918		14,618,178	12,755,808
59 Student housing/co-living - tower scheme (200 units)	-	£370,362		14,757,956	13,826,771	12,895,586	11,964,40		10,102,031	9,170,846		7,308,476	6,377,290
60 Student housing/co-living- mid rise scheme (250 units	-	£652,506		15,372,922	14,402,938	13,432,953	12,462,969		10,522,999	9,553,015		7,613,046	6,643,061
61 Student housing/co-living - mid rise scheme (150 units		£522,004	9,805,253	9,223,262	8,641,272	8,059,281	7,477,29		6,313,309	5,731,318		4,567,337	3,985,346
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,536,426	6,148,433	5,760,438	5,372,445	4,984,45		4,208,464	3,820,469		3,044,482	2,656,488
63 Student housing/co-living - low rise scheme (200 units		£1,305,011	10,459,019	9,838,228	9,217,438	8,596,648	7,975,858		6,734,278	6,113,488		4,871,908	4,251,118
64 C2 care scheme (70 units)	-	£978,758		9,366,824	8,668,434	7,970,046	7,271,657		5,874,879	5,176,490		3,779,713	3,081,323
65 C2 care scheme (50 units)	-	£717,756	7,616,917	7,101,724	6,586,530	6,071,336	5,556,143	5,040,949	4,525,756	4,010,562		2,980,175	2,464,982

							Re	esidual land valu	es				
Description	No of units		0% AH	5% AH			20% AH		30% AH	35% AH			50% AH
1 Single residential dwelling (greenfield)	1	£17,500		216,392	204,642	192,836	180,975	-	157,087	145,059	132,976	120,838	108,643
2 Single residential dwelling (brownfield)	1	£348,000			-	193,391	181,531	-	157,645	145,619	,	121,399	109,207
3 4 houses (greenfield)	4	,			820,781	773,564	726,125		630,581	582,476		485,600	436,828
4 5 houses (greenfield)	5	·			1,025,976	966,955	907,656	848,080	788,226	728,095		606,999	546,035
5 Block of 5 flats (brownfield)	5	·			557,782	508,325	458,639		358,580	308,205		206,768	155,706
6 Block of 5 flats (brownfield)	5		*		557,782	508,325	458,639		358,580			206,768	155,706
7 Block of 5 flats (greenfield)	5	,			557,782	508,325	458,639	408,724	358,580	308,205		206,768	155,706
8 11 houses (greenfield)	11	£56,000	2,474,794	2,348,225	2,221,056	2,093,285	1,964,914	1,835,942	1,706,369	1,576,196		1,314,045	1,182,070
9 16 flats (brownfield)	16	£767,730	2,061,645	1,906,862	1,751,354	1,595,121	1,438,163	1,280,479	1,122,071	962,938		642,496	481,188
10 11 flats (brownfield)	11	£235,500	1,417,381	1,310,967	1,204,055	1,096,645	988,736	880,329	771,424	662,020		441,716	330,816
11 12 flats (greenfield)	12		1,546,234	1,430,147	1,313,515	1,196,340	1,078,621	960,360	841,553			481,872	360,891
12 Development of c.30 flats (brownfield)	27	£852,510	3,250,679	3,001,995	2,752,147	2,501,134	2,248,956	1,995,615	1,741,108			970,604	711,441
13 Development of c.30 flats (brownfield)	32	£433,320	2,597,877	2,300,288	2,001,318	1,700,969	1,399,240	1,096,131	791,642		•	- 132,091	- 446,832
14 Development of c.30 flats and houses (brownfield)	31	£753,600	4,435,993	4,135,411	3,833,417	3,530,010	3,225,191	2,918,959	2,611,315	2,302,258		1,679,909	1,366,614
15 Development of c.100 flats and houses (greenfield)	100	£500,500		13,050,554	12,106,987	11,159,005	10,206,609	9,249,798	8,288,572	7,322,932		5,378,408	4,399,525
16 Development of c.100 flats (brownfield)	100	£2,891,321	8,606,251	7,817,249	7,024,569	6,228,211	5,428,176	4,624,463	3,817,071	3,006,002		1,372,829	543,708
17 Residential and health (change of use of long term va		£2,214,550	- 2,963,087			- 5,210,530	- 5,966,554	- 6,726,017	- 7,488,917	- 8,255,257	1 1	- 9,798,250	- 10,574,904
18 Tall building residential and health (new build)	91	£2,214,550	2,515,068	1,832,593	1,144,812	453,891	- 243,837	- 951,678	- 1,662,708	- 2,376,928	- , ,	- 3,814,932	- 4,538,717
19 11 flats (change of use)	11	£235,500	1,005,783		787,698	677,897	567,592	456,782	345,467	233,647		8,491	- 106,443
20 Residential and retail (Lidl scale)	42	£3,923,430	5,711,099	5,314,613	4,916,271	4,516,072	4,114,017	3,710,104	3,304,334	2,896,707		2,075,884	1,662,687
21 Residential and retail (Tesco scale)	17	£13,282,200		1,617,836		1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275		365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	, ,	1,413,204	1,413,204
24 9 flats (change of use)	9	£1,526,040	881,671	802,875	724,080	645,284	566,488	487,693	408,897	330,101		172,510	93,714
25 Residential and retail (local scale - locally tall building)		£1,894,362		3,915,641	3,431,264	2,943,672	2,450,399	1,954,871	1,457,088	957,048	454,754	- 50,556	- 565,095
26 Residential and retail (local scale - medium scale build		£395,640		2,666,356	2,448,670	2,229,979	2,010,282	1,789,581	1,567,875	1,345,163	1,121,447	896,725	670,998
27 Residential and primary school	293	£4,851,300	13,083,562	10,660,949	8,227,125	5,782,087	3,325,836	858,374	- 1,645,024	- 4,206,940	1 1	- 9,373,054	- 11,973,442
28 Residential and secondary school (greenfield)	150	£1,134,000	2,061,266	715,542	- 646,194	- 2,025,242	- 3,410,685	7 - 7	- 6,200,756	- 7,605,385	- 9,016,408	- 10,433,827	- 11,857,640
29 Office (large)	-	£1,101,500	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969		6,445,969	6,445,969
30 Office (medium)	-	£34,288,800		2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	1 - 1	2,621,596	2,621,596
31 Large mixed use office and residential (New build)	178	£13,008,000		48,761,193	47,523,358	46,279,896	45,030,809	43,776,098	42,515,761	41,249,798	39,978,210	38,700,997	37,418,159
32 Large mixed use office and residential (Change of Use		£3,668,400	7,028,454	4,949,639	2,861,299	763,435	- 1,364,460	- 3,542,838	- 5,734,036	- 7,935,050	-, -,	- 12,366,520	- 14,596,977
33 Residential conversion of large listed building	52	£1		3,506,798	3,086,893	2,665,047	2,241,258	1,815,528	1,387,855	958,241	526,685	93,188	- 347,473
34 Residential conversion of medium listed building	8	£1,187,400		767,290	769,215	771,140	773,063	774,988	776,912	778,837	780,761	782,685	784,610
35 Large Private Rental Scheme development (new build		£13,008,000		4,734,032	1,774,788	- 1,216,217	- 4,247,993	- 7,298,446	- 10,408,029	- 13,531,528	· · · · · ·	- 19,820,275	- 22,985,524
36 Large Private Rental Scheme development (change of		£3,668,400	6,399,623	3,944,823	1,478,787	- 1,013,721	- 3,540,200	- 6,082,248	- 8,673,568	- 11,276,483	,,	- 16,517,105	- 19,154,813
37 Tall tower with ground floor retail (new build)	395	£15,150,000	7,800,230	5,029,813	2,246,716	<u> </u>	- 3,408,754	-,,	- 9,193,175	- 12,130,752	- 15,081,416	- 18,045,169	- 21,022,009
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	6,358,199	4,279,383	2,191,043	93,180	- 2,052,319	,,	- 6,424,901	- 8,625,914	-,,	- 13,057,385	- 15,287,843
39 Small scale light industrial park	-	£357,960			449,628	449,628	449,628	449,628	449,628	449,628	- 7	449,628	449,628
40 Large warehouse	-	£7,837,440		1 1	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331		3,387,331	3,387,331
41 Mixed use light industrial and residential (low amounts		£1,988,562		8,858,134	8,049,183	7,236,479	6,420,019	1 1	4,775,835	3,948,112		2,281,402	1,442,414
42 Mixed use light industrial and residential (moderate ar		£1,988,562			6,198,721	5,679,280	5,157,439		4,106,556	3,577,514		2,512,228	1,975,985
43 Mixed use large residential and community use (brown		£1,620,000											
44 Non-charitable community uses (new build)	-	£1,705,020		- 17,362,005		- 17,362,005	- 17,362,005	1 1	- 17,362,005	- 17,362,005		- 17,362,005	- 17,362,005
45 Non-charitable community uses (change of use)	-	£687,660		- 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	, ,	- 1,133,625	- 1,133,625		- 1,133,625	- 1,133,625
46 Large retail shopping centre	500	£115,000,000			1 1	184,560,141	181,270,562	1 1	174,646,960	1 1		164,600,446	161,221,980
47 Large mixed use leisure and retail	-	£2,477,460		28,387,920	28,387,920	28,387,920	28,387,920	28,387,920	28,387,920	28,387,920		28,387,920	28,387,920
48 Gypsy and Traveller site	-	£1,396,500							- 19,961,549			1 1	- 19,961,549
49 Small residential and community use	23	£395,640				544,286	330,193		- 102,491	- 322,852		- 766,578	- 989,941
50 Medium residential and community use	43	£1,663,572		1,134,594		341,964	- 57,950		- 873,752	- 1,284,423		- 2,111,302	- 2,527,512
51 Conversion of long term vacant unit to small office	-	£141,300		23,269	23,269	23,269	23,269	23,269	23,269	23,269		23,269	23,269
52 Hotel and residential	46	£17,259,324		4,017,701	3,594,709	3,169,772	2,742,889	2,314,061	1,883,287	1,450,568		579,292	140,736
53 Conversion of long term vacant unit to shop	-	£114,924			155,334	155,334	155,334		155,334			155,334	155,334
54 Hotel development (from long term vacant building)	-	£4,725,072		1,194,999	1,194,999	1,194,999	1,194,999	1,194,999	1,194,999	1,194,999		1,194,999	1,194,999
55 Retail and S3 uses and 56 residential units	56	£15,260,400			13,534,297	13,015,127	12,493,547	11,969,560	11,443,164	10,914,360		9,849,530	9,313,502
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343		3,994,711	3,994,711	3,994,711	3,994,711		3,994,711	3,994,711		3,994,711	3,994,711
	-	£1,122,310			41,690,188	38,882,664	36,075,141	33,267,619	30,460,096 20,205,288			22,037,526	19,230,003
57 Student housing/co-living - tower scheme (600 units)		0710 701				76 707 300	23,930,029	22,067,658	70 705 788	18,342,918	16,480,548	1/16/18/1/8	12,755,808
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		29,517,140	27,654,770	25,792,399						14,618,178	0.03= 000
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	-	£370,362	15,689,142	14,757,956	13,826,771	12,895,586	11,964,401	11,033,215	10,102,031	9,170,846	8,239,660	7,308,476	6,377,290
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	-	£370,362 £652,506	15,689,142 16,342,907	14,757,956 15,372,922	13,826,771 14,402,938	12,895,586 13,432,953	11,964,401 12,462,969	11,033,215 11,492,984	10,102,031 10,522,999	9,170,846 9,553,015	8,239,660 8,583,030	7,308,476 7,613,046	6,643,061
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	-) - 5) -	£370,362 £652,506 £522,004	15,689,142 16,342,907 9,805,253	14,757,956 15,372,922 9,223,262	13,826,771 14,402,938 8,641,272	12,895,586 13,432,953 8,059,281	11,964,401 12,462,969 7,477,291	11,033,215 11,492,984 6,895,299	10,102,031 10,522,999 6,313,309	9,170,846 9,553,015 5,731,318	8,239,660 8,583,030 5,149,327	7,308,476 7,613,046 4,567,337	6,643,061 3,985,346
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	-) - s) -	£370,362 £652,506 £522,004 £456,754	15,689,142 16,342,907 9,805,253 6,536,426	14,757,956 15,372,922 9,223,262 6,148,433	13,826,771 14,402,938 8,641,272 5,760,438	12,895,586 13,432,953 8,059,281 5,372,445	11,964,401 12,462,969 7,477,291 4,984,451	11,033,215 11,492,984 6,895,299 4,596,457	10,102,031 10,522,999 6,313,309 4,208,464	9,170,846 9,553,015 5,731,318 3,820,469	8,239,660 8,583,030 5,149,327 3,432,476	7,308,476 7,613,046 4,567,337 3,044,482	6,643,061 3,985,346 2,656,488
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units) 63 Student housing/co-living - low rise scheme (200 units)	-) - s) -	£370,362 £652,506 £522,004 £456,754 £1,305,011	15,689,142 16,342,907 9,805,253 6,536,426 10,459,019	14,757,956 15,372,922 9,223,262 6,148,433 9,838,228	13,826,771 14,402,938 8,641,272 5,760,438 9,217,438	12,895,586 13,432,953 8,059,281 5,372,445 8,596,648	11,964,401 12,462,969 7,477,291 4,984,451 7,975,858	11,033,215 11,492,984 6,895,299 4,596,457 7,355,068	10,102,031 10,522,999 6,313,309 4,208,464 6,734,278	9,170,846 9,553,015 5,731,318 3,820,469 6,113,488	8,239,660 8,583,030 5,149,327 3,432,476 5,492,698	7,308,476 7,613,046 4,567,337 3,044,482 4,871,908	6,643,061 3,985,346 2,656,488 4,251,118
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	-) - s) -	£370,362 £652,506 £522,004 £456,754	15,689,142 16,342,907 9,805,253 6,536,426 10,459,019 10,065,212	14,757,956 15,372,922 9,223,262 6,148,433 9,838,228	13,826,771 14,402,938 8,641,272 5,760,438	12,895,586 13,432,953 8,059,281 5,372,445	11,964,401 12,462,969 7,477,291 4,984,451	11,033,215 11,492,984 6,895,299 4,596,457 7,355,068 6,573,268	10,102,031 10,522,999 6,313,309 4,208,464	9,170,846 9,553,015 5,731,318 3,820,469 6,113,488 5,176,490	8,239,660 8,583,030 5,149,327 3,432,476 5,492,698 4,478,102	7,308,476 7,613,046 4,567,337 3,044,482	6,643,061 3,985,346 2,656,488



Appendix 6 - Appraisal results - growth

								sidual land value		1			
Description	No of units									35% AH	40% AH		50% AH
1 Single residential dwelling (greenfield)	1	£17,500	80,858	76,206	71,533	66,838	62,121	57,382	52,621	47,838			33,355
2 Single residential dwelling (brownfield)	1	£348,000	81,408	76,759	72,086	67,393	62,677	57,940	53,179	48,397	· · · · · · · · · · · · · · · · · · ·	,	33,919
3 4 houses (greenfield)	4	£49,000	325,633	307,034	288,347	269,572	250,708	231,757	212,717	193,589			135,677
4 5 houses (greenfield)	5	£23,905	407,042	383,793	360,434	336,965	313,386	289,696	265,897	241,986		193,836	169,596
5 Block of 5 flats (brownfield)	5	£648,000	34,837	15,557	- 3,870	- 23,623	- 43,467	- 63,399	- 83,422				- 164,410
6 Block of 5 flats (brownfield)	5		34,837	15,557	- 3,870		- 43,467	- 63,399	- 83,422	- 103,535			- 164,410
7 Block of 5 flats (greenfield)	5	,	34,837	15,557	-	- 23,623	- 43,467	- 63,399	- 83,422	-			- 164,410
8 11 houses (greenfield)	11	£56,000	875,127	825,056	774,746	724,200	673,417	622,396	571,138	519,642			363,732
9 16 flats (brownfield) 10 11 flats (brownfield)	11	£767,730 £235,500	88,068 60,546	27,701 19.045	- 33,445 - 22,993	- 95,293 - 65,514	- 157,423 - 108,229	- 219,833 - 151,135 -	- 282,524 - 194,234	- 345,494 - 237,528	,	·	- 536,091 - 368,563
11 12 flats (greenfield)	12		66,050	20,775	- 25,084	- 71,470	- 118.067	- 164,875	- 211,892	- 259,121	· · · · · · · · · · · · · · · · · · ·		- 402,069
12 Development of c.30 flats (brownfield)	27	£852,510	30,801	- 64.817	- 161,344	- 258,310	- 355,715	- 453,560	- 551,843	- 650,565		,	- 949,366
13 Development of c.30 flats (brownfield)	32		- 1,236,864	- 1,353,641	- 1,470,940	- 1,588,760	- 1,707,099	- 1,825,959	- 1,945,338	- 2.065,238		- 2,306,599	- 2,428,060
14 Development of c.30 flats and houses (brownfield)	31	£753,600	551,867	437,102	321,809	205,986	89,634	- 27,664	- 146,866	- 266,607	- 386,884	- 507,701	- 629,052
15 Development of c.100 flats and houses (greenfield)	100	£500,500	1,728,921	1,372,923	1,015,282	655.998	295.070	- 68.530	438,300	- 809.737	- 1.182.843	- 1.557.617	- 1.934.059
16 Development of c.100 flats (brownfield)	100	£2,891,321	- 1,996,104	- 2.288.862	- 2.582.938	- 2,878,331	- 3,175,042	- 3,473,070	- 3,772,416	- 4.073.080	- 4,375,062	- 4.678.361	- 4,982,978
17 Residential and health (change of use of long term vac		£2,214,550	- 12,236,555	- 12,511,050	- 12,786,744	- 13,063,636	- 13,341,727	- 13,621,019	- 13,901,508	- 14.183.197	- 14,466,086	- 14,750,172	- 15,035,459
18 Tall building residential and health (new build)	91	£2,214,550	- 6,643,663	- 6.898.652	- 7,154,738	- 7,411,922	- 7,670,203	- 7,929,582 ·	- 8,190,058	- 8,451,631	- 8,714,303	- 8.978.071	- 9,242,937
19 11 flats (change of use)	11	£235,500	- 366,290	- 410,365	- 454.638	- 499,108	- 543.775	- 588,640	- 633,702	- 678.962		 	- 815,923
20 Residential and retail (Lidl scale)	42	£3,923,430	617,124	464,335	310,849	156,664	1,779	- 156,151	- 314,817	- 474,194	, -	- , -	- 956,579
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275		365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983		- 2,631,983	- 2,631,983
24 9 flats (change of use)	9		- 110,142	- 139,876	- 169,611	- 199,345	- 229,080	- 258,815	- 288,549	- 318,284		- 377,754	- 407,488
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	- 2,096,774	- 2,285,903	- 2,475,873	- 2,666,684	- 2,858,337	- 3,050,831	- 3,244,167	- 3,438,344	- 3,633,363	- 3,829,223	- 4,025,925
26 Residential and retail (local scale - medium scale build		£395,640	- 769,550	- 855,359	- 941,550	- 1,028,125	- 1,115,082	- 1,202,423	- 1,290,145	- 1,378,251	- 1,466,740	- 1,555,611	- 1,644,864
27 Residential and primary school	293	£4,851,300	- 19,365,139	- 20,267,083	- 21,173,005	- 22,082,905	- 22,996,782	- 23,914,637	- 24,836,469	- 25,762,279	- 26,692,065	- 27,625,830	- 28,563,572
28 Residential and secondary school (greenfield)	150	£1,134,000	- 14,592,730	- 15,102,485	- 15,614,564	- 16,128,968	- 16,645,697	- 17,164,751	- 17,686,131	- 18,209,834	- 18,735,863	- 19,264,217	- 19,794,896
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 13,113,179	- 13,574,349	- 14,037,465	- 14,502,530	- 14,969,542	- 15,438,502	- 15,909,409	- 16,382,264	- 16,857,066	- 17,333,816	- 17,812,514
32 Large mixed use office and residential (Change of Use		£3,668,400	- 22,087,793	- 22,856,963	- 23,629,423	- 24,405,172	- 25,184,213	- 25,966,544	- 26,752,165	- 27,541,077	- 28,333,280	- 29,128,773	- 29,927,556
33 Residential conversion of large listed building	52	£1	- 1,532,914	- 1,693,293	- 1,854,389	- 2,016,202	- 2,178,732	- 2,341,979	- 2,505,943	- 2,670,625	- 2,836,023	- 3,002,138	- 3,168,971
34 Residential conversion of medium listed building	8	£1,187,400	- 138,602	- 138,730	- 138,858	- 138,986	- 139,114	- 139,242	- 139,369	- 139,497	- 139,626	- 139,753	- 139,881
35 Large Private Rental Scheme development (new build		£13,008,000	- 33,215,267	- 34,281,569	- 35,352,409	- 36,427,785	- 37,507,699	- 38,592,150	- 39,681,139	- 40,774,664	- 41,872,728	- 42,975,329	- 44,082,467
36 Large Private Rental Scheme development (change of		£3,668,400	- 27,679,598	- 28,568,184	- 29,460,550	- 30,356,697	- 31,256,625	- 32,160,335	- 33,067,825	- 33,979,096	- 34,894,150	- 35,812,984	- 36,735,598
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 32,784,975	- 33,787,807	- 34,794,906	- 35,806,271	- 36,821,905	- 37,841,806	- 38,865,973	- 39,894,408	- 40,927,111	- 41,964,081	- 43,005,318
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 22,123,656	- 22,892,824	- 23,665,284	- 24,441,034	- 25,220,075	- 26,002,406	- 26,788,027	- 27,576,939	- 28,369,141	- 29,164,634	- 29,963,418
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	- 6,103,084	- 6,410,731		- 7,030,190	- 7,342,001	- 7,655,201	- 7,969,789	- 8,285,765	1 1	1 1	- 9,242,022
42 Mixed use light industrial and residential (moderate am		£1,988,562	- 9,815,088	- 10,013,143 - 14,381,376	, ,	- 10,411,941	- 10,612,680	- 10,814,315	11,016,844	- 11,220,268	, , , , , , , , , , , , , , , , , , ,	- 11,629,800	- 11,835,908
43 Mixed use large residential and community use (brown		£1,620,000	- 14,025,072	,,	, ,	- 15,098,647	- 15,459,615	- 15,822,138	- 16,186,215	- 16,551,848	-,,	- 17,287,778	- 17,658,075
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367 1,045,234	1 045 234	* *	1045 234	1 045 234	1 045 234	1045 234	- 16,006,367	- 16,006,367 1,045,234	- 16,006,367	1 045 234
45 Non-charitable community uses (change of use) 46 Large retail shopping centre	500	£687,660 £115,000,000	- 1,045,234 - 35,288,806	- 1,045,234 - 36,459,975	- 1,045,234 - 37.636,030	- 1,045,234 - 38,816,969	- 1,045,234 - 40.002.793	- 1,045,234 - 41,193,503 -	- 1,045,234 - 42,389,098	- 1,045,234 - 43,589,578		- 1,045,234 - 46,005,196	- 1,045,234 - 47,220,332
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1.472.382	1,472,382	1,472,382	1.472.382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381	- 18,357,381	- 18.357.381	- 18.357.381	- 18.357.381	- 18,357,381	- 18.357.381	- 18,357,381	- 18,357,381	- 18,357,381
49 Small residential and community use	23	£395,640	- 1,419,851	- 1,503,988	- 1,588,508		-,,	- 1,844,357	- 1,930,404	- 2.016.833	, , , , , , , , , , , , , , , , , , ,	7	- 2,278,410
50 Medium residential and community use	43	£1,663,572	- 3,399,451	- 3,557,327			, ,	* *	4,357,171	1 1			- 5,009,604
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	1 1	- 123,734	- 123,734
52 Hotel and residential	46	£17,259,324	- 9,579,176	- 9.748.066	- 9,917,703	- 10.088.085	- 10,259,215	- 10,431,090	- 10,603,713	- 10.777.081	- 10.951,197	- 11.126.058	- 11,301,666
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034		17,034	17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156		1	- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	- 770,732	- 970,164	, ,	- 1,371,760	- 1,573,923	* *	- 1,980,982	- 2,185,877	, ,	- 2,598,398	- 2,806,025
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722			21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724	33,154,734	31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142			14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272		7,264,902
60 Student housing/co-living- mid rise scheme (250 units)	-	£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004		9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075	5,704,085	5,122,094	4,540,104
62 Student housing/co-living - mid rise scheme (100 units	-	£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308			3,026,326
63 Student housing/co-living - low rise scheme (200 units		£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229			4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166	5,217,778	4,519,389	3,821,001
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289
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							Res	sidual land value	s				
Description	No of units		0% AH	5% AH	10% AH 1	5% AH 2	0% AH	25% AH 3	0% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	100,028	94,459	88,865	83,244	77,596	71,923	66,223	60,496	54,744	48,964	43,159
2 Single residential dwelling (brownfield)	1	£348,000	100,579	95,012	89,419	83,799	78,153	72,481	66,782	61,056	55,305	49,526	43,722
3 4 houses (greenfield)	4	£49,000	402,315	380,047	357,675	335,196	312,611	289,922	267,126	244,225	221,219	198,107	174,889
4 5 houses (greenfield)	5	£23,905	502,894	475,059	447,093	418,995	390,764	362,403	333,908	305,282	276,523	247,633	218,612
5 Block of 5 flats (brownfield)	5	£648,000	116,312	93,134	69,849	46,457	22,959	- 656 -	24,731	- 48,912	- 73,204	- 97,603	- 122,111
6 Block of 5 flats (brownfield)	5	£301,200	116,312	93,134	69,849	46,457	22,959	- 656 -	24,731			- 97,603	- 122,111
7 Block of 5 flats (greenfield)	5	£68,320	116,312	93,134	69,849	46,457	22,959	- 656 -	24,731	- 48,912	- 73,204	- 97,603	- 122,111
8 11 houses (greenfield)	11	£56,000	1,084,561	1,024,469	964,093	903,433	842,487	781,256	719,741	657,940	595,855	533,484	470,829
9 16 flats (brownfield)	16	£767,730	347,002	274,248	201,159	127,735	53,975	- 20,427 -	95,992	- 171,899	- 248,146	- 324,732	- 401,659
10 11 flats (brownfield)	11	£235,500	238,564	188,546	138,297	87,818	37,108	- 14,043 -	65,995	- 118,180	- 170,600	- 223,253	- 276,141
11 12 flats (greenfield)	12	£54,894	260,252	205,687	150,869	95,801	40,481	- 15,320 -	71,994	- 128,925	- 186,109	- 243,549	- 301,245
12 Development of c.30 flats (brownfield)	27	£852,510	453,892	339,008	223,594	107,653 -	8,953	- 127,738 -	247,058	- 366,916	- 487,311	- 608,242	- 729,709
13 Development of c.30 flats (brownfield)	32	£433,320	- 727,770	- 868,904	- 1,010,674 -	1,153,079 -	1,296,121	- 1,439,798 -	1,584,112	- 1,729,062	- 1,874,647	- 2,020,870	- 2,167,727
14 Development of c.30 flats and houses (brownfield)	31	£753,600	1,061,051	921,928	782,159	641,745	500,685	358,981	216,631	73,636	- 71,072	- 217,558	- 364,700
15 Development of c.100 flats and houses (greenfield)	100	£500,500	3,341,915	2,912,156	2,480,403	2,046,656	1,610,396	1,168,397	724,384	278,358	- 172,271	- 629,190	- 1,088,155
16 Development of c.100 flats (brownfield)	100	£2,891,321	- 565,994	- 927,169	- 1,289,987 -	1,654,447 -	2,020,550	- 2,388,296 -	2,757,685	- 3,128,716	- 3,501,391	- 3,875,707	- 4,251,668
17 Residential and health (change of use of long term vac	91	£2,214,550	- 10,935,155	- 11,271,909	- 11,610,157 -	11,949,901 -	12,291,140	- 12,633,873 -	12,978,102	- 13,323,825	- 13,671,044	- 14,019,757	- 14,369,966
18 Tall building residential and health (new build)	91	£2,214,550	- 5,423,600	- 5,736,957	- 6,051,689 -	6,367,796 -	6,685,278	- 7,004,134 -	7,324,365	- 7,645,970	- 7,968,951	- 8,293,307	- 8,619,036
19 11 flats (change of use)	11	£235,500	- 184,311	- 237,093	- 290,113 -	343,372 -	396,869	- 450,605 -	504,580	- 558,794	- 613,245	- 667,935	- 722,865
20 Residential and retail (Lidl scale)	42	£3,923,430	1,285,962	1,101,176	915,539	729,052	541,714	353,525	164,486	- 25,792	- 219,444	- 413,960	- 609,339
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983 -	2,631,983 -	2,631,983	- 2,631,983 -	2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983
24 9 flats (change of use)	9	£1,526,040	21,993	- 14,029	- 50,388 -	86,746 -	123,104	- 159,462 -	195,820	- 232,178	- 268,536	- 304,894	- 341,253
25 Residential and retail (local scale - locally tall building)		£1,894,362	- 1,259,346	- 1,488,538	- 1,718,761 -	1,950,015 -	2,182,302	- 2,415,621 -	2,649,971	- 2,885,354	- 3,121,768	- 3,359,214	- 3,597,692
26 Residential and retail (local scale - medium scale build		£395,640	- 401,121	- 504,555	- 608,456 -	712,824 -	817,659	- 922,960 -	1,028,727	- 1,134,961	- 1,241,662	- 1,348,829	- 1,456,462
27 Residential and primary school	293	£4,851,300	- 14,973,438	- 16,085,484	- 17,202,505 -	18,324,501 -	19,451,474	- 20,583,422 -	21,720,347	- 22,862,247	- 24,009,122	- 25,160,975	- 26,317,802
28 Residential and secondary school (greenfield)	150	£1,134,000	- 12,238,815	- 12,861,182	- 13,486,407 -	14,114,494 -	14,745,440	- 15,379,247 -	16,015,914	- 16,655,440	- 17,297,828	- 17,943,075	- 18,591,182
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861 -	35,432,861 -	35,432,861	- 35,432,861 -	35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760 -	14,419,760 -	14,419,760	- 14,419,760 -	14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 10,885,782	- 11,453,511	- 12,023,694 -	12,596,330 -	13,171,420	- 13,748,965 -	14,328,963	- 14,911,416	- 15,496,322	- 16,083,682	- 16,673,497
32 Large mixed use office and residential (Change of Use		£3,668,400	- 18,278,891	- 19,230,279	- 20,185,824 -	21,145,524 -	22,109,382	- 23,077,396 -	24,049,566	- 25,025,893	- 26,006,375	- 26,991,015	- 27,979,810
33 Residential conversion of large listed building	52	£1	- 802,965	- 998,264	- 1,194,447 -	1,391,513 -	1,589,462	- 1,788,294 -	1,988,009	- 2,188,606	- 2,390,088	- 2,592,451	- 2,795,699
34 Residential conversion of medium listed building	8	£1,187,400	- 17,932	- 17,785	- 17,639 -	17,493 -	17,346	- 17,200 -	17,054	- 16,907	- 16,760	- 16,614	- 16,467
35 Large Private Rental Scheme development (new build		£13,008,000	- 27,735,813	- 29,064,253	- 30,398,477 -	31,738,484 -	33,084,274	- 34,435,846 -	35,793,202	- 37,156,341	- 38,525,263	- 39,899,968	- 41,280,456
36 Large Private Rental Scheme development (change of		£3,668,400	- 23,113,387	- 24,220,421	- 25,332,274 -	26,448,946 -	27,570,437	- 28,696,748 -	29,827,878	- 30,963,827	- 32,104,596	- 33,250,183	- 34,400,590
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 27,631,679	- 28,881,046	- 30,135,851 -	31,396,096 -	32,661,779	- 33,932,901 -	35,209,461	- 36,491,461	- 37,778,900	- 39,071,777	- 40,370,094
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 18,314,752	- 19,266,141	- 20,221,685 -	21,181,386 -	22,145,244	- 23,113,257 -	24,085,427	- 25,061,754	- 26,042,237	- 27,026,876	- 28,015,671
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	- 2,711,373 -	2,711,373 -	2,711,373	- 2,711,373 -	2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	- 4,670,426	- 5,046,612	- 5,424,512 -	5,804,126 -	6,185,453	- 6,568,495 -	6,953,249	- 7,339,719	- 7,727,902	- 8,117,798	- 8,509,409
42 Mixed use light industrial and residential (moderate an		£1,988,562	- 8,907,952	- 9,149,405	, ,	9,635,615 -	9,880,372	- 10,126,229 -	10,373,187	- 10,621,246	- 10,870,406	- 11,120,667	- 11,372,028
43 Mixed use large residential and community use (brown	118	£1,620,000	- 12,337,543	- 12,774,577	* *		14,097,315	* *	14,988,831		- 15,888,103		- 16,795,128
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16,006,367	- 16,006,367 -	16,006,367 -	16,006,367	- 16,006,367 -	16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367
45 Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234	- 1,045,234 -	1,045,234 -	1,045,234	- 1,045,234 -	1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234
46 Large retail shopping centre	500	£115,000,000	- 29,200,524	- 30,662,958	- 32,131,662 -	33,606,635 -	35,087,876	- 36,575,388 -	38,069,169	- 39,569,219	- 41,075,539	- 42,588,128	- 44,106,986
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381	, ,	18,357,381 -	18,357,381	- 18,357,381 -	18,357,381		- 18,357,381	- 18,357,381	- 18,357,381
49 Small residential and community use	23	£395,640	- 1,061,733	- 1,163,003	- 1,264,736 -	1,366,933 -	1,469,592	- 1,572,715 -	1,676,302	- 1,780,352	- 1,884,865	- 1,989,840	- 2,095,280
50 Medium residential and community use	43	£1,663,572	- 2,734,504	- 2,924,190	- 3,114,726 -	3,306,111 -	3,498,344	- 3,691,426 -	3,885,358	- 4,080,139	- 4,275,767	- 4,472,246	- 4,669,573
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734 -	123,734 -	123,734	- 123,734 -	123,734	- 123,734	- 123,734	- 123,734	- 123,734
52 Hotel and residential	46	£17,259,324	- 8,867,836	- 9,070,757	- 9,274,585 -	9,479,323 -	9,684,968	- 9,891,521 -	10,098,982	- 10,307,352	- 10,516,630	- 10,726,816	- 10,937,910
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156 -	5,946,156 -	5,946,156	- 5,946,156 -	5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	118,374	- 121,874	- 365,040 -	609,320 -	854,712	- 1,101,218 -	1,348,837	- 1,597,568	- 1,847,413	- 2,098,371	- 2,350,442
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722	27,521,199	24,713,675	21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142	18,255,772	16,393,401	14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362		15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272	8,196,087	7,264,902
60 Student housing/co-living- mid rise scheme (250 units)		£652,506		16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075	5,704,085	5,122,094	4,540,104
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308	3,802,314	3,414,321	3,026,326
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166	5,217,778	4,519,389	3,821,001
65 C2 care scheme (50 units)	-	£717,756		7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289
		T.											

							Re	sidual land value	s				
Description	No of units		0% AH	5% AH 1	10% AH 1	5% AH 2	0% AH	25% AH 3	0% AH	35% AH	40% AH	45% AH 5	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	119,198	112,713	106,197	99,650	93,072	86,464	79,826	73,155	66,455	59,723	52,962
2 Single residential dwelling (brownfield)	1	£348,000	119,749	113,265	106,750	100,205	93,629	87,022	80,384	73,716	67,016	60,286	53,526
3 4 houses (greenfield)	4	£49,000	478,997	453,061	427,001	400,820	374,515	348,087	321,535	294,861	268,065	241,145	214,102
4 5 houses (greenfield)	5	£23,905	598,746	566,326	533,753	501,025	468,144	435,109	401,919	368,577	335,081	301,431	267,627
5 Block of 5 flats (brownfield)	5	£648,000	197,786	170,711	143,509	116,183	88,731	61,154	33,451	5,624	- 22,671	- 51,178	- 79,812
6 Block of 5 flats (brownfield)	5	£301,200	197,786	170,711	143,509	116,183	88,731	61,154	33,451	5,624	- 22,671	- 51,178	- 79,812
7 Block of 5 flats (greenfield)	5	£68,320	197,786	170,711	143,509	116,183	88,731	61,154	33,451	5,624	- 22,671	- 51,178	- 79,812
8 11 houses (greenfield)	11	£56,000	1,293,993	1,223,884	1,153,440	1,082,665	1,011,557	940,117	868,343	796,238	723,800	651,029	577,926
9 16 flats (brownfield)	16	£767,730	605,938	520,797	435,261	349,331	263,008	176,290	89,178	1,671	- 87,545	- 177,186	- 267,229
10 11 flats (brownfield)	11	£235,500	416,583	358,047	299,242	240,165	180,817	121,199	61,310	1,149	- 60,188	- 121,816	- 183,720
11 12 flats (greenfield)	12	£54,894	454,453	390,597	326,446	261,998	197,256	132,217	66,883	1,254	- 65,658	- 132,890 -	- 200,421
12 Development of c.30 flats (brownfield)	27	£852,510	876,984	741,858	606,108	469,733	332,732	195,108	56,859	- 83,268	- 224,895	- 367,157	- 510,053
13 Development of c.30 flats (brownfield)	32	£433,320	- 218,677	- 384,166 -	- 550,407 -	717,399 -	885,143	- 1,053,639 -	1,222,887	- 1,392,885	- 1,563,637	- 1,735,140	- 1,907,394
14 Development of c.30 flats and houses (brownfield)	31	£753,600	1,570,236	1,406,753	1,242,509	1,077,504	911,737	745,210	577,923	409,874	241,064	71,493	- 100,347
15 Development of c.100 flats and houses (greenfield)	100	£500,500	4,948,804	4,442,171	3,933,179	3,421,827	2,908,117	2,392,046	1,873,617	1,352,829	825,703	294,738	- 242,250
16 Development of c.100 flats (brownfield)	100	£2,891,321	851,129	427,994	2,921 -	430,563 -	866,058	- 1,303,521 -	1,742,952	- 2,184,352	- 2,627,718	- 3,073,054	- 3,520,356
17 Residential and health (change of use of long term va-	Ci 91	£2,214,550	- 9,633,754	- 10,032,768 -	- 10,433,571 -	10,836,166 -	11,240,552	- 11,646,729 -	12,054,696	- 12,464,453	- 12,876,002	- 13,289,342 -	- 13,704,473
18 Tall building residential and health (new build)	91	£2,214,550	- 4,203,537	- 4,575,263 -	4,948,639 -	5,323,670 -	5,700,352	- 6,078,686 -	6,458,671	- 6,840,310	- 7,223,600	- 7,608,542 -	- 7,995,137
19 11 flats (change of use)	11	£235,500	- 2,334	- 63,821 -	- 125,588 -	187,635 -	249,962	- 312,570 -	375,457	- 438,625	- 502,072	- 565,799	- 629,807
20 Residential and retail (Lidl scale)	42	£3,923,430	1,954,798	1,738,015	1,520,230	1,301,441	1,081,649	860,855	639,057	416,257	192,454	- 32,846 -	- 262,100
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983 -	- 2,631,983 -	2,631,983 -	2,631,983	- 2,631,983 -	2,631,983	- 2,631,983	- 2,631,983	- 2,631,983 -	- 2,631,983
24 9 flats (change of use)	9	£1,526,040	152,472	110,136	67,801	25,465 -	17,127	- 60,109 -	103,091	- 146,072	- 189,054	- 232,036 -	- 275,017
25 Residential and retail (local scale - locally tall building)		£1,894,362	- 421,918	- 691,172	961,649 -	1,233,347 -	1,506,268	- 1,780,411 -	2,055,776	- 2,332,364	- 2,610,173	- 2,889,205	- 3,169,459
26 Residential and retail (local scale - medium scale build		£395,640	- 32,692	- 153,752 -	- 275,363 -	397,524 -	520,235	- 643,497 -	767,309	- 891,671	- 1,016,584	- 1,142,047	- 1,268,060
27 Residential and primary school	293	£4,851,300	- 10,581,739	- 11,903,884 -	- 13,232,004 -	14,566,098 -	15,906,165	- 17,252,207 -	18,604,224	- 19,962,215	- 21,326,180	- 22,696,119	- 24,072,032
28 Residential and secondary school (greenfield)	150	£1,134,000	- 9,884,899	- 10,619,877 -	- 11,358,251 -	12,100,020 -	12,845,184	- 13,593,743 -	14,345,697	- 15,101,047	- 15,859,792	- 16,621,932	- 17,387,468
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861 -	- 35,432,861 -	35,432,861 -	35,432,861	- 35,432,861 -	35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760 -	- 14,419,760 -	14,419,760 -	14,419,760	- 14,419,760 -	14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 8,658,385	- 9,332,673 -	- 10,009,921 -	10,690,130 -	11,373,299	- 12,059,429 -	12,748,518	- 13,440,568	- 14,135,578	- 14,833,549 -	- 15,534,480
32 Large mixed use office and residential (Change of Use		£3,668,400	- 14,469,989	- 15,603,596 -	- 16,742,225 -	17,885,877 -	19,034,551	- 20,188,248 -	21,346,966	- 22,510,707	- 23,679,470	- 24,853,255	- 26,032,064
33 Residential conversion of large listed building	52	£1	- 73,016	- 303,236 -	- 534,506 -	766,824 -	1,000,193	- 1,234,609 -	1,470,074	- 1,706,589	- 1,944,153	- 2,182,765	- 2,422,426
34 Residential conversion of medium listed building	8	£1,187,400	101,194	101,609	102,023	102,437	102,852	103,267	103,680	104,095	104,510	104,924	105,338
35 Large Private Rental Scheme development (new build		£13,008,000	- 22,256,359	- 23,846,938 -	- 25,444,546 -	27,049,182 -	28,660,848	- 30,279,543 -	31,905,266	- 33,538,017	- 35,177,798	- 36,824,607	- 38,478,445
36 Large Private Rental Scheme development (change of		£3,668,400	- 18,547,175	- 19,872,658 -	- 21,203,998 -	22,541,195 -	23,884,249	- 25,233,162 -	26,587,931	- 27,948,557	- 29,315,041	- 30,687,381 -	- 32,065,580
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 22,478,382	- 23,974,284 -	- 25,476,797 -	26,985,920 -	28,501,653	- 30,023,996 -	31,552,950	- 33,088,515	- 34,630,688	- 36,179,473 -	- 37,734,868
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 14,505,850	- 15,639,458	- 16,778,087 -	17,921,738 -	19,070,412	- 20,224,109 -	21,382,828	- 22,546,568	- 23,715,332	- 24,889,117	- 26,067,925
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	- 2,711,373 -	2,711,373 -	2,711,373	- 2,711,373 -	2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	- 3,237,769	- 3,682,493 -	- 4,129,258 -	4,578,061 -	5,028,905	- 5,481,788 -	5,936,710	- 6,393,672	- 6,852,674	- 7,313,714	- 7,776,795
42 Mixed use light industrial and residential (moderate an		£1,988,562	- 8,000,815	- 8,285,666 -	- 8,571,825 -	8,859,291 -	9,148,064	- 9,438,144 -	9,729,531		- 10,316,226	- 10,611,534	- 10,908,149
43 Mixed use large residential and community use (brown	nf 118	£1,620,000	- 10,650,012	- 11,167,779 -			12,735,014		13,791,448				- 15,932,181
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16,006,367 -	- 16,006,367 -	16,006,367 -	16,006,367	- 16,006,367 -	16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367
45 Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234 -	- 1,045,234 -	1,045,234 -	1,045,234	- 1,045,234 -	1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234
46 Large retail shopping centre	500	£115,000,000	- 23,112,241	- 24,865,941 -		28,396,300 -	30,172,959	- 31,957,273 -	33,749,240	- 35,548,859	- 37,356,133	- 39,171,060	- 40,993,641
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381 -		18,357,381 -	18,357,381	- 18,357,381 -	18,357,381	- 18,357,381	- 18,357,381	- 18,357,381 -	- 18,357,381
49 Small residential and community use	23	£395,640	- 703,615	- 822,017 -	- 940,965 -	1,060,457 -	1,180,494	- 1,301,075 -	1,422,200	- 1,543,871	- 1,666,086	- 1,788,846	- 1,912,151
50 Medium residential and community use	43	£1,663,572	- 2,069,555	- 2,291,054 -	- 2,513,552 -	2,737,050 -	2,961,548	- 3,187,047 -	3,413,545	- 3,641,043	- 3,869,543	- 4,099,041	- 4,329,540
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734 -	123,734 -	123,734 -	123,734	- 123,734 -	123,734	- 123,734	- 123,734	- 123,734	- 123,734
52 Hotel and residential	46	£17,259,324	- 8,156,497	- 8,393,448 -	- 8,631,469 -	8,870,561 -	9,110,721	- 9,351,953 -	9,594,253	- 9,837,623	- 10,082,064	- 10,327,574	- 10,574,154
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156 -	5,946,156 -	5,946,156 -	5,946,156	- 5,946,156 -	5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	995,897	715,500	433,808	150,819 -	135,501	- 425,438 -	716,691	- 1,009,260	- 1,303,144	- 1,598,344	- 1,894,859
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722	27,521,199	24,713,675	21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142	18,255,772	16,393,401	14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272	8,196,087	7,264,902
60 Student housing/co-living- mid rise scheme (250 units		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075	5,704,085	5,122,094	4,540,104
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308	3,802,314	3,414,321	3,026,326
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166	5,217,778	4,519,389	3,821,001
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289

Description	No of unito	RIV	0% AH	E% AL	10% AL	15% AU		esidual land valu ∣ว5% ∧⊔		35% ALI	40% ALI	450/ ALI	50% ALI
Description 1 Single residential dwalling (greenfield)	No of units						20% AH			35% AH			50% AH
1 Single residential dwelling (greenfield)	1	,,,,,,	138,368	130,967	123,529	116,056	108,548		93,427	85,815		70,483	62,
2 Single residential dwelling (brownfield)	1	,	138,919	131,518	124,082	116,611	109,105		93,987	86,375		71,045	
3 4 houses (greenfield)	4	,	555,678	526,074	496,329	466,444	436,418	406,251	375,946	345,498		284,183	253,
4 5 houses (greenfield)	5		694,598	657,592	620,411	583,055	545,523	507,815	469,931	431,873		355,228	316,
5 Block of 5 flats (brownfield)	5		279,261	248,287	217,170	185,909	154,503	122,954	91,261	59,424		- 4,752	
6 Block of 5 flats (brownfield)	5		279,261	248,287	217,170	185,909	154,503	122,954	91,261	59,424		- 4,752	
7 Block of 5 flats (greenfield)	5	,	279,261	248,287	217,170	185,909	154,503	122,954	91,261	59,424		- 4,752	- 37
8 11 houses (greenfield)	11		1,503,427	1,423,297	1,342,787	1,261,897	1,180,627	1,098,977	1,016,946	934,536		768,574	685
9 16 flats (brownfield)	16		864,874	767,344	669,362	570,927	472,039		272,905	172,658			
10 11 flats (brownfield)	11		594,601	527,549	460,187	392,513	324,527		187,622	118,702		- 20,378	- 91
11 12 flats (greenfield)	12		648,655	575,508	502,022	428,195	354,030	279,524	204,678	129,493	7	- 22,231	- 99
12 Development of c.30 flats (brownfield)	27		1,300,076	1,144,709	988,622	831,813	674,283 - 474.165	516,034	357,062	197,370	,	- 126,073	- 290
13 Development of c.30 flats (brownfield)	32		286,051	99,060	- 90,140	- 281,718	,	,	- 861,660	- 1,056,709		- 1,449,409	- 1,647
14 Development of c.30 flats and houses (brownfield)	31		2,079,421	1,891,578	1,702,859	1,513,262	1,322,789	1,131,440	939,214	746,111		357,275	161
15 Development of c.100 flats and houses (greenfield)	100		6,555,693	5,972,186	5,385,954	4,796,998	4,205,317	3,610,912	3,013,782	2,413,928		1,206,045	
16 Development of c.100 flats (brownfield)	100		2,258,804	1,769,223	1,276,440	781,399	284,100	,	- 728,220	- 1,239,987	, ,	- 2,270,400	
17 Residential and health (change of use of long term vac			- 8,332,354	- 8,793,626	- 9,256,986	9,722,432	- 10,189,964	- 10,659,583	- 11,131,289	- 11,605,082	- 12,080,961	- 12,558,927	- 13,038
18 Tall building residential and health (new build)	91		- 2,983,474	- 3,413,567	- 3,845,590	4,279,544	- 4,715,425	- 5,153,237	- 5,592,978	- 6,034,649	-, -, -	- 6,923,779	- 7,371
19 11 flats (change of use)	11	,	176,945	107,807	38,352	31,899	- 103,056	- 174,535	- 246,335	- 318,457	,	- 463,664	- 536
20 Residential and retail (Lidl scale)	42		2,623,636	2,374,855	2,124,920	1,873,830	1,621,585	1,368,185	1,113,630	857,920		343,036	4.64
21 Residential and retail (Tesco scale)	17	, ,	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836	1,617
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275		365,275	365
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	<u> </u>	- 2,631,983	- 2,631
24 9 flats (change of use)	9		282,951	234,092	185,232	136,373	87,513	38,654	- 10,362	- 59,967	109,572	- 159,177	- 208
25 Residential and retail (local scale - locally tall building)			409,264	104,596	- 204,537	- 516,678	- 830,233	- 1,145,201	- 1,461,580	- 1,779,373	, ,	- 2,419,196	- 2,74
Residential and retail (local scale - medium scale build			330,691	194,090	56,863	- 82,223	- 222,811	- 364,035	- 505,891	- 648,381	- 791,506	- 935,265	- 1,079
Residential and primary school	293	£4,851,300	- 6,190,038	- 7,722,285	- 9,261,502	- 10,807,693	- 12,360,857	- 13,920,993	- 15,488,102	- 17,062,183	-,, -	- 20,231,264	- 21,826
Residential and secondary school (greenfield)	150		- 7,530,983	- 8,378,574	- 9,230,095	- 10,085,546	- 10,944,927	- 11,808,239	- 12,675,481	- 13,546,654	, , ,	- 15,300,789	- 16,183
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	14,419,760	- 14,419,760	- 14,419
231 Large mixed use office and residential (New build)	178	£13,008,000	- 6,430,988	- 7,211,836	- 7,996,149	- 8,783,930	- 9,575,178	- 10,369,891	- 11,168,072	- 11,969,720	- 12,774,835	- 13,583,415	- 14,395
32 Large mixed use office and residential (Change of Use			- 10,661,086	- 11,976,912	- 13,298,627	- 14,626,229	- 15,959,720	- 17,299,099	- 18,644,366	- 19,995,522	21,352,565	- 22,715,497	- 24,084
Residential conversion of large listed building	52		647,062	385,904	123,551	- 142,136	- 410,923	- 680,924	- 952,141	- 1,224,572	, ,	- 1,773,079	- 2,049
Residential conversion of medium listed building	8	, ,	220,051 - 16,776,904	220,735	221,420	222,105	222,789	223,474	224,158	224,843	,	226,212	226
35 Large Private Rental Scheme development (new build 36 Large Private Rental Scheme development (change o		£13,008,000 £3,668,400	- 13.980.963	- 18,629,622 - 15.524.894	- 20,490,615	- 22,359,882	- 24,237,423	- 26,123,239	- 28,017,329	- 29,919,694	- 26.525.487	- 33,749,246	- 35,676
	395		- 13,960,963 - 17,325,086	- 7 - 7	- 17,075,722	- 22.575.744	- 20,190,003	- 21,769,575	- 23,347,904	- 24,933,267	- 20,525,467	- 20,124,301	- 29,730 - 35,099
37 Tall tower with ground floor retail (new build)	288	£15,150,000 £3,668,400	- 10.696.947	- 19,067,523 12,012,774	12 224 400	, _ , _ , _ , _ ,	15 005 591	17 224 060	19 690 229	20,000,007	3 1, 10 2, 11 1	22 751 250	- 33,098
38 Tall tower with ground floor retail (change of use) 39 Small scale light industrial park		£3,666,400 £357,960	- 2.711.373	- 12,012,774 - 2.711.373	- 2.711.373	- 14,662,091 - 2,711,373	- 2.711.373	- 2.711.373	- 2.711.373	- 20,031,364 - 2,711,373	- 21,388,427	- 22,751,359	- 24,120
	-	£7,837,440	, , , , , ,	, ,,,,,,,	, , ,	_,,	_,,	_,,,,,,,,	_,,	4,602,236	,,	, , , ,	,
40 Large warehouse 41 Mixed use light industrial and residential (low amounts	97	£1,988,562	4,602,236 - 1,805,111	4,602,236	4,602,236 - 2.834.003	4,602,236 - 3,351,998	4,602,236	4,602,236	4,602,236	- 5,447,626	4,602,236	4,602,236 - 6,509,630	4,602 - 7.044
,				=,0.0,0	7 - 7		-,,	-,,			, ,		, -
42 Mixed use light industrial and residential (moderate an 43 Mixed use large residential and community use (brown		£1,988,562 £1,620,000	- 7,093,678 - 8,962,482	- 7,421,928	- 7,751,691 - 10,162,186	- 8,082,967 - 10,766,097	- 8,415,756 - 11,372,713	- 8,750,058 - 11,982,035	- 9,085,874 - 12,594,064	- 9,423,203 - 13,208,798		- 10,102,401 - 14,446,383	- 10,444 - 15,069
• •			- 8,962,482 - 16,006,367	- 9,560,981			1 1			- 13,208,798 - 16,006,367			
44 Non-charitable community uses (new build)	-	£1,705,020 £687,660	- 16,006,367 - 1.045,234	1 045 234	1 045 234	16,006,367	1 045 234	- 16,006,367	- 16,006,367			- 16,006,367 - 1,045,234	- 16,006
45 Non-charitable community uses (change of use) 46 Large retail shopping centre	500	£115,000,000	- 1,045,234 - 17,023,959	- 1,045,234 - 19,068,923	- 1,045,234 - 21,122,926	- 1,045,234 - 23,185,966	- 1,045,234 - 25,258,043	- 1,045,234 - 27.339.157	- 1,045,234 - 29,429,310	- 1,045,234 - 31,528,500		- 1,045,234 - 35,753,993	- 1,045 - 37.880
							-,,-	, ,			, ,	1,472,382	- ,
47 Large mixed use leisure and retail 48 Gypsy and Traveller site	-	£2,477,460	1,472,382 - 18,357,381	1,472,382	1,472,382	1,472,382	1,472,382	1 1	1,472,382	1,472,382			1,472
49 Small residential and community use	- 23	£1,396,500		- 18,357,381 - 481,032		- 18,357,381	1 1	- 18,357,381		- 18,357,381		- 18,357,381	- 18,357
·	23		- 345,497		- 617,193	- 753,981	- 891,394	- 1,029,433	- 1,168,098	- 1,307,390		- 1,587,851	- 1,729
50 Medium residential and community use	43		- 1,404,607	- 1,657,917	- 1,912,377	2,167,990	- 2,424,753	- 2,682,667	- 2,941,732	- 3,201,949		- 3,725,837	- 3,989
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734		- 123,734	- 123,734	- 123,734	- 123,734		- 123,734	- 123
52 Hotel and residential	46	, ,	- 7,445,157 17,034	7,716,139	7,988,353	- 8,261,798	- 8,536,475		- 9,089,523	- 9,367,895		- 9,928,332	- 10,21
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034		17,034	5.046
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156 1,873,421	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156 246,579	- 5,946,156	- 5,946,156 - 420,951		- 5,946,156	- 5,946
Retail and S3 uses and 56 residential units	56		1,873,421 5,179,197	1,551,043	1,227,169 5,179,197	901,801 5,179,197	574,938 5,179,197	5,179,197	- 84,546 5,179,197	- 420,951 5,179,197		- 1,098,316 5,179,197	- 1,439 5,179
Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343		5,179,197									
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291		33,136,245	30,328,722		24,713,675	21,906
58 Student housing/co-living - tower scheme (400 units)	-	£740,724	33,154,734	31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142		16,393,401	14,53
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457		8,196,087	7,26
60 Student housing/co-living- mid rise scheme (250 units		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611		8,537,642	7,567
61 Student housing/co-living - mid rise scheme (150 units	1	£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075		5,122,094	4,540
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308		3,414,321	3,026
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599		7,326,020	6,705,229		5,463,649	4,842
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166		4,519,389	3,821
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002

								esidual land value			1		
Description	No of units						20% AH			35% AH	40% AH		50% AH
1 Single residential dwelling (greenfield)	1	£17,500	157,539	149,220	140,861	132,462	124,024	115,547	107,030	98,474			72,568
2 Single residential dwelling (brownfield)	1	£348,000	158,090	149,771	141,414	133,017	124,580	116,104	107,588	99,033	,	,	73,131
3 4 houses (greenfield)	4	£49,000	632,360		565,656	532,068	498,321	464,417	430,355				292,527
4 5 houses (greenfield)	5	£23,905	790,450	748,859	707,070	665,085	622,901	580,521	537,943	495,168			365,658
5 Block of 5 flats (brownfield)	5	£648,000	360,734	325,864	290,830	255,634	220,275	,	149,072	113,226			4,714
6 Block of 5 flats (brownfield)	5	,	360,734	325,864	290,830	255,634	220,275	184,754	149,072	113,226	,	· · · · · · · · · · · · · · · · · · ·	4,714
7 Block of 5 flats (greenfield)	5	,	360,734	325,864	290,830	255,634	220,275		149,072	113,226		41,047	4,714
8 11 houses (greenfield)	11	£56,000	1,711,184	1,621,146	1,530,681	1,439,790	1,348,471	1,256,725	1,164,551	1,071,950			791,585
9 16 flats (brownfield)	16	£767,730	1,123,809	1,013,893	903,464	792,523	681,072	,	456,632	343,644			1,610
10 11 flats (brownfield)	11	£235,500	772,619	697,051	621,131	544,860	468,237	391,261	313,934	236,255			1,107
11 12 flats (greenfield)	12		842,857	760,420	677,599	594,393	510,804	426,831	342,474	257,733			1,207
12 Development of c.30 flats (brownfield)	27	£852,510	1,723,167	1,547,560	1,371,135	1,193,894	1,015,834	836,958	657,266	476,755			- 70,741
13 Development of c.30 flats (brownfield)	32		787,492	576,513	364,565	151,648	- 63,187	,	- 500,435	- 720,533	-		- 1,386,727
14 Development of c.30 flats and houses (brownfield)	31	£753,600	2,588,606	2,376,403	2,163,208	1,949,022	1,733,842	1,517,670	1,300,504	1,082,347		643,056	421,922
15 Development of c.100 flats and houses (greenfield)	100	£500,500	8,162,582	7,502,201	6,838,730	6,172,169	5,502,519		4,153,947	3,475,027	2,793,017	2,107,916	1,419,727
16 Development of c.100 flats (brownfield)	100	£2,891,321	3,648,010	3,096,212	2,541,863	1,984,963	1,421,240	853,013	282,206	- 295,622	,	, ,	- 2,057,734
17 Residential and health (change of use of long term vac		£2,214,550	- 7,030,953	- 7,554,485	- 8,080,400	- 8,608,697	- 9,139,377	- 9,672,439 -	- 10,207,883	- 10,745,710		- 11,828,512	- 12,373,486
18 Tall building residential and health (new build)	91	£2,214,550	- 1,763,411	- 2,251,872	- 2,742,541	- 3,235,417	- 3,730,500	- 4,227,789 -	4,727,285	- 5,228,988	, ,	- 6,239,014	- 6,747,338
19 11 flats (change of use)	11	£235,500	356,189	278,475	200,404	121,976	43,192	- 36,500 -	- 117,213	- 198,289	· · · · ·	- 361,528	- 443,692
20 Residential and retail (Lidl scale)	42	£3,923,430	3,292,473	3,011,696	2,729,611	2,446,219	2,161,521	1,875,515	1,588,203	1,299,583			425,882
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275			365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	1 1	- 2,631,983	- 2,631,983		4 4	- 2,631,983
24 9 flats (change of use)	9	, ,	413,431	358,047	302,664	247,280	191,897	136,513	81,130	25,746		- 86,319	- 142,548
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	1,234,107	889,978	544,271	196,985	- 154,198		- 867,384	- 1,226,382	- 1,586,983	- 1,949,187	- 2,312,993
26 Residential and retail (local scale - medium scale build		£395,640	693,583	539,621	384,951	229,574	73,490	,	- 244,473	- 405,092	- 566,429	- 728,483	- 891,256
27 Residential and primary school	293	£4,851,300	- 1,798,339	- 3,540,685	- 5,291,001	- 7,049,289	- 8,815,548	- 10,589,778 -	- 12,371,979	- 14,162,151	- 15,960,294	- 17,766,408	- 19,580,493
28 Residential and secondary school (greenfield)	150	£1,134,000	- 5,177,068	- 6,137,270	- 7,101,938	- 8,071,072	- 9,044,670	- 10,022,735 -	- 11,005,265	- 11,992,259	- 12,983,721	- 13,979,647	- 14,980,039
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861 -	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760 -	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 4,203,591	- 5,090,998	- 5,982,378	- 6,877,730	- 7,777,056	- 8,680,355 -	- 9,587,628	- 10,498,872	- 11,414,090	- 12,333,282	- 13,256,446
32 Large mixed use office and residential (Change of Use		£3,668,400	- 6,852,183	- 8,350,229	- 9,855,029	- 11,366,582	- 12,884,890	- 14,409,951 -	- 15,941,767	- 17,480,337	- 19,025,661	- 20,577,739	- 22,136,570
33 Residential conversion of large listed building	52	£1	1,366,040	1,070,487	773,574	475,300	175,667	- 127,238 -	- 434,206	- 742,554	- 1,052,283	- 1,363,392	- 1,675,883
34 Residential conversion of medium listed building	8	£1,187,400	338,907	339,862	340,817	341,772	342,726	343,682	344,636	345,591	346,547	347,501	348,456
35 Large Private Rental Scheme development (new build)		£13,008,000	- 11,297,451	- 13,412,307	- 15,536,684	- 17,670,581	- 19,813,998	- 21,966,935 -	- 24,129,392	- 26,301,370	- 28,482,868	- 30,673,885	- 32,874,423
36 Large Private Rental Scheme development (change of		£3,668,400	- 9,414,751	- 11,177,132	- 12,947,446	- 14,725,693	- 16,511,875	- 18,305,989 -	- 20,108,037	- 21,918,018	- 23,735,933	- 25,561,780	- 27,395,562
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 12,171,790	- 14,160,762	- 16,158,689	- 18,165,568	- 20,181,400	- 22,206,187 -	- 24,239,927	- 26,282,620	- 28,334,266	- 30,394,866	- 32,464,419
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 6,888,045	- 8,386,090	- 9,890,890	- 11,402,443	- 12,920,751	- 14,445,813 -	- 15,977,628	- 17,516,198	- 19,061,522	- 20,613,600	- 22,172,432
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373 -	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	- 372,453	- 954,255	- 1,538,749	- 2,125,933	- 2,715,808	1 1	- 3,903,631	- 4,501,579			- 6,311,567
42 Mixed use light industrial and residential (moderate am		£1,988,562	- 6,186,542	- 6,558,189	- 6,931,556		- 7,683,447	1,000	- 8,442,217	- 8,824,181	- 9,207,865	4 4 4	- 9,980,390
43 Mixed use large residential and community use (brown	118	£1,620,000	- 7,274,952	- 7,954,183			- 10,010,413	-, -,	- 11,396,680	- 12,094,448	:=,: 00,00 :	1 1	- 14,206,287
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16,006,367	, ,	- 16,006,367	- 16,006,367	- 16,006,367 -	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367
45 Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234		- 1,045,234	- 1,045,234	1 1 1	- 1,045,234	- 1,045,234		1 1	- 1,045,234
46 Large retail shopping centre	500	£115,000,000	- 10,935,676	- 13,271,906	- 15,618,559	- 17,975,631	- 20,343,127	- 22,721,043 -	- 25,109,381	- 27,508,140			- 34,766,949
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381 -	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381
49 Small residential and community use	23	£395,640	12,431		,		- 602,294	, and the second second	- 913,997	- 1,070,909	· · · · · · · · · · · · · · · · · · ·		- 1,545,892
50 Medium residential and community use	43	£1,663,572	- 739,659	- 1,024,780					- 2,469,920	- 2,762,855			
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	1	- 123,734	- 123,734		· ·	- 123,734
52 Hotel and residential	46	£17,259,324	- 6,733,816	- 7,038,829	- 7,345,236	- 7,653,035	- 7,962,228		- 8,584,794	- 8,898,166			- 9,846,643
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034			17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	1 1	- 5,946,156	- 5,946,156			- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	2,750,943	2,386,585	2,020,531	1,652,783	1,283,340	912,202	539,370	164,842			- 983,692
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197		5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722			21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142			14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013		10,989,643	10,058,457	9,127,272		7,264,902
60 Student housing/co-living- mid rise scheme (250 units)		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627		7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004		9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075			4,540,104
62 Student housing/co-living - mid rise scheme (100 units	1	£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308			3,026,326
63 Student housing/co-living - low rise scheme (200 units)	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599		7,326,020	6,705,229			4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333		6,614,556	5,916,166			3,821,001
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289
		•											

							Re	esidual land value	es				
Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH 3	80% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	176,709	167,473	158,192	148,868	139,500	130,089	120,632	111,133	101,590	92,002	82,371
2 Single residential dwelling (brownfield)	1	£348,000	177,261	168,025	158,746	149,423	140,056	130,646	121,191	111,693	-	92,564	82,935
3 4 houses (greenfield)	4	,	709,041	672,101	634,984	597,692	560,224	522,582	484,764	446,771		370,258	331,739
4 5 houses (greenfield)	5	£23,905	886,302	840,125	793,729	747,114	700,281	653,228	605,955	558,463		462,823	414,674
5 Block of 5 flats (brownfield)	5	£648,000	442,209	403,440	364,490	325,359	286,048	246,555	206,882	167,027		86,775	46,377
6 Block of 5 flats (brownfield)	5	,	442,209	403,440	364,490	325,359	286,048	246,555	206,882	167,027	126,991	86,775	46,377
7 Block of 5 flats (greenfield)	5	£68,320	442,209	403,440	364,490	325,359	286,048	246,555	206,882	167,027	126,991	86,775	46,377
8 11 houses (greenfield)	11	£56,000	1,918,686	1,818,722	1,718,283	1,617,369	1,515,982	1,414,121	1,311,784	1,208,974	1,105,688	1,001,929	897,695
9 16 flats (brownfield)	16	£767,730	1,382,745	1,260,441	1,137,566	1,014,120	890,104	765,517	640,359	514,631	388,332	261,461	134,021
10 11 flats (brownfield)	11	£235,500	950,637	866,553	782,077	697,208	611,947	526,293	440,247	353,809		179,755	92,139
11 12 flats (greenfield)	12		1,037,059	945,330	853,174	760,590	667,578	574,137	480,269	385,973	291,248	196,097	100,515
12 Development of c.30 flats (brownfield)	27	£852,510	2,146,259	1,950,410	1,753,649	1,555,974	1,357,386	1,157,884	957,470	756,142		350,745	146,677
13 Development of c.30 flats (brownfield)	32	£433,320	1,288,935	1,053,965	817,914	580,780	342,564	103,265 -	139,208	- 384,357	- 630,603	- 877,950	- 1,126,394
14 Development of c.30 flats and houses (brownfield)	31	£753,600	3,097,790	2,861,229	2,623,559	2,384,780	2,144,894	1,903,899	1,661,796	1,418,585	1 1	928,838	682,301
15 Development of c.100 flats and houses (greenfield)	100	£500,500	9,769,471	9,032,216	8,291,505	7,547,340	6,799,719	6,048,644	5,294,112	4,536,126		3,009,789	2,241,437
16 Development of c.100 flats (brownfield)	100	£2,891,321	5,037,216	4,418,958	3,797,833	3,173,842	2,546,985	1,917,260	1,281,688	638,992	,	- 665,091	- 1,326,423
17 Residential and health (change of use of long term vac		£2,214,550	- 5,729,553	- 6,315,344	- 6,903,814 -	7,494,962	- 8,088,789	- 8,685,293 -	9,284,477	- 9,886,338	- 10,490,878	- 11,098,097	- 11,707,994
18 Tall building residential and health (new build)	91	£2,214,550	- 543,348	- 1,090,178	- 1,639,492 -	- 2,191,290	- 2,745,573	- 3,302,340 -	3,861,591	- 4,423,327	- 4,987,546	- 5,554,250	- 6,123,438
19 11 flats (change of use)	11	£235,500	535,432	449,144	362,458	275,372	187,890	100,009	11,731	- 78,120		- 259,392	350,634
20 Residential and retail (Lidl scale)	42	£3,923,430	3,961,310	3,648,535	3,334,301	3,018,608	2,701,456	2,382,844	2,062,774	1,741,245		1,093,809	767,903
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275		365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983 -	- 2,631,983	- 2,631,983	- 2,631,983 -	2,631,983	- 2,631,983	, ,	- 2,631,983	- 2,631,983
24 9 flats (change of use)	9	£1,526,040	543,911	482,003	420,095	358,188	296,280	234,373	172,465	110,558	48,649	- 13,460	- 76,312
25 Residential and retail (local scale - locally tall building)		£1,894,362	2,058,949	1,675,360	1,290,005	902,882	513,993	123,338 -	273,190	- 673,392	- 1,075,388	- 1,479,177	- 1,884,760
26 Residential and retail (local scale - medium scale build		£395,640	1,056,475	885,152	713,039	540,136	366,444	191,962	16,691	- 161,802	- 341,351	- 521,701	- 702,853
27 Residential and primary school	293	£4,851,300	2,495,115	600,085	- 1,323,543 -	- 3,290,885	- 5,270,240	- 7,258,563 -	9,255,857	- 11,262,119	- 13,277,351	- 15,301,553	- 17,334,724
28 Residential and secondary school (greenfield)	150	£1,134,000	- 2,823,152	- 3,895,967	- 4,973,782 -	- 6,056,597	- 7,144,414	- 8,237,230 -	9,335,048	- 10,437,866	- 11,545,685	- 12,658,504	- 13,776,324
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861 -	- 35,432,861	- 35,432,861	- 35,432,861 -	35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760 -	- 14,419,760	- 14,419,760	- 14,419,760 -	14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 1,976,194	- 2,970,160	- 3,968,605 -	4,971,530	- 5,978,935	- 6,990,818 -	8,007,182	- 9,028,024	- 10,053,346	- 11,083,148	- 12,117,429
32 Large mixed use office and residential (Change of Use		£3,668,400	- 3,043,281	- 4,723,546	- 6,411,429 -	- 8,106,934	- 9,810,059	- 11,520,802 -	13,239,167	- 14,965,152	- 16,698,756	- 18,439,980	- 20,188,825
33 Residential conversion of large listed building	52	£1	2,085,019	1,755,070	1,423,597	1,090,600	756,080	420,037	82,470	- 260,536	Ź	- 953,706	- 1,302,611
34 Residential conversion of medium listed building	8	£1,187,400	457,764	458,989	460,214	461,439	462,664	463,889	465,115	466,339	,	468,789	470,014
35 Large Private Rental Scheme development (new build		£13,008,000	- 5,837,970	- 8,194,991	- 10,582,753 -	- 12,981,280	- 15,390,573	- 17,810,632 -	20,241,457	- 22,683,047	- 25,135,403	- 27,598,525	- 30,072,412
36 Large Private Rental Scheme development (change o		£3,668,400	- 4,865,181	- 6,829,369	- 8,819,170 -	- 10,817,943	- 12,825,687	- 14,842,403 -	16,868,090	- 18,902,749	- 20,946,378	- 22,998,980	- 25,060,553
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 7,018,494	- 9,254,001	- 11,499,634 -	- 13,755,392	- 16,021,275	- 18,297,282 -	20,583,415	- 22,879,673	- 25,186,055	- 27,502,562	- 29,829,195
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 3,079,143	- 4,759,407	- 6,447,291 -	8,142,795	- 9,845,920	- 11,556,664 -	13,275,029	- 15,001,013	- 16,734,617	- 18,475,841	- 20,224,686
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	_,,	- 2,711,373	- 2,711,373	_,,	2,711,373	- 2,711,373	, , , , -	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	1,044,271	403,703	- 243,494 -	- 899,868	- 1,559,259	- 2,221,667 -	2,887,092	- 3,555,532		- 4,901,463	- 5,578,954
42 Mixed use light industrial and residential (moderate an		£1,988,562	- 5,279,406	- 5,694,451		- 6,530,317	- 6,951,139	, ,	7,798,560	- 8,225,159		- 9,084,135	- 9,516,511
43 Mixed use large residential and community use (brown		£1,620,000	- 5,587,421	- 6,347,384				1 1		1 1			
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16,006,367	- 16,006,367 -	- 16,006,367	- 16,006,367	- 16,006,367 -	16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367
45 Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234	- 1,045,234 -	1,045,234	- 1,045,234	- 1,045,234 -	1,045,234	- 1,045,234	10000	- 1,045,234	- 1,045,234
46 Large retail shopping centre	500	£115,000,000	- 4,893,889	- 7,478,713	1 1	12,765,297	- 15,428,210	1 1	20,789,451		- 26,197,916	- 28,919,857	- 31,653,604
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382		1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381		18,357,381	- 18,357,381		18,357,381		- 18,357,381	- 18,357,381	- 18,357,381
49 Small residential and community use	23	£395,640	365,167	197,919	29,894 -	141,027	- 313,195	- 486,150 -	659,894	- 834,428		- 1,185,862	- 1,362,762
50 Medium residential and community use	43	£1,663,572		- 391,643	- 710,028 -	- 1,029,868	- 1,351,160	1 1	1,998,107	- 2,323,760		- 2,979,429	- 3,309,442
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734 -	123,734	- 123,734	1	123,734	- 123,734		- 123,734	- 123,734
52 Hotel and residential	46	£17,259,324	- 6,022,477	- 6,361,521	- 6,702,119 -	7,044,273	- 7,387,982	- 7,733,245 -	8,080,063	- 8,428,437	- 8,778,365	- 9,129,850	9,482,887
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034		17,034	17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156 -	5,946,156	- 5,946,156		5,946,156	- 5,946,156		- 5,946,156	- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	3,628,467	3,222,127	2,813,894	2,403,765	1,991,743	1,577,826	1,162,015	744,309		- 98,261	- 528,109
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722		24,713,675	21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142		16,393,401	14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272	8,196,087	7,264,902
60 Student housing/co-living- mid rise scheme (250 units		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075		5,122,094	4,540,104
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308		3,414,321	3,026,326
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599		7,326,020	6,705,229		5,463,649	4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166		4,519,389	3,821,001
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289

Description	No of unito	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land valu 25% AH		35% AH	40% AH	45% AH	50% AH
•	No of units		0% АП 195,879	5 % Ап 185,726	175,525	165,274	20% An 154,976		134,235	123,792		102,761	92,17
1 Single residential dwelling (greenfield)	1		195,679										
2 Single residential dwelling (brownfield) 3 4 houses (greenfield)	4	,	785,724	186,279 745,113	176,078 704,312	165,829 663,316	155,532 622,128		134,793 539,173	124,352 497,407		103,324 413,296	
,		,					777,660			*			
4 5 houses (greenfield)	5		982,155 523.683	931,392	880,389 438,151	829,144 395,085	351,820		673,966	621,759		516,620	
5 Block of 5 flats (brownfield)	5		523,683	481,016	438,151	395,085	351,820		264,691 264,691	220,828 220,828		132,502 132,502	
6 Block of 5 flats (brownfield)	5		523,683	481,016	438,151	395,065	351,820			220,828		132,502	
7 Block of 5 flats (greenfield)	11		2,126,189	481,016 2,016,297	1,905,885	1,794,950	1,683,494		264,691 1,459,017	1,345,996	· · · · · · · · · · · · · · · · · · ·		
8 11 houses (greenfield)		,			1 1	1,794,950	1,003,494		824,087	685,617		1,118,390	
9 16 flats (brownfield) 10 11 flats (brownfield)	16		1,641,681 1,128,656	1,506,989 1,036,055	1,371,667 943,021	849,555	755,656		566,559	471,362		406,790 279,668	
,						926,787	824,352		618,064	514,212			· · · · · · · · · · · · · · · · · · ·
11 12 flats (greenfield)	12		1,231,261 2,569,351	1,130,241 2,353,261	1,028,751	1,918,055	1,698,937	1,478,810		1,035,528		305,092	
12 Development of c.30 flats (brownfield) 13 Development of c.30 flats (brownfield)	32		1,790,377	1,531,419	2,136,163 1,271,264	1,009,912	747,365	, ,	1,257,673 218,681	- 48,180	812,372 - 319,592	588,207 - 592,219	
, , ,				3,346,053		2,820,539	2,555,946		*	· · · · · ·	· · · · · · · · · · · · · · · · · · ·		-
14 Development of c.30 flats and houses (brownfield)	31 100		3,606,975		3,083,908	8,922,511	8,096,921	7,267,510	2,023,087 6,434,277	1,754,822 5,597,226		1,214,619 3,911,660	
15 Development of c.100 flats and houses (greenfield)			11,376,360	10,562,231	9,744,281								
16 Development of c.100 flats (brownfield)	100		6,426,422	5,741,704	5,053,804	4,362,721	3,668,455		2,270,378	1,566,565		135,495	,
17 Residential and health (change of use of long term var		, ,	- 4,428,152	- 5,076,203		- 6,381,227	- 7,038,201	- 7,698,149	- 8,361,071	- 9,026,966		- 10,367,682	- 11,042,5
18 Tall building residential and health (new build)	91		666,545	70,442	- 536,442	- 1,147,164	- 1,760,647	11	- 2,995,898	- 3,617,665		- 4,869,486	- 5,499,5
19 11 flats (change of use)	11	,	714,675	619,812	524,510	428,768	332,589 3,241,392	235,970	138,913	41,416		- 157,256	- 257,5
20 Residential and retail (Lidl scale)	42		4,630,147	4,285,375	3,938,992	3,590,997		2,890,175	2,537,347	2,182,908		1,469,196	1,109,9
21 Residential and retail (Tesco scale)	17	, ,	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836 365,275	1,617,8
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275			
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983 537,527	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983		- 2,631,983	
24 9 flats (change of use)	9		674,390	605,958		469,095	400,664	332,232	263,801	195,370		58,506	
25 Residential and retail (local scale - locally tall building)			2,883,792	2,460,742	2,035,738	1,608,780	1,179,868	749,002	316,182	- 120,401	,	- 1,009,169	
26 Residential and retail (local scale - medium scale build	di 23 293	£395,640 £4,851,300	1,419,367	1,230,683 4,655,982	1,041,127	850,698 429,331	659,397	467,225	274,180 - 6,139,735	80,264 - 8,362,088		- 314,919 - 12,836,698	- 514,4
27 Residential and primary school	150		6,754,797 - 469.236	4 ,055,962	2,547,493 - 2,845,625	- 4.042.123	- 1,724,932	, , , , , , , , , , , , , , , , , , ,	, ,	, ,	, ,	, ,	- 15,088,9
28 Residential and secondary school (greenfield)			,		, ,	7 - 7	-, , -	- 6,451,726	- 7,664,831	- 8,883,473	-, -,-	- 11,337,362	- 12,572,6
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,8
30 Office (medium) 31 Large mixed use office and residential (New build)	178	£34,288,800 £13,008,000	- 14,419,760 247,428	- 14,419,760 - 849.322	- 14,419,760 - 1,954,834	- 14,419,760 - 3.065,330	- 14,419,760 - 4,180,813	- 14,419,760 - 5.301.282	- 14,419,760	- 14,419,760 - 7.557.176	- 14,419,760 - 8.692.603	- 14,419,760 - 9,833,014	- 14,419,7
32 Large mixed use office and residential (Change of Use			723,800	- 1.100.337	- 2.967.831	- 4.847.286	- 6.735.228	- 8.631.655	- 6,426,736 - 10.536.568	- 12.449.966	-,,	- 16.302.222	- 18.241.0
33 Residential conversion of large listed building	52			,,	7 7	7- 7	-,, -	-,,	-,,	, -,	7 - 7 - 7	- 544,020	- 929,3
34 Residential conversion of medium listed building			2,803,998	2,439,653	2,073,621	1,705,901	1,336,495	965,401 584.096	592,621	218,152	588,582	590,078	591,5
35 Large Private Rental Scheme development (new build	8 420	£13,008,000	576,620 - 446.036	578,116 - 3,042,395	579,611	581,107 - 8,291,979	582,602 - 10.967.148	- 13.654.328	585,592 - 16.353.520	587,087	· · · · · · · · · · · · · · · · · · ·	- 24.523.163	- 27,270,4
36 Large Private Rental Scheme development (change o			- 446,036	- 2.535.535	- 4.709.013	- 6.910.192	0 120 500	11,004,320	12 620 1/2	- 19,064,723 - 15.887.479	- 18.156.824	- 24,523,163	- 22,725.5
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 1,943,047	- 4.384.860	- 6.840.580	- 0,910,192 - 9.345.216	- 11.861.148	1/1,370,010	16,026,143	- 19 476 725	- 22.037.844	- 24.610.259	27,123,5
, ,	288			.,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	.,	6 771 000	9 667 516	10,920,903	. 0, . : 0, : = 0	14 407 712	,,	10 276 0
38 Tall tower with ground floor retail (change of use) 39 Small scale light industrial park		£3,668,400 £357,960	689,008	- 1,135,659 - 2.711.373	- 3,003,692 - 2,711,373	- 4,883,148 - 2,711,373	- 0,771,069	- 0,007,516	- 2.711.373	- 12,485,828 - 2,711,373	- 14,407,713	- 16,338,083 - 2.711.373	- 18,276,9 - 2,711.3
	-	£7,837,440	, , , , -		, , , , ,	_,,	_,,	_, ,	, ,,	4,602,236	, ,,,,,,	, , , ,	7 7
40 Large warehouse	97	£1,988,562	4,602,236	4,602,236 1,747,321	4,602,236	4,602,236 321,293	4,602,236 - 402,712	4,602,236	4,602,236 - 1,870,552	- 2,609,485	4,602,236	4,602,236	4,602,2
41 Mixed use light industrial and residential (low amounts			2,455,398		1,035,953								, ,
42 Mixed use light industrial and residential (moderate an		£1,988,562	- 4,372,270 - 3,899,891	- 4,830,713 - 4,740,585		- 5,753,993 - 6,433,546	- 6,218,831	- 6,685,801		- 7,626,138	, ,	- 8,575,001	- 9,052,0
43 Mixed use large residential and community use (brown			- 3,899,891 - 16,006,367	4,740,58516,006,367	- 5,585,138	- 6,433,546 - 16.006,367	- 7,285,811 16,006,367	- 8,141,933		- 9,865,747 - 16,006,367			12,480,3
44 Non-charitable community uses (new build)	-	£1,705,020 £687,660	- 16,006,367 - 1.045,234		1 045 234		- 16,006,367 1,045,234	- 16,006,367		- 16,006,36 <i>t</i> - 1.045,234	- 16,006,367	- 16,006,367 - 1,045,234	- 16,006,3
45 Non-charitable community uses (change of use) 46 Large retail shopping centre	500	£115,000,000	1,045,234	- 1,045,234 - 1,774,288	- 1,045,234 - 4.658,699	- 1,045,234 - 7,556,085	- 1,045,234 - 10,513,293	- 1,045,234 - 13,484,813	- 1,045,234 - 16,469,522		- 1,045,234 - 22,478,510	- 1,045,234	- 1,045,2 - 28,540,2
			1,080,659			1,472,382	1,472,382			1,472,382			
47 Large mixed use leisure and retail 48 Gypsy and Traveller site	-	£2,477,460	- 18,357,381	1,472,382	1,472,382				1,472,382	, ,	* *	1,472,382	1,472,3
	- 22	£1,396,500		- 18,357,381		- 18,357,381		- 18,357,381 - 214,509		- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,3
49 Small residential and community use	23		717,903	533,780	348,799 - 108,855	162,962 - 460,808	- 24,095 - 814,365	- 1,169,528	- 405,793 - 1,526,294	- 597,947 - 1,884,666	- 790,972 - 2,244,643	- 984,867	- 1,179,6
50 Medium residential and community use	43		581,367 - 123,734	- 123,734		- 460,808 - 123,734	- 814,365 - 123,734					- 2,606,224	- 2,969,4
51 Conversion of long term vacant unit to small office	-	£141,300						- 123,734	- 123,734	- 123,734		- 123,734	
52 Hotel and residential	46	, ,	- 5,311,137	- 5,684,211		- 6,435,510	- 6,813,735		- 7,575,333	- 7,958,709		- 8,730,608	
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034		17,034	
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156		- 5,946,156	- 5,946,156 1,323,776		- 5,946,156	
55 Retail and S3 uses and 56 residential units	56		4,505,990	4,057,669	3,607,255	3,154,746	2,700,145	2,243,449	1,784,660			395,728	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291		33,136,245	30,328,722		24,713,675	
58 Student housing/co-living - tower scheme (400 units)	-	£740,724	33,154,734	31,292,363	29,429,993	27,567,622	25,705,252		21,980,512	20,118,142		16,393,401	14,531,0
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013		10,989,643	10,058,457		8,196,087	7,264,
60 Student housing/co-living- mid rise scheme (250 units		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564		11,447,595	10,477,611		8,537,642	
61 Student housing/co-living - mid rise scheme (150 units		£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048		6,868,066	6,286,075		5,122,094	4,540,
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290		4,578,302	4,190,308		3,414,321	3,026,3
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599		7,326,020	6,705,229		5,463,649	
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333		6,614,556	5,916,166		4,519,389	3,821,0
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,2

Description	No of unito	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land valu 25% AH	· ·	35% AH	40% AH	45% AH	50% AH
•	No of units		208,976	198,196	187,365	176,482	165,548		143,527	132,440		45% An 110,112	98,87
1 Single residential dwelling (greenfield)	1						-					-	-
2 Single residential dwelling (brownfield) 3 4 houses (greenfield)	4		209,528 838,109	198,748 794,993	187,918 751,672	177,037 708,147	166,104 664,417	155,120 620,483	144,085 576,343	133,000 532,000		110,674 442,697	99,43 397,73
4 5 houses (greenfield)	5		1,047,636	993,741	939,590	885,184	830,521	*	720,429	664,999		553,372	497,17
	5		574,788	529.676	484.353	438.819	393.075						114,17
5 Block of 5 flats (brownfield)	5		574,788	529,676		438,819	393,075		300,952 300,952	254,574 254,574		161,185 161,185	114,17
6 Block of 5 flats (brownfield)	5		574,788	529,676	484,353	438,819	393,075					,	,
7 Block of 5 flats (greenfield)	11		2,267,946	2,151,272	2,034,045	1,916,265	1,797,931	1,679,042	300,952 1,559,600	254,574 1,439,604		161,185 1,197,952	114,17 1,076,29
8 11 houses (greenfield)						1,374,223		1 1			645,391	497,627	100
9 16 flats (brownfield) 10 11 flats (brownfield)	16		1,803,526	1,661,091	1,517,990	944,779	1,229,790		938,923	792,491			349,19
,			1,239,924 1,352,644	1,142,000 1,245,818	1,043,618	1,030,667	845,481 922,343		645,510	544,837 594,368		342,118	240,07
11 12 flats (greenfield)	12 27		2,828,922	2,600,415	1,138,493 2,370,839	2,140,195	1,908,482		704,192 1,441,851	1,206,933		373,219 733,892	261,89
12 Development of c.30 flats (brownfield) 13 Development of c.30 flats (brownfield)	32		2,020,922	1,824,342	1,549,399	1,273,190	995,715	1 1	436,966	1,206,933		- 416,921	495,76
14 Development of c.30 flats (brownfield)	31		3,928,414	3,652,116	3,374,519	3,095,626	2,815,436		2,251,164	1,967,082	· · · · · · · · · · · · · · · · · · ·	1,395,028	1,107,05
, , ,	100						8,913,500		7,152,004	6,265,180			3,580,40
15 Development of c.100 flats and houses (greenfield)			12,387,886	11,525,366	10,658,794	9,788,172		8,034,777				4,479,382	
16 Development of c.100 flats (brownfield)	100		7,221,427	6,498,676	5,772,561	5,043,083	4,310,243		2,834,472	2,091,542		587,500	- 177,00 - 11,238,29
17 Residential and health (change of use of long term vac			- 4,260,382	- 4,944,029	, ,		, ,	1 1	- 8,409,411	- 9,111,918		- 10,526,361	
18 Tall building residential and health (new build)	91		1,319,297	691,967	61,767	- 580,017	- 1,225,656		- 2,525,672	- 3,180,047	, ,	- 4,497,537	- 5,160,64
19 11 flats (change of use)	11	,	827,104	726,862	626,156	524,985	423,350		218,686	115,658		- 93,193	- 199,20
20 Residential and retail (Lidl scale)	42		5,044,372	4,679,783	4,313,489	3,945,489	3,575,784	3,204,374	2,831,258	2,456,438		1,701,681	1,321,74
21 Residential and retail (Tesco scale)	17		1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836	1,617,83
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275		365,275	365,27
23 Superstore (Tesco)	-	£13,282,200	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204		1,413,204	1,413,20
24 9 flats (change of use)	9		751,603	679,311	607,019	534,727	462,434	390,142	317,850	245,558		100,973	28,68
25 Residential and retail (local scale - locally tall building)			3,585,630	3,140,546	2,691,308	2,240,001	1,786,625		873,669	414,088			- 991,97
26 Residential and retail (local scale - medium scale build			2,521,290	2,321,915	2,121,617	1,920,396	1,718,253	1,515,187	1,311,197	1,106,286		693,693	486,01
27 Residential and primary school	293		8,837,318	6,617,847	4,388,128	2,148,163	- 103,607	- 2,407,748	- 4,747,506	- 7,097,823		- 11,830,133	- 14,212,12
28 Residential and secondary school (greenfield)	150		- 253,772	- 1,507,774	, ,	- 4,033,361	- 5,304,947	· · ·	- 7,865,704	- 9,154,875		- 11,750,802	- 13,057,55
29 Office (large)	-	£1,101,500	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	7 7	6,445,969	6,445,969		6,445,969	6,445,96
30 Office (medium)	-	£34,288,800	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,59
31 Large mixed use office and residential (New build)	178		47,866,374	46,735,921	45,600,327	44,459,590	43,313,712	42,162,692	41,006,530	39,845,227	38,678,782	37,507,195	36,330,46
32 Large mixed use office and residential (Change of Use			3,345,705	1,443,073	- 475,390	- 2,439,250	- 4,426,585	- 6,422,871	- 8,428,111	- 10,442,300	,,	- 14,497,535	- 16,538,58
33 Residential conversion of large listed building	52		3,208,050	2,824,375	2,438,920	2,051,687	1,662,675		879,314	484,966		- 313,784	- 719,56
34 Residential conversion of medium listed building	8		646,884	648,540	650,195	651,849	653,504	655,160	656,815	658,469	· ·	661,780	663,43
35 Large Private Rental Scheme development (new build	^		2,385,646	- 311,522	- 3,057,557	- 5,816,061	- 8,612,251	- 11,441,639	- 14,283,701	- 17,138,438	-,,-	- 22,885,935	- 25,778,69
36 Large Private Rental Scheme development (change of			1,987,835	- 259,808	- 2,548,171	- 4,846,924	- 7,177,086	- 9,534,908	- 11,903,293	- 14,282,241	- 16,671,750	- 19,071,822	- 21,482,45
37 Tall tower with ground floor retail (new build)	395		2,821,212	288,994	- 2,289,178	- 4,883,485	- 7,504,289	- 10,165,261	- 12,838,152	- 15,522,964	10,210,000	- 20,928,348	- 23,648,92
38 Tall tower with ground floor retail (change of use)	288		2,675,450	772,817	' '	- 3,130,115	- 5,117,451	- 7,113,737	- 9,118,976	- 11,133,166	-,,	- 15,188,400	- 17,229,44
39 Small scale light industrial park	-	£357,960	100	449,628	449,628	449,628	449,628	449,628	449,628	449,628	- 7	449,628	449,62
40 Large warehouse	-	£7,837,440	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331		3,387,33
41 Mixed use light industrial and residential (low amounts			8,276,040	7,537,213	6,794,945	6,049,239	5,300,094		3,791,486	3,032,023		1,502,780	729,64
42 Mixed use light industrial and residential (moderate am		£1,988,562	6,350,646	5,878,093	5,403,341	4,926,388	4,447,235		3,482,327	2,996,572		2,018,463	1,524,26
43 Mixed use large residential and community use (brown			- 2,987,796		1 1				1 1				- 12,039,73
44 Non-charitable community uses (new build)	-	£1,705,020	- 17,362,005	- 17,362,005	- 17,362,005	- 17,362,005				1		- 17,362,005	- 17,362,00
45 Non-charitable community uses (change of use)	-	£687,660	- 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	,,	- 1,133,625	- 1,133,62
46 Large retail shopping centre	500		188,738,269	185,761,122	182,770,434	179,766,205	176,748,434	-, , , , ,	170,672,270	7 - 7 - 7		161,456,464	158,357,44
47 Large mixed use leisure and retail	-	£2,477,460	28,387,920	28,387,920	28,387,920	28,387,920	28,387,920	1 1	28,387,920	28,387,920	1 1	28,387,920	28,387,92
48 Gypsy and Traveller site	-	£1,396,500	- 19,961,549										
49 Small residential and community use	23		829,029	634,714	439,494	243,368	46,336			- 558,588		- 966,939	- 1,172,49
50 Medium residential and community use	43		875,292	512,939	148,917	- 220,084	- 593,052			- 1,722,132		- 2,483,330	- 2,866,47
51 Conversion of long term vacant unit to small office	-	£141,300	23,269	23,269	23,269	23,269	23,269		23,269			23,269	23,20
52 Hotel and residential	46		3,740,309	3,352,676	2,963,257	2,572,050	2,179,057	1,784,278	1,387,711	989,357			- 219,72
Conversion of long term vacant unit to shop	-	£114,924	155,334	155,334	155,334	155,334	155,334		155,334	155,334		155,334	155,3
Hotel development (from long term vacant building)	-	£4,725,072		1,194,999	1,194,999	1,194,999	1,194,999		1,194,999	1,194,999		1,194,999	1,194,99
55 Retail and S3 uses and 56 residential units	56		13,698,724	13,225,831	12,750,728	12,273,414	11,793,888	11,312,152	10,828,204	10,342,046		9,363,096	8,870,30
Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343	3,994,711	3,994,711	3,994,711	3,994,711	3,994,711	3,994,711	3,994,711	3,994,711		3,994,711	3,994,7
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310		44,497,711	41,690,188	38,882,664	36,075,141		30,460,096	27,652,572		22,037,526	19,230,00
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		29,517,140	27,654,770	25,792,399	23,930,029		20,205,288	18,342,918		14,618,178	12,755,8
59 Student housing/co-living - tower scheme (200 units)	-	£370,362		14,757,956	13,826,771	12,895,586	11,964,401	11,033,215	10,102,031	9,170,846		7,308,476	6,377,29
60 Student housing/co-living- mid rise scheme (250 units)		£652,506		15,372,922	14,402,938	13,432,953	12,462,969	11,492,984	10,522,999	9,553,015		7,613,046	6,643,00
61 Student housing/co-living - mid rise scheme (150 units		£522,004	9,805,253	9,223,262	8,641,272	8,059,281	7,477,291		6,313,309	5,731,318		4,567,337	3,985,34
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,536,426	6,148,433	5,760,438	5,372,445	4,984,451	4,596,457	4,208,464	3,820,469		3,044,482	2,656,48
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011		9,838,228	9,217,438	8,596,648	7,975,858	7,355,068	6,734,278	6,113,488	5,492,698	4,871,908	4,251,1
64 C2 care scheme (70 units)	-	£978,758	10,065,212	9,366,824	8,668,434	7,970,046	7,271,657	6,573,268	5,874,879	5,176,490	4,478,102	3,779,713	3,081,32
65 C2 care scheme (50 units)	-	£717,756	7,616,917	7,101,724	6,586,530	6,071,336	5,556,143	5,040,949	4,525,756	4,010,562	3,495,369	2,980,175	2,464,98

							Re	esidual land valu	es				
Description	No of units		0% AH	5% AH			20% AH		30% AH	35% AH			50% AH
1 Single residential dwelling (greenfield)	1	£17,500		216,392	204,642	192,836	180,975	-	157,087	145,059	132,976	120,838	108,643
2 Single residential dwelling (brownfield)	1	£348,000			-	193,391	181,531	-	157,645	145,619	,	121,399	109,207
3 4 houses (greenfield)	4	,			820,781	773,564	726,125		630,581	582,476		485,600	436,828
4 5 houses (greenfield)	5	·			1,025,976	966,955	907,656	848,080	788,226	728,095		606,999	546,035
5 Block of 5 flats (brownfield)	5	·			557,782	508,325	458,639		358,580	308,205		206,768	155,706
6 Block of 5 flats (brownfield)	5		*		557,782	508,325	458,639		358,580			206,768	155,706
7 Block of 5 flats (greenfield)	5	,			557,782	508,325	458,639	408,724	358,580	308,205		206,768	155,706
8 11 houses (greenfield)	11	£56,000	2,474,794	2,348,225	2,221,056	2,093,285	1,964,914	1,835,942	1,706,369	1,576,196		1,314,045	1,182,070
9 16 flats (brownfield)	16	£767,730	2,061,645	1,906,862	1,751,354	1,595,121	1,438,163	1,280,479	1,122,071	962,938		642,496	481,188
10 11 flats (brownfield)	11	£235,500	1,417,381	1,310,967	1,204,055	1,096,645	988,736	880,329	771,424	662,020		441,716	330,816
11 12 flats (greenfield)	12		1,546,234	1,430,147	1,313,515	1,196,340	1,078,621	960,360	841,553			481,872	360,891
12 Development of c.30 flats (brownfield)	27	£852,510	3,250,679	3,001,995	2,752,147	2,501,134	2,248,956	1,995,615	1,741,108			970,604	711,441
13 Development of c.30 flats (brownfield)	32	£433,320	2,597,877	2,300,288	2,001,318	1,700,969	1,399,240	1,096,131	791,642		•	- 132,091	- 446,832
14 Development of c.30 flats and houses (brownfield)	31	£753,600	4,435,993	4,135,411	3,833,417	3,530,010	3,225,191	2,918,959	2,611,315	2,302,258		1,679,909	1,366,614
15 Development of c.100 flats and houses (greenfield)	100	£500,500		13,050,554	12,106,987	11,159,005	10,206,609	9,249,798	8,288,572	7,322,932		5,378,408	4,399,525
16 Development of c.100 flats (brownfield)	100	£2,891,321	8,606,251	7,817,249	7,024,569	6,228,211	5,428,176	4,624,463	3,817,071	3,006,002		1,372,829	543,708
17 Residential and health (change of use of long term va		£2,214,550	- 2,963,087			- 5,210,530	- 5,966,554	- 6,726,017	- 7,488,917	- 8,255,257	1 1	- 9,798,250	- 10,574,904
18 Tall building residential and health (new build)	91	£2,214,550	2,515,068	1,832,593	1,144,812	453,891	- 243,837	- 951,678	- 1,662,708	- 2,376,928	- , ,	- 3,814,932	- 4,538,717
19 11 flats (change of use)	11	£235,500	1,005,783		787,698	677,897	567,592	456,782	345,467	233,647		8,491	- 106,443
20 Residential and retail (Lidl scale)	42	£3,923,430	5,711,099	5,314,613	4,916,271	4,516,072	4,114,017	3,710,104	3,304,334	2,896,707		2,075,884	1,662,687
21 Residential and retail (Tesco scale)	17	£13,282,200		1,617,836		1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275		365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	, ,	1,413,204	1,413,204
24 9 flats (change of use)	9	£1,526,040	881,671	802,875	724,080	645,284	566,488	487,693	408,897	330,101		172,510	93,714
25 Residential and retail (local scale - locally tall building)		£1,894,362		3,915,641	3,431,264	2,943,672	2,450,399	1,954,871	1,457,088	957,048	454,754	- 50,556	- 565,095
26 Residential and retail (local scale - medium scale build		£395,640		2,666,356	2,448,670	2,229,979	2,010,282	1,789,581	1,567,875	1,345,163	1,121,447	896,725	670,998
27 Residential and primary school	293	£4,851,300	13,083,562	10,660,949	8,227,125	5,782,087	3,325,836	858,374	- 1,645,024	- 4,206,940	1 1	- 9,373,054	- 11,973,442
28 Residential and secondary school (greenfield)	150	£1,134,000	2,061,266	715,542	- 646,194	- 2,025,242	- 3,410,685	7 - 7	- 6,200,756	- 7,605,385	- 9,016,408	- 10,433,827	- 11,857,640
29 Office (large)	-	£1,101,500	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969		6,445,969	6,445,969
30 Office (medium)	-	£34,288,800		2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	1 - 1	2,621,596	2,621,596
31 Large mixed use office and residential (New build)	178	£13,008,000		48,761,193	47,523,358	46,279,896	45,030,809	43,776,098	42,515,761	41,249,798	39,978,210	38,700,997	37,418,159
32 Large mixed use office and residential (Change of Use		£3,668,400	7,028,454	4,949,639	2,861,299	763,435	- 1,364,460	- 3,542,838	- 5,734,036	- 7,935,050	-, -,	- 12,366,520	- 14,596,977
33 Residential conversion of large listed building	52	£1		3,506,798	3,086,893	2,665,047	2,241,258	1,815,528	1,387,855	958,241	526,685	93,188	- 347,473
34 Residential conversion of medium listed building	8	£1,187,400		767,290	769,215	771,140	773,063	774,988	776,912	778,837	780,761	782,685	784,610
35 Large Private Rental Scheme development (new build		£13,008,000		4,734,032	1,774,788	- 1,216,217	- 4,247,993	- 7,298,446	- 10,408,029	- 13,531,528	· · · · · ·	- 19,820,275	- 22,985,524
36 Large Private Rental Scheme development (change of		£3,668,400	6,399,623	3,944,823	1,478,787	- 1,013,721	- 3,540,200	- 6,082,248	- 8,673,568	- 11,276,483	,,	- 16,517,105	- 19,154,813
37 Tall tower with ground floor retail (new build)	395	£15,150,000	7,800,230	5,029,813	2,246,716	<u> </u>	- 3,408,754	-,,	- 9,193,175	- 12,130,752	- 15,081,416	- 18,045,169	- 21,022,009
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	6,358,199	4,279,383	2,191,043	93,180	- 2,052,319	,,	- 6,424,901	- 8,625,914	-,,	- 13,057,385	- 15,287,843
39 Small scale light industrial park	-	£357,960			449,628	449,628	449,628	449,628	449,628	449,628	- 7	449,628	449,628
40 Large warehouse	-	£7,837,440		1 1	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331		3,387,331	3,387,331
41 Mixed use light industrial and residential (low amounts		£1,988,562		8,858,134	8,049,183	7,236,479	6,420,019	1 1	4,775,835	3,948,112		2,281,402	1,442,414
42 Mixed use light industrial and residential (moderate ar		£1,988,562			6,198,721	5,679,280	5,157,439		4,106,556	3,577,514		2,512,228	1,975,985
43 Mixed use large residential and community use (brown		£1,620,000											
44 Non-charitable community uses (new build)	-	£1,705,020		- 17,362,005		- 17,362,005	- 17,362,005	1 1	- 17,362,005	- 17,362,005		- 17,362,005	- 17,362,005
45 Non-charitable community uses (change of use)	-	£687,660		- 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	, ,	- 1,133,625	- 1,133,625		- 1,133,625	- 1,133,625
46 Large retail shopping centre	500	£115,000,000			1 1	184,560,141	181,270,562	1 1	174,646,960	1 1		164,600,446	161,221,980
47 Large mixed use leisure and retail	-	£2,477,460		28,387,920	28,387,920	28,387,920	28,387,920	28,387,920	28,387,920	28,387,920		28,387,920	28,387,920
48 Gypsy and Traveller site	-	£1,396,500							- 19,961,549			1 1	- 19,961,549
49 Small residential and community use	23	£395,640				544,286	330,193		- 102,491	- 322,852		- 766,578	- 989,941
50 Medium residential and community use	43	£1,663,572		1,134,594		341,964	- 57,950		- 873,752	- 1,284,423		- 2,111,302	- 2,527,512
51 Conversion of long term vacant unit to small office	-	£141,300		23,269	23,269	23,269	23,269	23,269	23,269	23,269		23,269	23,269
52 Hotel and residential	46	£17,259,324		4,017,701	3,594,709	3,169,772	2,742,889	2,314,061	1,883,287	1,450,568		579,292	140,736
53 Conversion of long term vacant unit to shop	-	£114,924			155,334	155,334	155,334		155,334			155,334	155,334
54 Hotel development (from long term vacant building)	-	£4,725,072		1,194,999	1,194,999	1,194,999	1,194,999	1,194,999	1,194,999	1,194,999		1,194,999	1,194,999
55 Retail and S3 uses and 56 residential units	56	£15,260,400			13,534,297	13,015,127	12,493,547	11,969,560	11,443,164	10,914,360		9,849,530	9,313,502
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343		3,994,711	3,994,711	3,994,711	3,994,711		3,994,711	3,994,711		3,994,711	3,994,711
	-	£1,122,310			41,690,188	38,882,664	36,075,141	33,267,619	30,460,096 20,205,288			22,037,526	19,230,003
57 Student housing/co-living - tower scheme (600 units)		0710 701				76 707 300	23,930,029	22,067,658	70 705 788	18,342,918	16,480,548	1/16/18/1/8	12,755,808
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		29,517,140	27,654,770	25,792,399						14,618,178	0.03= 000
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	-	£370,362	15,689,142	14,757,956	13,826,771	12,895,586	11,964,401	11,033,215	10,102,031	9,170,846	8,239,660	7,308,476	6,377,290
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	-	£370,362 £652,506	15,689,142 16,342,907	14,757,956 15,372,922	13,826,771 14,402,938	12,895,586 13,432,953	11,964,401 12,462,969	11,033,215 11,492,984	10,102,031 10,522,999	9,170,846 9,553,015	8,239,660 8,583,030	7,308,476 7,613,046	6,643,061
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	-) - 5) -	£370,362 £652,506 £522,004	15,689,142 16,342,907 9,805,253	14,757,956 15,372,922 9,223,262	13,826,771 14,402,938 8,641,272	12,895,586 13,432,953 8,059,281	11,964,401 12,462,969 7,477,291	11,033,215 11,492,984 6,895,299	10,102,031 10,522,999 6,313,309	9,170,846 9,553,015 5,731,318	8,239,660 8,583,030 5,149,327	7,308,476 7,613,046 4,567,337	6,643,061 3,985,346
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	-) - s) -	£370,362 £652,506 £522,004 £456,754	15,689,142 16,342,907 9,805,253 6,536,426	14,757,956 15,372,922 9,223,262 6,148,433	13,826,771 14,402,938 8,641,272 5,760,438	12,895,586 13,432,953 8,059,281 5,372,445	11,964,401 12,462,969 7,477,291 4,984,451	11,033,215 11,492,984 6,895,299 4,596,457	10,102,031 10,522,999 6,313,309 4,208,464	9,170,846 9,553,015 5,731,318 3,820,469	8,239,660 8,583,030 5,149,327 3,432,476	7,308,476 7,613,046 4,567,337 3,044,482	6,643,061 3,985,346 2,656,488
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units) 63 Student housing/co-living - low rise scheme (200 units)	-) - s) -	£370,362 £652,506 £522,004 £456,754 £1,305,011	15,689,142 16,342,907 9,805,253 6,536,426 10,459,019	14,757,956 15,372,922 9,223,262 6,148,433 9,838,228	13,826,771 14,402,938 8,641,272 5,760,438 9,217,438	12,895,586 13,432,953 8,059,281 5,372,445 8,596,648	11,964,401 12,462,969 7,477,291 4,984,451 7,975,858	11,033,215 11,492,984 6,895,299 4,596,457 7,355,068	10,102,031 10,522,999 6,313,309 4,208,464 6,734,278	9,170,846 9,553,015 5,731,318 3,820,469 6,113,488	8,239,660 8,583,030 5,149,327 3,432,476 5,492,698	7,308,476 7,613,046 4,567,337 3,044,482 4,871,908	6,643,061 3,985,346 2,656,488 4,251,118
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	-) - s) -	£370,362 £652,506 £522,004 £456,754	15,689,142 16,342,907 9,805,253 6,536,426 10,459,019 10,065,212	14,757,956 15,372,922 9,223,262 6,148,433 9,838,228	13,826,771 14,402,938 8,641,272 5,760,438	12,895,586 13,432,953 8,059,281 5,372,445	11,964,401 12,462,969 7,477,291 4,984,451	11,033,215 11,492,984 6,895,299 4,596,457 7,355,068 6,573,268	10,102,031 10,522,999 6,313,309 4,208,464	9,170,846 9,553,015 5,731,318 3,820,469 6,113,488 5,176,490	8,239,660 8,583,030 5,149,327 3,432,476 5,492,698 4,478,102	7,308,476 7,613,046 4,567,337 3,044,482	6,643,061 3,985,346 2,656,488



Appendix 7 - Appraisal results – downside

								sidual land value		1			
Description	No of units									35% AH	40% AH		50% AH
1 Single residential dwelling (greenfield)	1	£17,500	80,858	76,206	71,533	66,838	62,121	57,382	52,621	47,838			33,355
2 Single residential dwelling (brownfield)	1	£348,000	81,408	76,759	72,086	67,393	62,677	57,940	53,179	48,397	· · · · · · · · · · · · · · · · · · ·	,	33,919
3 4 houses (greenfield)	4	£49,000	325,633	307,034	288,347	269,572	250,708	231,757	212,717	193,589			135,677
4 5 houses (greenfield)	5	£23,905	407,042	383,793	360,434	336,965	313,386	289,696	265,897	241,986		193,836	169,596
5 Block of 5 flats (brownfield)	5	£648,000	34,837	15,557	- 3,870	- 23,623	- 43,467	- 63,399	- 83,422				- 164,410
6 Block of 5 flats (brownfield)	5		34,837	15,557	- 3,870		- 43,467	- 63,399	- 83,422	- 103,535			- 164,410
7 Block of 5 flats (greenfield)	5	,	34,837	15,557	-	- 23,623	- 43,467	- 63,399	- 83,422	-			- 164,410
8 11 houses (greenfield)	11	£56,000	875,127	825,056	774,746	724,200	673,417	622,396	571,138	519,642			363,732
9 16 flats (brownfield) 10 11 flats (brownfield)	11	£767,730 £235,500	88,068 60,546	27,701 19.045	- 33,445 - 22,993	- 95,293 - 65,514	- 157,423 - 108,229	- 219,833 - 151,135 -	- 282,524 - 194,234	- 345,494 - 237,528	,	·	- 536,091 - 368,563
11 12 flats (greenfield)	12		66,050	20,775	- 25,084	- 71,470	- 118.067	- 164,875	- 211,892	- 259,121	· · · · · · · · · · · · · · · · · · ·		- 402,069
12 Development of c.30 flats (brownfield)	27	£852,510	30,801	- 64.817	- 161,344	- 258,310	- 355,715	- 453,560	- 551,843	- 650,565		,	- 949,366
13 Development of c.30 flats (brownfield)	32		- 1,236,864	- 1,353,641	- 1,470,940	- 1,588,760	- 1,707,099	- 1,825,959	- 1,945,338	- 2.065,238		- 2,306,599	- 2,428,060
14 Development of c.30 flats and houses (brownfield)	31	£753,600	551,867	437,102	321,809	205,986	89,634	- 27,664	- 146,866	- 266,607	- 386,884	- 507,701	- 629,052
15 Development of c.100 flats and houses (greenfield)	100	£500,500	1,728,921	1,372,923	1,015,282	655.998	295.070	- 68.530	438,300	- 809.737	- 1.182.843	- 1.557.617	- 1.934.059
16 Development of c.100 flats (brownfield)	100	£2,891,321	- 1,996,104	- 2.288.862	- 2.582.938	- 2,878,331	- 3,175,042	- 3,473,070	- 3,772,416	- 4.073.080	- 4,375,062	- 4.678.361	- 4,982,978
17 Residential and health (change of use of long term vac		£2,214,550	- 12,236,555	- 12,511,050	- 12,786,744	- 13,063,636	- 13,341,727	- 13,621,019	- 13,901,508	- 14.183.197	- 14,466,086	- 14,750,172	- 15,035,459
18 Tall building residential and health (new build)	91	£2,214,550	- 6,643,663	- 6.898.652	- 7,154,738	- 7,411,922	- 7,670,203	- 7,929,582 ·	- 8,190,058	- 8,451,631	- 8,714,303	- 8.978.071	- 9,242,937
19 11 flats (change of use)	11	£235,500	- 366,290	- 410,365	- 454.638	- 499,108	- 543.775	- 588,640	- 633,702	- 678.962		 	- 815,923
20 Residential and retail (Lidl scale)	42	£3,923,430	617,124	464,335	310,849	156,664	1,779	- 156,151	- 314,817	- 474,194	, -	- , -	- 956,579
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275		365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983		- 2,631,983	- 2,631,983
24 9 flats (change of use)	9		- 110,142	- 139,876	- 169,611	- 199,345	- 229,080	- 258,815	- 288,549	- 318,284		- 377,754	- 407,488
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	- 2,096,774	- 2,285,903	- 2,475,873	- 2,666,684	- 2,858,337	- 3,050,831	- 3,244,167	- 3,438,344	- 3,633,363	- 3,829,223	- 4,025,925
26 Residential and retail (local scale - medium scale build		£395,640	- 769,550	- 855,359	- 941,550	- 1,028,125	- 1,115,082	- 1,202,423	- 1,290,145	- 1,378,251	- 1,466,740	- 1,555,611	- 1,644,864
27 Residential and primary school	293	£4,851,300	- 19,365,139	- 20,267,083	- 21,173,005	- 22,082,905	- 22,996,782	- 23,914,637	- 24,836,469	- 25,762,279	- 26,692,065	- 27,625,830	- 28,563,572
28 Residential and secondary school (greenfield)	150	£1,134,000	- 14,592,730	- 15,102,485	- 15,614,564	- 16,128,968	- 16,645,697	- 17,164,751	- 17,686,131	- 18,209,834	- 18,735,863	- 19,264,217	- 19,794,896
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 13,113,179	- 13,574,349	- 14,037,465	- 14,502,530	- 14,969,542	- 15,438,502	- 15,909,409	- 16,382,264	- 16,857,066	- 17,333,816	- 17,812,514
32 Large mixed use office and residential (Change of Use		£3,668,400	- 22,087,793	- 22,856,963	- 23,629,423	- 24,405,172	- 25,184,213	- 25,966,544	- 26,752,165	- 27,541,077	- 28,333,280	- 29,128,773	- 29,927,556
33 Residential conversion of large listed building	52	£1	- 1,532,914	- 1,693,293	- 1,854,389	- 2,016,202	- 2,178,732	- 2,341,979	- 2,505,943	- 2,670,625	- 2,836,023	- 3,002,138	- 3,168,971
34 Residential conversion of medium listed building	8	£1,187,400	- 138,602	- 138,730	- 138,858	- 138,986	- 139,114	- 139,242	- 139,369	- 139,497	- 139,626	- 139,753	- 139,881
35 Large Private Rental Scheme development (new build		£13,008,000	- 33,215,267	- 34,281,569	- 35,352,409	- 36,427,785	- 37,507,699	- 38,592,150	- 39,681,139	- 40,774,664	- 41,872,728	- 42,975,329	- 44,082,467
36 Large Private Rental Scheme development (change of		£3,668,400	- 27,679,598	- 28,568,184	- 29,460,550	- 30,356,697	- 31,256,625	- 32,160,335	- 33,067,825	- 33,979,096	- 34,894,150	- 35,812,984	- 36,735,598
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 32,784,975	- 33,787,807	- 34,794,906	- 35,806,271	- 36,821,905	- 37,841,806	- 38,865,973	- 39,894,408	- 40,927,111	- 41,964,081	- 43,005,318
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 22,123,656	- 22,892,824	- 23,665,284	- 24,441,034	- 25,220,075	- 26,002,406	- 26,788,027	- 27,576,939	- 28,369,141	- 29,164,634	- 29,963,418
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	- 6,103,084	- 6,410,731		- 7,030,190	- 7,342,001	- 7,655,201	- 7,969,789	- 8,285,765	1 1	1 1	- 9,242,022
42 Mixed use light industrial and residential (moderate am		£1,988,562	- 9,815,088	- 10,013,143 - 14,381,376	, ,	- 10,411,941	- 10,612,680	- 10,814,315	11,016,844	- 11,220,268	, , , , , , , , , , , , , , , , , , ,	- 11,629,800	- 11,835,908
43 Mixed use large residential and community use (brown		£1,620,000	- 14,025,072	,,	, ,	- 15,098,647	- 15,459,615	- 15,822,138	- 16,186,215	- 16,551,848	-,,	- 17,287,778	- 17,658,075
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367 1,045,234	1 045 234	* *	1045 234	1 045 234	1 045 234	1045 234	- 16,006,367	- 16,006,367 1,045,234	- 16,006,367	1 045 234
45 Non-charitable community uses (change of use) 46 Large retail shopping centre	500	£687,660 £115,000,000	- 1,045,234 - 35,288,806	- 1,045,234 - 36,459,975	- 1,045,234 - 37.636,030	- 1,045,234 - 38,816,969	- 1,045,234 - 40.002.793	- 1,045,234 - 41,193,503 -	- 1,045,234 - 42,389,098	- 1,045,234 - 43,589,578		- 1,045,234 - 46,005,196	- 1,045,234 - 47,220,332
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1.472.382	1,472,382	1,472,382	1.472.382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381	- 18,357,381	- 18.357.381	- 18.357.381	- 18.357.381	- 18,357,381	- 18.357.381	- 18,357,381	- 18,357,381	- 18,357,381
49 Small residential and community use	23	£395,640	- 1,419,851	- 1,503,988	- 1,588,508		-,,	- 1,844,357	- 1,930,404	- 2.016.833	, , , , , , , , , , , , , , , , , , ,	7	- 2,278,410
50 Medium residential and community use	43	£1,663,572	- 3,399,451	- 3,557,327			, ,	* *	4,357,171	1 1			- 5,009,604
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	1 1	- 123,734	- 123,734
52 Hotel and residential	46	£17,259,324	- 9,579,176	- 9.748.066	- 9,917,703	- 10.088.085	- 10,259,215	- 10,431,090	- 10,603,713	- 10.777.081	- 10.951,197	- 11.126.058	- 11,301,666
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034		17,034	17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156		1	- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	- 770,732	- 970,164	, ,	- 1,371,760	- 1,573,923	* *	- 1,980,982	- 2,185,877	, ,	- 2,598,398	- 2,806,025
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722			21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724	33,154,734	31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142			14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272		7,264,902
60 Student housing/co-living- mid rise scheme (250 units)	-	£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004		9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075	5,704,085	5,122,094	4,540,104
62 Student housing/co-living - mid rise scheme (100 units	-	£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308			3,026,326
63 Student housing/co-living - low rise scheme (200 units		£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229			4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166	5,217,778	4,519,389	3,821,001
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289
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							Res	sidual land value	s				
Description	No of units		0% AH	5% AH	10% AH 1	5% AH 2	0% AH	25% AH 3	0% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	100,028	94,459	88,865	83,244	77,596	71,923	66,223	60,496	54,744	48,964	43,159
2 Single residential dwelling (brownfield)	1	£348,000	100,579	95,012	89,419	83,799	78,153	72,481	66,782	61,056	55,305	49,526	43,722
3 4 houses (greenfield)	4	£49,000	402,315	380,047	357,675	335,196	312,611	289,922	267,126	244,225	221,219	198,107	174,889
4 5 houses (greenfield)	5	£23,905	502,894	475,059	447,093	418,995	390,764	362,403	333,908	305,282	276,523	247,633	218,612
5 Block of 5 flats (brownfield)	5	£648,000	116,312	93,134	69,849	46,457	22,959	- 656 -	24,731	- 48,912	- 73,204	- 97,603	- 122,111
6 Block of 5 flats (brownfield)	5	£301,200	116,312	93,134	69,849	46,457	22,959	- 656 -	24,731			- 97,603	- 122,111
7 Block of 5 flats (greenfield)	5	£68,320	116,312	93,134	69,849	46,457	22,959	- 656 -	24,731	- 48,912	- 73,204	- 97,603	- 122,111
8 11 houses (greenfield)	11	£56,000	1,084,561	1,024,469	964,093	903,433	842,487	781,256	719,741	657,940	595,855	533,484	470,829
9 16 flats (brownfield)	16	£767,730	347,002	274,248	201,159	127,735	53,975	- 20,427 -	95,992	- 171,899	- 248,146	- 324,732	- 401,659
10 11 flats (brownfield)	11	£235,500	238,564	188,546	138,297	87,818	37,108	- 14,043 -	65,995	- 118,180	- 170,600	- 223,253	- 276,141
11 12 flats (greenfield)	12	£54,894	260,252	205,687	150,869	95,801	40,481	- 15,320 -	71,994	- 128,925	- 186,109	- 243,549	- 301,245
12 Development of c.30 flats (brownfield)	27	£852,510	453,892	339,008	223,594	107,653 -	8,953	- 127,738 -	247,058	- 366,916	- 487,311	- 608,242	- 729,709
13 Development of c.30 flats (brownfield)	32	£433,320	- 727,770	- 868,904	- 1,010,674 -	1,153,079 -	1,296,121	- 1,439,798 -	1,584,112	- 1,729,062	- 1,874,647	- 2,020,870	- 2,167,727
14 Development of c.30 flats and houses (brownfield)	31	£753,600	1,061,051	921,928	782,159	641,745	500,685	358,981	216,631	73,636	- 71,072	- 217,558	- 364,700
15 Development of c.100 flats and houses (greenfield)	100	£500,500	3,341,915	2,912,156	2,480,403	2,046,656	1,610,396	1,168,397	724,384	278,358	- 172,271	- 629,190	- 1,088,155
16 Development of c.100 flats (brownfield)	100	£2,891,321	- 565,994	- 927,169	- 1,289,987 -	1,654,447 -	2,020,550	- 2,388,296 -	2,757,685	- 3,128,716	- 3,501,391	- 3,875,707	- 4,251,668
17 Residential and health (change of use of long term vac	91	£2,214,550	- 10,935,155	- 11,271,909	- 11,610,157 -	11,949,901 -	12,291,140	- 12,633,873 -	12,978,102	- 13,323,825	- 13,671,044	- 14,019,757	- 14,369,966
18 Tall building residential and health (new build)	91	£2,214,550	- 5,423,600	- 5,736,957	- 6,051,689 -	6,367,796 -	6,685,278	- 7,004,134 -	7,324,365	- 7,645,970	- 7,968,951	- 8,293,307	- 8,619,036
19 11 flats (change of use)	11	£235,500	- 184,311	- 237,093	- 290,113 -	343,372 -	396,869	- 450,605 -	504,580	- 558,794	- 613,245	- 667,935	- 722,865
20 Residential and retail (Lidl scale)	42	£3,923,430	1,285,962	1,101,176	915,539	729,052	541,714	353,525	164,486	- 25,792	- 219,444	- 413,960	- 609,339
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983 -	2,631,983 -	2,631,983	- 2,631,983 -	2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983
24 9 flats (change of use)	9	£1,526,040	21,993	- 14,029	- 50,388 -	86,746 -	123,104	- 159,462 -	195,820	- 232,178	- 268,536	- 304,894	- 341,253
25 Residential and retail (local scale - locally tall building)		£1,894,362	- 1,259,346	- 1,488,538	- 1,718,761 -	1,950,015 -	2,182,302	- 2,415,621 -	2,649,971	- 2,885,354	- 3,121,768	- 3,359,214	- 3,597,692
26 Residential and retail (local scale - medium scale build		£395,640	- 401,121	- 504,555	- 608,456 -	712,824 -	817,659	- 922,960 -	1,028,727	- 1,134,961	- 1,241,662	- 1,348,829	- 1,456,462
27 Residential and primary school	293	£4,851,300	- 14,973,438	- 16,085,484	- 17,202,505 -	18,324,501 -	19,451,474	- 20,583,422 -	21,720,347	- 22,862,247	- 24,009,122	- 25,160,975	- 26,317,802
28 Residential and secondary school (greenfield)	150	£1,134,000	- 12,238,815	- 12,861,182	- 13,486,407 -	14,114,494 -	14,745,440	- 15,379,247 -	16,015,914	- 16,655,440	- 17,297,828	- 17,943,075	- 18,591,182
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861 -	35,432,861 -	35,432,861	- 35,432,861 -	35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760 -	14,419,760 -	14,419,760	- 14,419,760 -	14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 10,885,782	- 11,453,511	- 12,023,694 -	12,596,330 -	13,171,420	- 13,748,965 -	14,328,963	- 14,911,416	- 15,496,322	- 16,083,682	- 16,673,497
32 Large mixed use office and residential (Change of Use		£3,668,400	- 18,278,891	- 19,230,279	- 20,185,824 -	21,145,524 -	22,109,382	- 23,077,396 -	24,049,566	- 25,025,893	- 26,006,375	- 26,991,015	- 27,979,810
33 Residential conversion of large listed building	52	£1	- 802,965	- 998,264	- 1,194,447 -	1,391,513 -	1,589,462	- 1,788,294 -	1,988,009	- 2,188,606	- 2,390,088	- 2,592,451	- 2,795,699
34 Residential conversion of medium listed building	8	£1,187,400	- 17,932	- 17,785	- 17,639 -	17,493 -	17,346	- 17,200 -	17,054	- 16,907	- 16,760	- 16,614	- 16,467
35 Large Private Rental Scheme development (new build		£13,008,000	- 27,735,813	- 29,064,253	- 30,398,477 -	31,738,484 -	33,084,274	- 34,435,846 -	35,793,202	- 37,156,341	- 38,525,263	- 39,899,968	- 41,280,456
36 Large Private Rental Scheme development (change of		£3,668,400	- 23,113,387	- 24,220,421	- 25,332,274 -	26,448,946 -	27,570,437	- 28,696,748 -	29,827,878	- 30,963,827	- 32,104,596	- 33,250,183	- 34,400,590
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 27,631,679	- 28,881,046	- 30,135,851 -	31,396,096 -	32,661,779	- 33,932,901 -	35,209,461	- 36,491,461	- 37,778,900	- 39,071,777	- 40,370,094
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 18,314,752	- 19,266,141	- 20,221,685 -	21,181,386 -	22,145,244	- 23,113,257 -	24,085,427	- 25,061,754	- 26,042,237	- 27,026,876	- 28,015,671
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	- 2,711,373 -	2,711,373 -	2,711,373	- 2,711,373 -	2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	- 4,670,426	- 5,046,612	- 5,424,512 -	5,804,126 -	6,185,453	- 6,568,495 -	6,953,249	- 7,339,719	- 7,727,902	- 8,117,798	- 8,509,409
42 Mixed use light industrial and residential (moderate an		£1,988,562	- 8,907,952	- 9,149,405	, ,	9,635,615 -	9,880,372	- 10,126,229 -	10,373,187	- 10,621,246	- 10,870,406	- 11,120,667	- 11,372,028
43 Mixed use large residential and community use (brown	118	£1,620,000	- 12,337,543	- 12,774,577	* *		14,097,315	* *	14,988,831		- 15,888,103		- 16,795,128
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16,006,367	- 16,006,367 -	16,006,367 -	16,006,367	- 16,006,367 -	16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367
45 Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234	- 1,045,234 -	1,045,234 -	1,045,234	- 1,045,234 -	1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234
46 Large retail shopping centre	500	£115,000,000	- 29,200,524	- 30,662,958	- 32,131,662 -	33,606,635 -	35,087,876	- 36,575,388 -	38,069,169	- 39,569,219	- 41,075,539	- 42,588,128	- 44,106,986
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381	, ,	18,357,381 -	18,357,381	- 18,357,381 -	18,357,381		- 18,357,381	- 18,357,381	- 18,357,381
49 Small residential and community use	23	£395,640	- 1,061,733	- 1,163,003	- 1,264,736 -	1,366,933 -	1,469,592	- 1,572,715 -	1,676,302	- 1,780,352	- 1,884,865	- 1,989,840	- 2,095,280
50 Medium residential and community use	43	£1,663,572	- 2,734,504	- 2,924,190	- 3,114,726 -	3,306,111 -	3,498,344	- 3,691,426 -	3,885,358	- 4,080,139	- 4,275,767	- 4,472,246	- 4,669,573
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734 -	123,734 -	123,734	- 123,734 -	123,734	- 123,734	- 123,734	- 123,734	- 123,734
52 Hotel and residential	46	£17,259,324	- 8,867,836	- 9,070,757	- 9,274,585 -	9,479,323 -	9,684,968	- 9,891,521 -	10,098,982	- 10,307,352	- 10,516,630	- 10,726,816	- 10,937,910
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156 -	5,946,156 -	5,946,156	- 5,946,156 -	5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	118,374	- 121,874	- 365,040 -	609,320 -	854,712	- 1,101,218 -	1,348,837	- 1,597,568	- 1,847,413	- 2,098,371	- 2,350,442
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722	27,521,199	24,713,675	21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142	18,255,772	16,393,401	14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362		15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272	8,196,087	7,264,902
60 Student housing/co-living- mid rise scheme (250 units)		£652,506		16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075	5,704,085	5,122,094	4,540,104
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308	3,802,314	3,414,321	3,026,326
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166	5,217,778	4,519,389	3,821,001
65 C2 care scheme (50 units)	-	£717,756		7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289
		T.											

							Re	sidual land value	s				
Description	No of units		0% AH	5% AH 1	10% AH 1	5% AH 2	0% AH	25% AH 3	0% AH	35% AH	40% AH	45% AH 5	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	119,198	112,713	106,197	99,650	93,072	86,464	79,826	73,155	66,455	59,723	52,962
2 Single residential dwelling (brownfield)	1	£348,000	119,749	113,265	106,750	100,205	93,629	87,022	80,384	73,716	67,016	60,286	53,526
3 4 houses (greenfield)	4	£49,000	478,997	453,061	427,001	400,820	374,515	348,087	321,535	294,861	268,065	241,145	214,102
4 5 houses (greenfield)	5	£23,905	598,746	566,326	533,753	501,025	468,144	435,109	401,919	368,577	335,081	301,431	267,627
5 Block of 5 flats (brownfield)	5	£648,000	197,786	170,711	143,509	116,183	88,731	61,154	33,451	5,624	- 22,671	- 51,178	- 79,812
6 Block of 5 flats (brownfield)	5	£301,200	197,786	170,711	143,509	116,183	88,731	61,154	33,451	5,624	- 22,671	- 51,178	- 79,812
7 Block of 5 flats (greenfield)	5	£68,320	197,786	170,711	143,509	116,183	88,731	61,154	33,451	5,624	- 22,671	- 51,178	- 79,812
8 11 houses (greenfield)	11	£56,000	1,293,993	1,223,884	1,153,440	1,082,665	1,011,557	940,117	868,343	796,238	723,800	651,029	577,926
9 16 flats (brownfield)	16	£767,730	605,938	520,797	435,261	349,331	263,008	176,290	89,178	1,671	- 87,545	- 177,186	- 267,229
10 11 flats (brownfield)	11	£235,500	416,583	358,047	299,242	240,165	180,817	121,199	61,310	1,149	- 60,188	- 121,816	- 183,720
11 12 flats (greenfield)	12	£54,894	454,453	390,597	326,446	261,998	197,256	132,217	66,883	1,254	- 65,658	- 132,890 -	- 200,421
12 Development of c.30 flats (brownfield)	27	£852,510	876,984	741,858	606,108	469,733	332,732	195,108	56,859	- 83,268	- 224,895	- 367,157	- 510,053
13 Development of c.30 flats (brownfield)	32	£433,320	- 218,677	- 384,166 -	- 550,407 -	717,399 -	885,143	- 1,053,639 -	1,222,887	- 1,392,885	- 1,563,637	- 1,735,140	- 1,907,394
14 Development of c.30 flats and houses (brownfield)	31	£753,600	1,570,236	1,406,753	1,242,509	1,077,504	911,737	745,210	577,923	409,874	241,064	71,493	- 100,347
15 Development of c.100 flats and houses (greenfield)	100	£500,500	4,948,804	4,442,171	3,933,179	3,421,827	2,908,117	2,392,046	1,873,617	1,352,829	825,703	294,738	- 242,250
16 Development of c.100 flats (brownfield)	100	£2,891,321	851,129	427,994	2,921 -	430,563 -	866,058	- 1,303,521 -	1,742,952	- 2,184,352	- 2,627,718	- 3,073,054	- 3,520,356
17 Residential and health (change of use of long term va-	Ci 91	£2,214,550	- 9,633,754	- 10,032,768 -	- 10,433,571 -	10,836,166 -	11,240,552	- 11,646,729 -	12,054,696	- 12,464,453	- 12,876,002	- 13,289,342 -	- 13,704,473
18 Tall building residential and health (new build)	91	£2,214,550	- 4,203,537	- 4,575,263 -	4,948,639 -	5,323,670 -	5,700,352	- 6,078,686 -	6,458,671	- 6,840,310	- 7,223,600	- 7,608,542 -	- 7,995,137
19 11 flats (change of use)	11	£235,500	- 2,334	- 63,821 -	- 125,588 -	187,635 -	249,962	- 312,570 -	375,457	- 438,625	- 502,072	- 565,799	- 629,807
20 Residential and retail (Lidl scale)	42	£3,923,430	1,954,798	1,738,015	1,520,230	1,301,441	1,081,649	860,855	639,057	416,257	192,454	- 32,846 -	- 262,100
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983 -	- 2,631,983 -	2,631,983 -	2,631,983	- 2,631,983 -	2,631,983	- 2,631,983	- 2,631,983	- 2,631,983 -	- 2,631,983
24 9 flats (change of use)	9	£1,526,040	152,472	110,136	67,801	25,465 -	17,127	- 60,109 -	103,091	- 146,072	- 189,054	- 232,036 -	- 275,017
25 Residential and retail (local scale - locally tall building)		£1,894,362	- 421,918	- 691,172	961,649 -	1,233,347 -	1,506,268	- 1,780,411 -	2,055,776	- 2,332,364	- 2,610,173	- 2,889,205	- 3,169,459
26 Residential and retail (local scale - medium scale build		£395,640	- 32,692	- 153,752 -	- 275,363 -	397,524 -	520,235	- 643,497 -	767,309	- 891,671	- 1,016,584	- 1,142,047	- 1,268,060
27 Residential and primary school	293	£4,851,300	- 10,581,739	- 11,903,884 -	- 13,232,004 -	14,566,098 -	15,906,165	- 17,252,207 -	18,604,224	- 19,962,215	- 21,326,180	- 22,696,119	- 24,072,032
28 Residential and secondary school (greenfield)	150	£1,134,000	- 9,884,899	- 10,619,877 -	- 11,358,251 -	12,100,020 -	12,845,184	- 13,593,743 -	14,345,697	- 15,101,047	- 15,859,792	- 16,621,932	- 17,387,468
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861 -	- 35,432,861 -	35,432,861 -	35,432,861	- 35,432,861 -	35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760 -	- 14,419,760 -	14,419,760 -	14,419,760	- 14,419,760 -	14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 8,658,385	- 9,332,673 -	- 10,009,921 -	10,690,130 -	11,373,299	- 12,059,429 -	12,748,518	- 13,440,568	- 14,135,578	- 14,833,549 -	- 15,534,480
32 Large mixed use office and residential (Change of Use		£3,668,400	- 14,469,989	- 15,603,596 -	- 16,742,225 -	17,885,877 -	19,034,551	- 20,188,248 -	21,346,966	- 22,510,707	- 23,679,470	- 24,853,255	- 26,032,064
33 Residential conversion of large listed building	52	£1	- 73,016	- 303,236 -	- 534,506 -	766,824 -	1,000,193	- 1,234,609 -	1,470,074	- 1,706,589	- 1,944,153	- 2,182,765	- 2,422,426
34 Residential conversion of medium listed building	8	£1,187,400	101,194	101,609	102,023	102,437	102,852	103,267	103,680	104,095	104,510	104,924	105,338
35 Large Private Rental Scheme development (new build		£13,008,000	- 22,256,359	- 23,846,938 -	- 25,444,546 -	27,049,182 -	28,660,848	- 30,279,543 -	31,905,266	- 33,538,017	- 35,177,798	- 36,824,607	- 38,478,445
36 Large Private Rental Scheme development (change of		£3,668,400	- 18,547,175	- 19,872,658 -	- 21,203,998 -	22,541,195 -	23,884,249	- 25,233,162 -	26,587,931	- 27,948,557	- 29,315,041	- 30,687,381 -	- 32,065,580
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 22,478,382	- 23,974,284 -	- 25,476,797 -	26,985,920 -	28,501,653	- 30,023,996 -	31,552,950	- 33,088,515	- 34,630,688	- 36,179,473 -	- 37,734,868
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 14,505,850	- 15,639,458	- 16,778,087 -	17,921,738 -	19,070,412	- 20,224,109 -	21,382,828	- 22,546,568	- 23,715,332	- 24,889,117	- 26,067,925
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	- 2,711,373 -	2,711,373 -	2,711,373	- 2,711,373 -	2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	- 3,237,769	- 3,682,493 -	- 4,129,258 -	4,578,061 -	5,028,905	- 5,481,788 -	5,936,710	- 6,393,672	- 6,852,674	- 7,313,714	- 7,776,795
42 Mixed use light industrial and residential (moderate an		£1,988,562	- 8,000,815	- 8,285,666 -	- 8,571,825 -	8,859,291 -	9,148,064	- 9,438,144 -	9,729,531		- 10,316,226	- 10,611,534	- 10,908,149
43 Mixed use large residential and community use (brown	nf 118	£1,620,000	- 10,650,012	- 11,167,779 -			12,735,014		13,791,448				- 15,932,181
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16,006,367 -	- 16,006,367 -	16,006,367 -	16,006,367	- 16,006,367 -	16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367
45 Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234 -	- 1,045,234 -	1,045,234 -	1,045,234	- 1,045,234 -	1,045,234	- 1,045,234	- 1,045,234	- 1,045,234	- 1,045,234
46 Large retail shopping centre	500	£115,000,000	- 23,112,241	- 24,865,941 -		28,396,300 -	30,172,959	- 31,957,273 -	33,749,240	- 35,548,859	- 37,356,133	- 39,171,060	- 40,993,641
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381 -		18,357,381 -	18,357,381	- 18,357,381 -	18,357,381	- 18,357,381	- 18,357,381	- 18,357,381 -	- 18,357,381
49 Small residential and community use	23	£395,640	- 703,615	- 822,017 -	- 940,965 -	1,060,457 -	1,180,494	- 1,301,075 -	1,422,200	- 1,543,871	- 1,666,086	- 1,788,846	- 1,912,151
50 Medium residential and community use	43	£1,663,572	- 2,069,555	- 2,291,054 -	- 2,513,552 -	2,737,050 -	2,961,548	- 3,187,047 -	3,413,545	- 3,641,043	- 3,869,543	- 4,099,041	- 4,329,540
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734 -	123,734 -	123,734 -	123,734	- 123,734 -	123,734	- 123,734	- 123,734	- 123,734	- 123,734
52 Hotel and residential	46	£17,259,324	- 8,156,497	- 8,393,448 -	- 8,631,469 -	8,870,561 -	9,110,721	- 9,351,953 -	9,594,253	- 9,837,623	- 10,082,064	- 10,327,574	- 10,574,154
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156 -	5,946,156 -	5,946,156 -	5,946,156	- 5,946,156 -	5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	995,897	715,500	433,808	150,819 -	135,501	- 425,438 -	716,691	- 1,009,260	- 1,303,144	- 1,598,344	- 1,894,859
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722	27,521,199	24,713,675	21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142	18,255,772	16,393,401	14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272	8,196,087	7,264,902
60 Student housing/co-living- mid rise scheme (250 units		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075	5,704,085	5,122,094	4,540,104
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308	3,802,314	3,414,321	3,026,326
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599	7,946,809	7,326,020	6,705,229	6,084,439	5,463,649	4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166	5,217,778	4,519,389	3,821,001
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289

Description	No of unito	RIV	0% AH	E% AL	10% AL	15% AU		esidual land valu ∣ว5% ∧⊔		35% ALI	40% ALI	450/ ALI	50% ALI
Description 1 Single residential dwalling (greenfield)	No of units						20% AH			35% AH			50% AH
1 Single residential dwelling (greenfield)	1	,,,,,,	138,368	130,967	123,529	116,056	108,548		93,427	85,815		70,483	62,
2 Single residential dwelling (brownfield)	1	,	138,919	131,518	124,082	116,611	109,105		93,987	86,375		71,045	
3 4 houses (greenfield)	4	,	555,678	526,074	496,329	466,444	436,418	406,251	375,946	345,498		284,183	253,
4 5 houses (greenfield)	5		694,598	657,592	620,411	583,055	545,523	507,815	469,931	431,873		355,228	316,
5 Block of 5 flats (brownfield)	5		279,261	248,287	217,170	185,909	154,503	122,954	91,261	59,424		- 4,752	
6 Block of 5 flats (brownfield)	5		279,261	248,287	217,170	185,909	154,503	122,954	91,261	59,424		- 4,752	
7 Block of 5 flats (greenfield)	5	,	279,261	248,287	217,170	185,909	154,503	122,954	91,261	59,424		- 4,752	- 37
8 11 houses (greenfield)	11		1,503,427	1,423,297	1,342,787	1,261,897	1,180,627	1,098,977	1,016,946	934,536		768,574	685
9 16 flats (brownfield)	16		864,874	767,344	669,362	570,927	472,039		272,905	172,658			
10 11 flats (brownfield)	11		594,601	527,549	460,187	392,513	324,527		187,622	118,702		- 20,378	- 91
11 12 flats (greenfield)	12		648,655	575,508	502,022	428,195	354,030	279,524	204,678	129,493	7	- 22,231	- 99
12 Development of c.30 flats (brownfield)	27		1,300,076	1,144,709	988,622	831,813	674,283 - 474.165	516,034	357,062	197,370	,	- 126,073	- 290
13 Development of c.30 flats (brownfield)	32		286,051	99,060	- 90,140	- 281,718	,	,	- 861,660	- 1,056,709		- 1,449,409	- 1,647
14 Development of c.30 flats and houses (brownfield)	31		2,079,421	1,891,578	1,702,859	1,513,262	1,322,789	1,131,440	939,214	746,111		357,275	161
15 Development of c.100 flats and houses (greenfield)	100		6,555,693	5,972,186	5,385,954	4,796,998	4,205,317	3,610,912	3,013,782	2,413,928		1,206,045	
16 Development of c.100 flats (brownfield)	100		2,258,804	1,769,223	1,276,440	781,399	284,100	,	- 728,220	- 1,239,987	, ,	- 2,270,400	
17 Residential and health (change of use of long term vac			- 8,332,354	- 8,793,626	- 9,256,986	9,722,432	- 10,189,964	- 10,659,583	- 11,131,289	- 11,605,082	- 12,080,961	- 12,558,927	- 13,038
18 Tall building residential and health (new build)	91		- 2,983,474	- 3,413,567	- 3,845,590	4,279,544	- 4,715,425	- 5,153,237	- 5,592,978	- 6,034,649	-, -, -	- 6,923,779	- 7,371
19 11 flats (change of use)	11	,	176,945	107,807	38,352	31,899	- 103,056	- 174,535	- 246,335	- 318,457	,	- 463,664	- 536
20 Residential and retail (Lidl scale)	42		2,623,636	2,374,855	2,124,920	1,873,830	1,621,585	1,368,185	1,113,630	857,920		343,036	4.64
21 Residential and retail (Tesco scale)	17	, ,	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836	1,617
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275		365,275	365
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	<u> </u>	- 2,631,983	- 2,631
24 9 flats (change of use)	9		282,951	234,092	185,232	136,373	87,513	38,654	- 10,362	- 59,967	109,572	- 159,177	- 208
25 Residential and retail (local scale - locally tall building)			409,264	104,596	- 204,537	- 516,678	- 830,233	- 1,145,201	- 1,461,580	- 1,779,373	, ,	- 2,419,196	- 2,74
Residential and retail (local scale - medium scale build			330,691	194,090	56,863	- 82,223	- 222,811	- 364,035	- 505,891	- 648,381	- 791,506	- 935,265	- 1,079
Residential and primary school	293	£4,851,300	- 6,190,038	- 7,722,285	- 9,261,502	- 10,807,693	- 12,360,857	- 13,920,993	- 15,488,102	- 17,062,183	-,, -	- 20,231,264	- 21,826
Residential and secondary school (greenfield)	150		- 7,530,983	- 8,378,574	- 9,230,095	- 10,085,546	- 10,944,927	- 11,808,239	- 12,675,481	- 13,546,654	, , ,	- 15,300,789	- 16,183
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	14,419,760	- 14,419,760	- 14,419
231 Large mixed use office and residential (New build)	178	£13,008,000	- 6,430,988	- 7,211,836	- 7,996,149	- 8,783,930	- 9,575,178	- 10,369,891	- 11,168,072	- 11,969,720	- 12,774,835	- 13,583,415	- 14,395
32 Large mixed use office and residential (Change of Use			- 10,661,086	- 11,976,912	- 13,298,627	- 14,626,229	- 15,959,720	- 17,299,099	- 18,644,366	- 19,995,522	21,352,565	- 22,715,497	- 24,084
Residential conversion of large listed building	52		647,062	385,904	123,551	- 142,136	- 410,923	- 680,924	- 952,141	- 1,224,572	, ,	- 1,773,079	- 2,049
Residential conversion of medium listed building	8	, ,	220,051 - 16,776,904	220,735	221,420	222,105	222,789	223,474	224,158	224,843	,	226,212	226
35 Large Private Rental Scheme development (new build 36 Large Private Rental Scheme development (change o		£13,008,000 £3,668,400	- 13.980.963	- 18,629,622 - 15.524.894	- 20,490,615	- 22,359,882 - 18.633.444	- 24,237,423	- 20,123,239	- 28,017,329	- 29,919,694	- 26.525.487	- 33,749,246	- 35,676
	395		- 13,960,963 - 17,325,086	- 7 - 7	- 17,075,722	- 22.575.744	- 20,190,003	- 21,769,575	- 23,347,904	- 24,933,267	- 20,525,467	- 20,124,301	- 29,730 - 35,099
37 Tall tower with ground floor retail (new build)	288	£15,150,000 £3,668,400	- 10.696.947	- 19,067,523	12 224 400	, _ , _ , _ , _ ,	15 005 591	17 224 060	19 690 229	20,000,007	3 1, 10 2, 11 1	22 751 250	- 33,098
38 Tall tower with ground floor retail (change of use) 39 Small scale light industrial park		£3,666,400 £357,960	- 2.711.373	- 12,012,774 - 2.711.373	- 2.711.373	- 14,662,091 - 2,711,373	- 2.711.373	- 2.711.373	- 2.711.373	- 20,031,364 - 2,711,373	- 21,388,427	- 22,751,359	- 24,120
	-	£7,837,440	, , , , , ,	, ,,,,,,,	, , ,	_,,	_,,	_,,,,,,,,	_,,	4,602,236	,,	, , , ,	,
40 Large warehouse 41 Mixed use light industrial and residential (low amounts	97	£1,988,562	4,602,236 - 1,805,111	4,602,236	4,602,236 - 2.834.003	4,602,236 - 3,351,998	4,602,236	4,602,236	4,602,236	- 5,447,626	4,602,236	4,602,236 - 6,509,630	4,602 - 7.044
,				=,0.0,0	7 - 7		-,,	-,,			, ,		, -
42 Mixed use light industrial and residential (moderate an 43 Mixed use large residential and community use (brown		£1,988,562 £1,620,000	- 7,093,678 - 8,962,482	- 7,421,928	- 7,751,691 - 10,162,186	- 8,082,967 - 10,766,097	- 8,415,756 - 11,372,713	- 8,750,058 - 11,982,035	- 9,085,874 - 12,594,064	- 9,423,203 - 13,208,798		- 10,102,401 - 14,446,383	- 10,444 - 15,069
• •			- 8,962,482 - 16,006,367	- 9,560,981			1 1			- 13,208,798 - 16,006,367			
44 Non-charitable community uses (new build)	-	£1,705,020 £687,660	- 16,006,367 - 1.045,234	1 045 234	1 045 234	16,006,367	1 045 234	- 16,006,367	- 16,006,367			- 16,006,367 - 1,045,234	- 16,006
45 Non-charitable community uses (change of use) 46 Large retail shopping centre	500	£115,000,000	- 1,045,234 - 17,023,959	- 1,045,234 - 19,068,923	- 1,045,234 - 21,122,926	- 1,045,234 - 23,185,966	- 1,045,234 - 25,258,043	- 1,045,234 - 27.339.157	- 1,045,234 - 29,429,310	- 1,045,234 - 31,528,500		- 1,045,234 - 35,753,993	- 1,045 - 37.880
							-,,-	, ,			, ,	1,472,382	- ,
47 Large mixed use leisure and retail 48 Gypsy and Traveller site	-	£2,477,460	1,472,382 - 18,357,381	1,472,382	1,472,382	1,472,382	1,472,382	1 1	1,472,382	1,472,382			1,472
49 Small residential and community use	- 23	£1,396,500		- 18,357,381 - 481,032		- 18,357,381	1 1	- 18,357,381		- 18,357,381		- 18,357,381	- 18,357
·	23		- 345,497		- 617,193	- 753,981	- 891,394	- 1,029,433	- 1,168,098	- 1,307,390		- 1,587,851	- 1,729
50 Medium residential and community use	43		- 1,404,607	- 1,657,917	- 1,912,377	2,167,990	- 2,424,753	- 2,682,667	- 2,941,732	- 3,201,949		- 3,725,837	- 3,989
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734		- 123,734	- 123,734	- 123,734	- 123,734		- 123,734	- 123
52 Hotel and residential	46	, ,	- 7,445,157 17,034	7,716,139	7,988,353	- 8,261,798	- 8,536,475		- 9,089,523	- 9,367,895		- 9,928,332	- 10,21
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034		17,034	5.046
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156 1,873,421	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156 246,579	- 5,946,156	- 5,946,156 - 420,951		- 5,946,156	- 5,946
Retail and S3 uses and 56 residential units	56		1,873,421 5,179,197	1,551,043	1,227,169 5,179,197	901,801 5,179,197	574,938 5,179,197	5,179,197	- 84,546 5,179,197	- 420,951 5,179,197		- 1,098,316 5,179,197	- 1,439 5,179
Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343		5,179,197									
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291		33,136,245	30,328,722		24,713,675	21,906
58 Student housing/co-living - tower scheme (400 units)	-	£740,724	33,154,734	31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142		16,393,401	14,53
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457		8,196,087	7,26
60 Student housing/co-living- mid rise scheme (250 units		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611		8,537,642	7,567
61 Student housing/co-living - mid rise scheme (150 units	1	£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075		5,122,094	4,540
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308		3,414,321	3,026
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599		7,326,020	6,705,229		5,463,649	4,842
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166		4,519,389	3,821
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002

								esidual land value			1		
Description	No of units						20% AH			35% AH	40% AH		50% AH
1 Single residential dwelling (greenfield)	1	£17,500	157,539	149,220	140,861	132,462	124,024	115,547	107,030	98,474			72,568
2 Single residential dwelling (brownfield)	1	£348,000	158,090	149,771	141,414	133,017	124,580	116,104	107,588	99,033	,	,	73,131
3 4 houses (greenfield)	4	£49,000	632,360		565,656	532,068	498,321	464,417	430,355				292,527
4 5 houses (greenfield)	5	£23,905	790,450	748,859	707,070	665,085	622,901	580,521	537,943	495,168			365,658
5 Block of 5 flats (brownfield)	5	£648,000	360,734	325,864	290,830	255,634	220,275	,	149,072	113,226			4,714
6 Block of 5 flats (brownfield)	5	,	360,734	325,864	290,830	255,634	220,275	184,754	149,072	113,226	,	· · · · · · · · · · · · · · · · · · ·	4,714
7 Block of 5 flats (greenfield)	5	,	360,734	325,864	290,830	255,634	220,275		149,072	113,226		41,047	4,714
8 11 houses (greenfield)	11	£56,000	1,711,184	1,621,146	1,530,681	1,439,790	1,348,471	1,256,725	1,164,551	1,071,950			791,585
9 16 flats (brownfield)	16	£767,730	1,123,809	1,013,893	903,464	792,523	681,072	,	456,632	343,644			1,610
10 11 flats (brownfield)	11	£235,500	772,619	697,051	621,131	544,860	468,237	391,261	313,934	236,255			1,107
11 12 flats (greenfield)	12		842,857	760,420	677,599	594,393	510,804	426,831	342,474	257,733			1,207
12 Development of c.30 flats (brownfield)	27	£852,510	1,723,167	1,547,560	1,371,135	1,193,894	1,015,834	836,958	657,266	476,755			- 70,741
13 Development of c.30 flats (brownfield)	32		787,492	576,513	364,565	151,648	- 63,187	,	- 500,435	- 720,533	-		- 1,386,727
14 Development of c.30 flats and houses (brownfield)	31	£753,600	2,588,606	2,376,403	2,163,208	1,949,022	1,733,842	1,517,670	1,300,504	1,082,347		643,056	421,922
15 Development of c.100 flats and houses (greenfield)	100	£500,500	8,162,582	7,502,201	6,838,730	6,172,169	5,502,519		4,153,947	3,475,027	2,793,017	2,107,916	1,419,727
16 Development of c.100 flats (brownfield)	100	£2,891,321	3,648,010	3,096,212	2,541,863	1,984,963	1,421,240	853,013	282,206	- 295,622	,	, ,	- 2,057,734
17 Residential and health (change of use of long term vac		£2,214,550	- 7,030,953	- 7,554,485	- 8,080,400	- 8,608,697	- 9,139,377	- 9,672,439 -	- 10,207,883	- 10,745,710		- 11,828,512	- 12,373,486
18 Tall building residential and health (new build)	91	£2,214,550	- 1,763,411	- 2,251,872	- 2,742,541	- 3,235,417	- 3,730,500	- 4,227,789 -	4,727,285	- 5,228,988	, ,	- 6,239,014	- 6,747,338
19 11 flats (change of use)	11	£235,500	356,189	278,475	200,404	121,976	43,192	- 36,500 -	- 117,213	- 198,289	· · · · ·	- 361,528	- 443,692
20 Residential and retail (Lidl scale)	42	£3,923,430	3,292,473	3,011,696	2,729,611	2,446,219	2,161,521	1,875,515	1,588,203	1,299,583			425,882
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275			365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	1 1	- 2,631,983	- 2,631,983		4 4	- 2,631,983
24 9 flats (change of use)	9	, ,	413,431	358,047	302,664	247,280	191,897	136,513	81,130	25,746		- 86,319	- 142,548
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	1,234,107	889,978	544,271	196,985	- 154,198		- 867,384	- 1,226,382	- 1,586,983	- 1,949,187	- 2,312,993
26 Residential and retail (local scale - medium scale build		£395,640	693,583	539,621	384,951	229,574	73,490	,	- 244,473	- 405,092	- 566,429	- 728,483	- 891,256
27 Residential and primary school	293	£4,851,300	- 1,798,339	- 3,540,685	- 5,291,001	- 7,049,289	- 8,815,548	- 10,589,778 -	- 12,371,979	- 14,162,151	- 15,960,294	- 17,766,408	- 19,580,493
28 Residential and secondary school (greenfield)	150	£1,134,000	- 5,177,068	- 6,137,270	- 7,101,938	- 8,071,072	- 9,044,670	- 10,022,735 -	- 11,005,265	- 11,992,259	- 12,983,721	- 13,979,647	- 14,980,039
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861 -	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760 -	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 4,203,591	- 5,090,998	- 5,982,378	- 6,877,730	- 7,777,056	- 8,680,355 -	- 9,587,628	- 10,498,872	- 11,414,090	- 12,333,282	- 13,256,446
32 Large mixed use office and residential (Change of Use		£3,668,400	- 6,852,183	- 8,350,229	- 9,855,029	- 11,366,582	- 12,884,890	- 14,409,951 -	- 15,941,767	- 17,480,337	- 19,025,661	- 20,577,739	- 22,136,570
33 Residential conversion of large listed building	52	£1	1,366,040	1,070,487	773,574	475,300	175,667	- 127,238 -	- 434,206	- 742,554	- 1,052,283	- 1,363,392	- 1,675,883
34 Residential conversion of medium listed building	8	£1,187,400	338,907	339,862	340,817	341,772	342,726	343,682	344,636	345,591	346,547	347,501	348,456
35 Large Private Rental Scheme development (new build)		£13,008,000	- 11,297,451	- 13,412,307	- 15,536,684	- 17,670,581	- 19,813,998	- 21,966,935 -	- 24,129,392	- 26,301,370	- 28,482,868	- 30,673,885	- 32,874,423
36 Large Private Rental Scheme development (change of		£3,668,400	- 9,414,751	- 11,177,132	- 12,947,446	- 14,725,693	- 16,511,875	- 18,305,989 -	- 20,108,037	- 21,918,018	- 23,735,933	- 25,561,780	- 27,395,562
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 12,171,790	- 14,160,762	- 16,158,689	- 18,165,568	- 20,181,400	- 22,206,187 -	- 24,239,927	- 26,282,620	- 28,334,266	- 30,394,866	- 32,464,419
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 6,888,045	- 8,386,090	- 9,890,890	- 11,402,443	- 12,920,751	- 14,445,813 -	- 15,977,628	- 17,516,198	- 19,061,522	- 20,613,600	- 22,172,432
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373 -	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	- 372,453	- 954,255	- 1,538,749	- 2,125,933	- 2,715,808	1 1	- 3,903,631	- 4,501,579			- 6,311,567
42 Mixed use light industrial and residential (moderate am		£1,988,562	- 6,186,542	- 6,558,189	- 6,931,556		- 7,683,447	1,000	- 8,442,217	- 8,824,181	- 9,207,865	4 4 4	- 9,980,390
43 Mixed use large residential and community use (brown	118	£1,620,000	- 7,274,952	- 7,954,183			- 10,010,413	-, -,	- 11,396,680	- 12,094,448	:=,: 00,00 :	1 1	- 14,206,287
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16,006,367	, ,	- 16,006,367	- 16,006,367	- 16,006,367 -	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367
45 Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234		- 1,045,234	- 1,045,234	1 1 1	- 1,045,234	- 1,045,234		1 1	- 1,045,234
46 Large retail shopping centre	500	£115,000,000	- 10,935,676	- 13,271,906	- 15,618,559	- 17,975,631	- 20,343,127	- 22,721,043 -	- 25,109,381	- 27,508,140			- 34,766,949
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381 -	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,381
49 Small residential and community use	23	£395,640	12,431		,		- 602,294	, and the second second	- 913,997	- 1,070,909	· · · · · · · · · · · · · · · · · · ·		- 1,545,892
50 Medium residential and community use	43	£1,663,572	- 739,659	- 1,024,780					- 2,469,920	- 2,762,855			
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734	- 123,734	- 123,734	1	- 123,734	- 123,734		· ·	- 123,734
52 Hotel and residential	46	£17,259,324	- 6,733,816	- 7,038,829	- 7,345,236	- 7,653,035	- 7,962,228		- 8,584,794	- 8,898,166			- 9,846,643
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034			17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	1 1	- 5,946,156	- 5,946,156			- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	2,750,943	2,386,585	2,020,531	1,652,783	1,283,340	912,202	539,370	164,842			- 983,692
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197		5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722			21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142			14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013		10,989,643	10,058,457	9,127,272		7,264,902
60 Student housing/co-living- mid rise scheme (250 units)		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627		7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004		9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075			4,540,104
62 Student housing/co-living - mid rise scheme (100 units	1	£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308			3,026,326
63 Student housing/co-living - low rise scheme (200 units)	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599		7,326,020	6,705,229			4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333		6,614,556	5,916,166			3,821,001
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289
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							Re	esidual land value	es				
Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH 3	80% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	176,709	167,473	158,192	148,868	139,500	130,089	120,632	111,133	101,590	92,002	82,371
2 Single residential dwelling (brownfield)	1	£348,000	177,261	168,025	158,746	149,423	140,056	130,646	121,191	111,693	-	92,564	82,935
3 4 houses (greenfield)	4	,	709,041	672,101	634,984	597,692	560,224	522,582	484,764	446,771		370,258	331,739
4 5 houses (greenfield)	5	£23,905	886,302	840,125	793,729	747,114	700,281	653,228	605,955	558,463		462,823	414,674
5 Block of 5 flats (brownfield)	5	£648,000	442,209	403,440	364,490	325,359	286,048	246,555	206,882	167,027		86,775	46,377
6 Block of 5 flats (brownfield)	5	,	442,209	403,440	364,490	325,359	286,048	246,555	206,882	167,027	126,991	86,775	46,377
7 Block of 5 flats (greenfield)	5	£68,320	442,209	403,440	364,490	325,359	286,048	246,555	206,882	167,027	126,991	86,775	46,377
8 11 houses (greenfield)	11	£56,000	1,918,686	1,818,722	1,718,283	1,617,369	1,515,982	1,414,121	1,311,784	1,208,974	1,105,688	1,001,929	897,695
9 16 flats (brownfield)	16	£767,730	1,382,745	1,260,441	1,137,566	1,014,120	890,104	765,517	640,359	514,631	388,332	261,461	134,021
10 11 flats (brownfield)	11	£235,500	950,637	866,553	782,077	697,208	611,947	526,293	440,247	353,809		179,755	92,139
11 12 flats (greenfield)	12		1,037,059	945,330	853,174	760,590	667,578	574,137	480,269	385,973	291,248	196,097	100,515
12 Development of c.30 flats (brownfield)	27	£852,510	2,146,259	1,950,410	1,753,649	1,555,974	1,357,386	1,157,884	957,470	756,142		350,745	146,677
13 Development of c.30 flats (brownfield)	32	£433,320	1,288,935	1,053,965	817,914	580,780	342,564	103,265 -	139,208	- 384,357	- 630,603	- 877,950	- 1,126,394
14 Development of c.30 flats and houses (brownfield)	31	£753,600	3,097,790	2,861,229	2,623,559	2,384,780	2,144,894	1,903,899	1,661,796	1,418,585	1 1	928,838	682,301
15 Development of c.100 flats and houses (greenfield)	100	£500,500	9,769,471	9,032,216	8,291,505	7,547,340	6,799,719	6,048,644	5,294,112	4,536,126		3,009,789	2,241,437
16 Development of c.100 flats (brownfield)	100	£2,891,321	5,037,216	4,418,958	3,797,833	3,173,842	2,546,985	1,917,260	1,281,688	638,992	,	- 665,091	- 1,326,423
17 Residential and health (change of use of long term vac		£2,214,550	- 5,729,553	- 6,315,344	- 6,903,814 -	7,494,962	- 8,088,789	- 8,685,293 -	9,284,477	- 9,886,338	- 10,490,878	- 11,098,097	- 11,707,994
18 Tall building residential and health (new build)	91	£2,214,550	- 543,348	- 1,090,178	- 1,639,492 -	- 2,191,290	- 2,745,573	- 3,302,340 -	3,861,591	- 4,423,327	- 4,987,546	- 5,554,250	- 6,123,438
19 11 flats (change of use)	11	£235,500	535,432	449,144	362,458	275,372	187,890	100,009	11,731	- 78,120		- 259,392	350,634
20 Residential and retail (Lidl scale)	42	£3,923,430	3,961,310	3,648,535	3,334,301	3,018,608	2,701,456	2,382,844	2,062,774	1,741,245		1,093,809	767,903
21 Residential and retail (Tesco scale)	17	£13,282,200	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275		365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983 -	- 2,631,983	- 2,631,983	- 2,631,983 -	2,631,983	- 2,631,983	, ,	- 2,631,983	- 2,631,983
24 9 flats (change of use)	9	£1,526,040	543,911	482,003	420,095	358,188	296,280	234,373	172,465	110,558	48,649	- 13,460	- 76,312
25 Residential and retail (local scale - locally tall building)		£1,894,362	2,058,949	1,675,360	1,290,005	902,882	513,993	123,338 -	273,190	- 673,392	- 1,075,388	- 1,479,177	- 1,884,760
26 Residential and retail (local scale - medium scale build		£395,640	1,056,475	885,152	713,039	540,136	366,444	191,962	16,691	- 161,802	- 341,351	- 521,701	- 702,853
27 Residential and primary school	293	£4,851,300	2,495,115	600,085	- 1,323,543 -	- 3,290,885	- 5,270,240	- 7,258,563 -	9,255,857	- 11,262,119	- 13,277,351	- 15,301,553	- 17,334,724
28 Residential and secondary school (greenfield)	150	£1,134,000	- 2,823,152	- 3,895,967	- 4,973,782 -	- 6,056,597	- 7,144,414	- 8,237,230 -	9,335,048	- 10,437,866	- 11,545,685	- 12,658,504	- 13,776,324
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861 -	- 35,432,861	- 35,432,861	- 35,432,861 -	35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861
30 Office (medium)	-	£34,288,800	- 14,419,760	- 14,419,760	- 14,419,760 -	- 14,419,760	- 14,419,760	- 14,419,760 -	14,419,760	- 14,419,760	- 14,419,760	- 14,419,760	- 14,419,760
31 Large mixed use office and residential (New build)	178	£13,008,000	- 1,976,194	- 2,970,160	- 3,968,605 -	4,971,530	- 5,978,935	- 6,990,818 -	8,007,182	- 9,028,024	- 10,053,346	- 11,083,148	- 12,117,429
32 Large mixed use office and residential (Change of Use		£3,668,400	- 3,043,281	- 4,723,546	- 6,411,429 -	- 8,106,934	- 9,810,059	- 11,520,802 -	13,239,167	- 14,965,152	- 16,698,756	- 18,439,980	- 20,188,825
33 Residential conversion of large listed building	52	£1	2,085,019	1,755,070	1,423,597	1,090,600	756,080	420,037	82,470	- 260,536	Ź	- 953,706	- 1,302,611
34 Residential conversion of medium listed building	8	£1,187,400	457,764	458,989	460,214	461,439	462,664	463,889	465,115	466,339	,	468,789	470,014
35 Large Private Rental Scheme development (new build		£13,008,000	- 5,837,970	- 8,194,991	- 10,582,753 -	- 12,981,280	- 15,390,573	- 17,810,632 -	20,241,457	- 22,683,047	- 25,135,403	- 27,598,525	- 30,072,412
36 Large Private Rental Scheme development (change o		£3,668,400	- 4,865,181	- 6,829,369	- 8,819,170 -	- 10,817,943	- 12,825,687	- 14,842,403 -	16,868,090	- 18,902,749	- 20,946,378	- 22,998,980	- 25,060,553
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 7,018,494	- 9,254,001	- 11,499,634 -	- 13,755,392	- 16,021,275	- 18,297,282 -	20,583,415	- 22,879,673	- 25,186,055	- 27,502,562	- 29,829,195
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 3,079,143	- 4,759,407	- 6,447,291 -	8,142,795	- 9,845,920	- 11,556,664 -	13,275,029	- 15,001,013	- 16,734,617	- 18,475,841	- 20,224,686
39 Small scale light industrial park	-	£357,960	- 2,711,373	- 2,711,373	_,,	- 2,711,373	- 2,711,373	_,,	2,711,373	- 2,711,373	, , , , -	- 2,711,373	- 2,711,373
40 Large warehouse	-	£7,837,440	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236	4,602,236
41 Mixed use light industrial and residential (low amounts		£1,988,562	1,044,271	403,703	- 243,494 -	- 899,868	- 1,559,259	- 2,221,667 -	2,887,092	- 3,555,532		- 4,901,463	- 5,578,954
42 Mixed use light industrial and residential (moderate an		£1,988,562	- 5,279,406	- 5,694,451		- 6,530,317	- 6,951,139	, ,	7,798,560	- 8,225,159		- 9,084,135	- 9,516,511
43 Mixed use large residential and community use (brown		£1,620,000	- 5,587,421	- 6,347,384				1 1		1 1			
44 Non-charitable community uses (new build)	-	£1,705,020	- 16,006,367	- 16,006,367	- 16,006,367 -	- 16,006,367	- 16,006,367	- 16,006,367 -	16,006,367	- 16,006,367	- 16,006,367	- 16,006,367	- 16,006,367
45 Non-charitable community uses (change of use)	-	£687,660	- 1,045,234	- 1,045,234	- 1,045,234 -	1,045,234	- 1,045,234	- 1,045,234 -	1,045,234	- 1,045,234	10000	- 1,045,234	- 1,045,234
46 Large retail shopping centre	500	£115,000,000	- 4,893,889	- 7,478,713	1 1	12,765,297	- 15,428,210	1 1	20,789,451		- 26,197,916	- 28,919,857	- 31,653,604
47 Large mixed use leisure and retail	-	£2,477,460	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382	1,472,382		1,472,382	1,472,382
48 Gypsy and Traveller site	-	£1,396,500	- 18,357,381	- 18,357,381		18,357,381	- 18,357,381		18,357,381		- 18,357,381	- 18,357,381	- 18,357,381
49 Small residential and community use	23	£395,640	365,167	197,919	29,894 -	141,027	- 313,195	- 486,150 -	659,894	- 834,428		- 1,185,862	- 1,362,762
50 Medium residential and community use	43	£1,663,572		- 391,643	- 710,028 -	- 1,029,868	- 1,351,160	1 1	1,998,107	- 2,323,760		- 2,979,429	- 3,309,442
51 Conversion of long term vacant unit to small office	-	£141,300	- 123,734	- 123,734	- 123,734 -	123,734	- 123,734	1	123,734	- 123,734		- 123,734	- 123,734
52 Hotel and residential	46	£17,259,324	- 6,022,477	- 6,361,521	- 6,702,119 -	7,044,273	- 7,387,982	- 7,733,245 -	8,080,063	- 8,428,437	- 8,778,365	- 9,129,850	9,482,887
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034		17,034	17,034
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156 -	5,946,156	- 5,946,156		5,946,156	- 5,946,156		- 5,946,156	- 5,946,156
55 Retail and S3 uses and 56 residential units	56	£15,260,400	3,628,467	3,222,127	2,813,894	2,403,765	1,991,743	1,577,826	1,162,015	744,309		- 98,261	- 528,109
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291	35,943,768	33,136,245	30,328,722		24,713,675	21,906,152
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		31,292,363	29,429,993	27,567,622	25,705,252	23,842,883	21,980,512	20,118,142		16,393,401	14,531,031
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013	11,920,827	10,989,643	10,058,457	9,127,272	8,196,087	7,264,902
60 Student housing/co-living- mid rise scheme (250 units		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564	12,417,579	11,447,595	10,477,611	9,507,627	8,537,642	7,567,657
61 Student housing/co-living - mid rise scheme (150 units		£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048	7,450,057	6,868,066	6,286,075		5,122,094	4,540,104
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290	4,966,295	4,578,302	4,190,308		3,414,321	3,026,326
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599		7,326,020	6,705,229		5,463,649	4,842,858
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333	7,312,945	6,614,556	5,916,166		4,519,389	3,821,001
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,289

Description	No of unito	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land valu 25% AH		35% AH	40% AH	45% AH	50% AH
•	No of units		0% АП 195,879	5 % Ап 185,726	175,525	165,274	20% An 154,976		134,235	123,792		102,761	92,17
1 Single residential dwelling (greenfield)	1		195,679										
2 Single residential dwelling (brownfield) 3 4 houses (greenfield)	4	,	785,724	186,279 745,113	176,078 704,312	165,829 663,316	155,532 622,128		134,793 539,173	124,352 497,407		103,324 413,296	
,		,					777,660			*			
4 5 houses (greenfield)	5		982,155 523.683	931,392	880,389 438,151	829,144 395,085	351,820		673,966	621,759		516,620	
5 Block of 5 flats (brownfield)	5		523,683	481,016	438,151	395,085	351,820		264,691 264,691	220,828 220,828		132,502 132,502	
6 Block of 5 flats (brownfield)	5		523,683	481,016	438,151	395,065	351,820			220,828		132,502	
7 Block of 5 flats (greenfield)	11		2,126,189	481,016 2,016,297	1,905,885	1,794,950	1,683,494		264,691 1,459,017	1,345,996	· · · · · · · · · · · · · · · · · · ·		
8 11 houses (greenfield)		,			1 1	1,794,950	1,003,494		824,087	685,617		1,118,390	
9 16 flats (brownfield) 10 11 flats (brownfield)	16		1,641,681 1,128,656	1,506,989 1,036,055	1,371,667 943,021	849,555	755,656		566,559	471,362		406,790 279,668	
,						926,787	824,352		618,064	514,212			· · · · · · · · · · · · · · · · · · ·
11 12 flats (greenfield)	12		1,231,261 2,569,351	1,130,241 2,353,261	1,028,751	1,918,055	1,698,937	1,478,810		1,035,528		305,092	
12 Development of c.30 flats (brownfield) 13 Development of c.30 flats (brownfield)	32		1,790,377	1,531,419	2,136,163 1,271,264	1,009,912	747,365	, ,	1,257,673 218,681	- 48,180	812,372 - 319,592	588,207 - 592,219	
, , ,				3,346,053		2,820,539	2,555,946		*	· · · · · ·	· · · · · · · · · · · · · · · · · · ·		-
14 Development of c.30 flats and houses (brownfield)	31 100		3,606,975		3,083,908	8,922,511	8,096,921	7,267,510	2,023,087 6,434,277	1,754,822 5,597,226		1,214,619 3,911,660	
15 Development of c.100 flats and houses (greenfield)			11,376,360	10,562,231	9,744,281								
16 Development of c.100 flats (brownfield)	100		6,426,422	5,741,704	5,053,804	4,362,721	3,668,455		2,270,378	1,566,565		135,495	,
17 Residential and health (change of use of long term var		, ,	- 4,428,152	- 5,076,203		- 6,381,227	- 7,038,201	- 7,698,149	- 8,361,071	- 9,026,966		- 10,367,682	- 11,042,5
18 Tall building residential and health (new build)	91		666,545	70,442	- 536,442	- 1,147,164	- 1,760,647	11	- 2,995,898	- 3,617,665		- 4,869,486	- 5,499,5
19 11 flats (change of use)	11	,	714,675	619,812	524,510	428,768	332,589 3,241,392	235,970	138,913	41,416		- 157,256	- 257,5
20 Residential and retail (Lidl scale)	42		4,630,147	4,285,375	3,938,992	3,590,997		2,890,175	2,537,347	2,182,908		1,469,196	1,109,9
21 Residential and retail (Tesco scale)	17	, ,	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836 365,275	1,617,8
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275			
23 Superstore (Tesco)	-	£13,282,200	- 2,631,983	- 2,631,983	- 2,631,983 537,527	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983	- 2,631,983		- 2,631,983	
24 9 flats (change of use)	9		674,390	605,958		469,095	400,664	332,232	263,801	195,370		58,506	
25 Residential and retail (local scale - locally tall building)			2,883,792	2,460,742	2,035,738	1,608,780	1,179,868	749,002	316,182	- 120,401	,	- 1,009,169	
26 Residential and retail (local scale - medium scale build	di 23 293	£395,640 £4,851,300	1,419,367	1,230,683 4,655,982	1,041,127	850,698 429,331	659,397	467,225	274,180 - 6,139,735	80,264 - 8,362,088		- 314,919 - 12,836,698	- 514,4
27 Residential and primary school	150		6,754,797 - 469.236	4 ,055,962	2,547,493 - 2,845,625	- 4.042.123	- 1,724,932	, , , , , , , , , , , , , , , , , , ,	, ,	, ,	, ,	, ,	- 15,088,9
28 Residential and secondary school (greenfield)			,		, ,	7 - 7	-, , -	- 6,451,726	- 7,664,831	- 8,883,473	-, -,-	- 11,337,362	- 12,572,6
29 Office (large)	-	£1,101,500	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,861	- 35,432,8
30 Office (medium) 31 Large mixed use office and residential (New build)	178	£34,288,800 £13,008,000	- 14,419,760 247,428	- 14,419,760 - 849.322	- 14,419,760 - 1,954,834	- 14,419,760 - 3.065,330	- 14,419,760 - 4,180,813	- 14,419,760 - 5.301.282	- 14,419,760	- 14,419,760 - 7.557.176	- 14,419,760 - 8.692.603	- 14,419,760 - 9,833,014	- 14,419,7
32 Large mixed use office and residential (Change of Use			723,800	- 1.100.337	- 2.967.831	- 4.847.286	- 6.735.228	- 8.631.655	- 6,426,736 - 10.536.568	- 12.449.966	-,,	- 16.302.222	- 18.241.0
33 Residential conversion of large listed building	52			,,	7 7	7- 7	-,, -	-,,	-,,	, -,	7 - 7 - 7	- 544,020	- 929,3
34 Residential conversion of medium listed building			2,803,998	2,439,653	2,073,621	1,705,901	1,336,495	965,401 584.096	592,621	218,152	588,582	590,078	591,5
35 Large Private Rental Scheme development (new build	8 420	£13,008,000	576,620 - 446.036	578,116 - 3,042,395	579,611	581,107 - 8,291,979	582,602 - 10.967.148	- 13.654.328	585,592 - 16.353.520	587,087	· · · · · · · · · · · · · · · · · · ·	- 24.523.163	- 27,270,4
36 Large Private Rental Scheme development (change o			- 446,036	- 2.535.535	- 4.709.013	- 6.910.192	0 120 500	11 270 016	12 620 1/2	- 19,064,723 - 15.887.479	- 18.156.824	- 24,523,163	- 22,725.5
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 1,943,047	- 4.384.860	- 6.840.580	- 0,910,192 - 9.345.216	- 11.861.148	14 200 270	16,026,143	- 19 476 725	- 22.037.844	- 24.610.259	27,123,5
, ,	288			.,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	.,	6 771 000	9 667 516	10,920,903	. 0, . : 0, : = 0	- 22,037,044	,,	10 276 0
38 Tall tower with ground floor retail (change of use) 39 Small scale light industrial park		£3,668,400 £357,960	689,008	- 1,135,659 - 2.711.373	- 3,003,692 - 2,711,373	- 4,883,148 - 2,711,373	- 0,771,069	- 0,007,516	- 2.711.373	- 12,485,828 - 2,711,373	- 14,407,713	- 16,338,083 - 2.711.373	- 18,276,9 - 2,711.3
	-	£7,837,440	, , , , -		, , , , ,	_,,	_,,	_, ,	, ,,	4,602,236	, ,,,,,,	, , , ,	7 7
40 Large warehouse	97	£1,988,562	4,602,236	4,602,236 1,747,321	4,602,236	4,602,236 321,293	4,602,236 - 402,712	4,602,236	4,602,236 - 1,870,552	- 2,609,485	4,602,236	4,602,236	4,602,2
41 Mixed use light industrial and residential (low amounts			2,455,398		1,035,953								, ,
42 Mixed use light industrial and residential (moderate an		£1,988,562	- 4,372,270 - 3,899,891	- 4,830,713 - 4,740,585		- 5,753,993 - 6,433,546	- 6,218,831	- 6,685,801		- 7,626,138	, ,	- 8,575,001	- 9,052,0
43 Mixed use large residential and community use (brown			- 3,899,891 - 16,006,367	4,740,58516,006,367	- 5,585,138	- 6,433,546 - 16.006,367	- 7,285,811 16,006,367	- 8,141,933		- 9,865,747 - 16,006,367			- 12,480,3
44 Non-charitable community uses (new build)	-	£1,705,020 £687,660	- 16,006,367 - 1.045,234		1 045 234		- 16,006,367	- 16,006,367		- 16,006,36 <i>t</i> - 1.045,234	- 16,006,367	- 16,006,367 - 1,045,234	- 16,006,3
45 Non-charitable community uses (change of use) 46 Large retail shopping centre	500	£115,000,000	1,080,659	- 1,045,234 - 1,774,288	- 1,045,234 - 4.658,699	- 1,045,234 - 7,556,085	- 1,045,234 - 10,513,293	- 1,045,234 - 13,484,813	- 1,045,234 - 16,469,522		- 1,045,234 - 22,478,510	- 1,045,234	- 1,045,2 - 28,540,2
			1,080,659			1,472,382	1,472,382			1,472,382			
47 Large mixed use leisure and retail 48 Gypsy and Traveller site	-	£2,477,460	- 18,357,381	1,472,382	1,472,382				1,472,382	, ,	* *	1,472,382	1,472,3
	- 22	£1,396,500		- 18,357,381 533,780		- 18,357,381		- 18,357,381 - 214,509		- 18,357,381	- 18,357,381	- 18,357,381	- 18,357,3
49 Small residential and community use	23		717,903	533,780	348,799 - 108,855	162,962 - 460,808	- 24,095 - 814,365	- 1,169,528	- 405,793 - 1,526,294	- 597,947 - 1,884,666	- 790,972 - 2,244,643	- 984,867	- 1,179,6
50 Medium residential and community use	43		581,367 - 123,734	- 123,734		- 460,808 - 123,734	- 814,365 - 123,734					- 2,606,224	- 2,969,4
51 Conversion of long term vacant unit to small office	-	£141,300						- 123,734	- 123,734	- 123,734		- 123,734	
52 Hotel and residential	46	, ,	- 5,311,137	- 5,684,211		- 6,435,510	- 6,813,735		- 7,575,333	- 7,958,709		- 8,730,608	
53 Conversion of long term vacant unit to shop	-	£114,924	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034		17,034	
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156	- 5,946,156		- 5,946,156	- 5,946,156 1,323,776		- 5,946,156	
55 Retail and S3 uses and 56 residential units	56		4,505,990	4,057,669	3,607,255	3,154,746	2,700,145	2,243,449	1,784,660			395,728	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,197	5,179,
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	49,981,384	47,173,860	44,366,337	41,558,814	38,751,291		33,136,245	30,328,722		24,713,675	
58 Student housing/co-living - tower scheme (400 units)	-	£740,724	33,154,734	31,292,363	29,429,993	27,567,622	25,705,252		21,980,512	20,118,142		16,393,401	14,531,0
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	16,576,753	15,645,568	14,714,382	13,783,198	12,852,013		10,989,643	10,058,457		8,196,087	7,264,
60 Student housing/co-living- mid rise scheme (250 units		£652,506	17,267,502	16,297,518	15,327,533	14,357,549	13,387,564		11,447,595	10,477,611		8,537,642	
61 Student housing/co-living - mid rise scheme (150 units		£522,004	10,360,010	9,778,020	9,196,029	8,614,038	8,032,048		6,868,066	6,286,075		5,122,094	4,540,
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,906,264	6,518,271	6,130,277	5,742,283	5,354,290		4,578,302	4,190,308		3,414,321	3,026,3
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	11,050,759	10,429,969	9,809,180	9,188,389	8,567,599		7,326,020	6,705,229		5,463,649	
64 C2 care scheme (70 units)	-	£978,758	10,804,888	10,106,500	9,408,111	8,709,722	8,011,333		6,614,556	5,916,166		4,519,389	3,821,0
65 C2 care scheme (50 units)	-	£717,756	8,154,224	7,639,030	7,123,836	6,608,643	6,093,450	5,578,256	5,063,062	4,547,869	4,032,675	3,517,482	3,002,2

							F	Residual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH			35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	208,976	198,196	187,365	176,482	165,548	3 154,563	143,527	132,440		110,112	98,871
2 Single residential dwelling (brownfield)	1	£348,000	209,528	198,748	187,918	177,037	166,104	155,120	144,085	133,000	121,863	110,674	99,435
3 4 houses (greenfield)	4	£49,000	838,109	794,993	751,672	708,147	664,417	7 620,483	576,343	532,000	487,451	442,697	397,739
4 5 houses (greenfield)	5	£23,905	1,047,636	993,741	939,590	885,184	830,52	775,603	720,429	664,999	609,314	553,372	497,174
5 Block of 5 flats (brownfield)	5	£648,000	574,788	529,676	484,353	438,819	393,075	347,119	300,952	254,574	207,985	161,185	114,174
6 Block of 5 flats (brownfield)	5	£301,200	574,788	529,676	484,353	438,819	393,075		300,952	254,574		161,185	114,174
7 Block of 5 flats (greenfield)	5	£68,320	574,788	529,676	484,353	438,819	393,075		300,952	254,574	207,985	161,185	114,174
8 11 houses (greenfield)	11	£56,000	2,267,946	2,151,272	2,034,045	1,916,265	1,797,93	_	1,559,600	1,439,604		1,197,952	1,076,294
9 16 flats (brownfield)	16	£767,730	1,803,526	1,661,091	1,517,990	1,374,223	1,229,790		938,923	792,491	645,391	497,627	349,194
10 11 flats (brownfield)	11	£235,500	1,239,924	1,142,000	1,043,618	944,779	845,481		645,510	544,837	443,707	342,118	240,071
11 12 flats (greenfield)	12	£54,894	1,352,644	1,245,818	1,138,493	1,030,667	922,343		704,192	594,368		373,219	261,896
12 Development of c.30 flats (brownfield)	27	£852,510	2,828,922	2,600,415	2,370,839	2,140,195	1,908,482		1,441,851	1,206,933		733,892	495,768
13 Development of c.30 flats (brownfield)	32	£433,320	2,098,017	1,824,342	1,549,399	1,273,190	995,715		436,966	155,692	,	- 416,921	- 706,343
14 Development of c.30 flats and houses (brownfield)	31	£753,600	3,928,414	3,652,116	3,374,519	3,095,626	2,815,436		2,251,164	1,967,082		1,395,028	1,107,056
15 Development of c.100 flats and houses (greenfield)	100	£500,500	12,387,886	11,525,366	10,658,794	9,788,172	8,913,500	_	7,152,004	6,265,180		4,479,382	3,580,407
16 Development of c.100 flats (brownfield)	100	£2,891,321	7,221,427	6,498,676	5,772,561	5,043,083	4,310,243		2,834,472	2,091,542		587,500	- 177,000
17 Residential and health (change of use of long term vac		£2,214,550	- 4,260,382	- 4,944,029	- 5,630,818	- 6,320,751	- 7,013,827	* *	- 8,409,411	- 9,111,918	1 1	- 10,526,361	- 11,238,298
18 Tall building residential and health (new build)	91	£2,214,550 £235,500	1,319,297	691,967	61,767	- 580,017	- 1,225,656 423,350		- 2,525,672 218,686	- 3,180,047		- 4,497,537 - 93.193	- 5,160,649 - 199,207
19 11 flats (change of use) 20 Residential and retail (Lidl scale)	11 42	£3,923,430	827,104 5,044,372	726,862 4,679,783	626,156 4,313,489	524,985 3,945,489	3,575,784		2,831,258	115,658 2,456,438		1,701,681	1,321,745
20 Residential and retail (Lidi scale) 21 Residential and retail (Tesco scale)	17	£3,923,430 £13,282,200										, ,	
	- 17		1,617,836 365,275	1,617,836 365,275	1,617,836 365,275	1,617,836 365,275	1,617,836 365,275		1,617,836 365,275	1,617,836 365,275		1,617,836 365,275	1,617,836 365,275
22 Supermarket (Lidl) 23 Superstore (Tesco)	-	£1,168,080 £13,282,200	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204		1,413,204	1,413,204		1,413,204	1,413,204
24 9 flats (change of use)	9	£1,526,040	751,603	679.311	607,019	534,727	462,434	, ,	317,850	245,558		1,413,204	28,681
25 Residential and retail (local scale - locally tall building)	-	£1,894,362	3,585,630	3,140,546	2,691,308	2,240,001	1,786,625		873,669	414,088		- 519,082	- 991,976
26 Residential and retail (local scale - locally tall building)		£395,640	2,521,290	2,321,915	2,121,617	1,920,396	1,718,253		1,311,197	1,106,286		693,693	486,013
27 Residential and primary school	293	£4,851,300	8,837,318	6,617,847	4,388,128	2,148,163	- 103,607		- 4,747,506	- 7,097,823		- 11.830,133	- 14,212,128
28 Residential and secondary school (greenfield)	150	£1,134,000	- 253,772	- 1,507,774	- 2,767,636	- 4,033,361	- 5.304.947	, ,	- 7.865.704	- 9.154.875	, , ,	- 11.750.802	- 13.057.558
29 Office (large)	-	£1,101,500	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	-,,	6,445,969	6,445,969	-, -,	6,445,969	6.445.969
30 Office (medium)	-	£34,288,800	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596		2,621,596	2,621,596	2,621,596	2,621,596	2.621.596
31 Large mixed use office and residential (New build)	178	£13,008,000	47,866,374	46,735,921	45,600,327	44,459,590	43,313,712	, ,	41,006,530	39,845,227	38,678,782	37,507,195	36,330,466
32 Large mixed use office and residential (Change of Use	288	£3,668,400	3,345,705	1,443,073	- 475,390	- 2,439,250	- 4,426,585	5 - 6,422,871	- 8,428,111	- 10,442,300	- 12,465,442	- 14,497,535	- 16,538,580
33 Residential conversion of large listed building	52	£1	3,208,050	2,824,375	2,438,920	2,051,687	1,662,675	1,271,885	879,314	484,966	88,838	- 313,784	- 719,567
34 Residential conversion of medium listed building	8	£1,187,400	646,884	648,540	650,195	651,849	653,504	1 655,160	656,815	658,469	660,124	661,780	663,435
35 Large Private Rental Scheme development (new build		£13,008,000	2,385,646	- 311,522	- 3,057,557	- 5,816,061	- 8,612,25°	1 - 11,441,639	- 14,283,701	- 17,138,438	- 20,005,849	- 22,885,935	- 25,778,696
36 Large Private Rental Scheme development (change o		£3,668,400	1,987,835	- 259,808	- 2,548,171	- 4,846,924	- 7,177,086	6 - 9,534,908	- 11,903,293	- 14,282,241	- 16,671,750	- 19,071,822	- 21,482,456
37 Tall tower with ground floor retail (new build)	395	£15,150,000	2,821,212	288,994	- 2,289,178	- 4,883,485	- 7,504,289	9 - 10,165,261	- 12,838,152	- 15,522,964	- 18,219,696	- 20,928,348	- 23,648,920
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	2,675,450	772,817	- 1,155,873	- 3,130,115	- 5,117,45	1 - 7,113,737	- 9,118,976	- 11,133,166	- 13,156,307	- 15,188,400	- 17,229,445
39 Small scale light industrial park	-	£357,960	449,628	449,628	449,628	449,628	449,628	3 449,628	449,628	449,628	449,628	449,628	449,628
40 Large warehouse	-	£7,837,440	3,387,331	1 1		3,387,331	3,387,33		3,387,331	3,387,331		3,387,331	3,387,331
41 Mixed use light industrial and residential (low amounts		£1,988,562	8,276,040	7,537,213	6,794,945	6,049,239	5,300,094		3,791,486	3,032,023		1,502,780	729,647
42 Mixed use light industrial and residential (moderate an		£1,988,562	6,350,646	5,878,093	5,403,341	4,926,388	4,447,235		3,482,327	2,996,572		2,018,463	1,524,265
43 Mixed use large residential and community use (brown		£1,620,000	- 2,987,796	- 3,874,648	- 4,765,576	- 5,660,580	- 6,559,660	* *	- 8,370,049	- 9,281,356		- 11,116,202	- 12,039,738
44 Non-charitable community uses (new build)	-	£1,705,020	- 17,362,005	- 17,362,005		- 17,362,005	- 17,362,005	* *	- 17,362,005	- 17,362,005		- 17,362,005	- 17,362,005
45 Non-charitable community uses (change of use)	-	£687,660	- 1,133,625									- 1,133,625	
46 Large retail shopping centre 47 Large mixed use leisure and retail	500	£115,000,000 £2,477,460	188,738,269	185,761,122	182,770,434 28,387,920	179,766,205	176,748,434	1 1	170,672,270	167,613,875		161,456,464	158,357,446
47 Large mixed use leisure and retail 48 Gypsy and Traveller site	-		28,387,920	28,387,920		28,387,920 - 19,961,549	28,387,920		28,387,920	28,387,920		28,387,920	28,387,920
48 Gypsy and Traveller site 49 Small residential and community use	23	£1,396,500 £395,640	- 19,961,549 829,029	- 19,961,549 634,714	- 19,961,549 439,494	243,368	- 19,961,549 46,336		- 19,961,549 - 355,791	- 19,961,549 - 558,588	7 7	- 19,961,549 - 966,939	- 19,961,549 - 1,172,493
50 Medium residential and community use	43	£1,663,572		512,939	148,917		- 593,052					- 2,483,330	- 1,172,493 - 2,866,472
51 Conversion of long term vacant unit to small office	- 43	£1,003,372 £141,300		23,269	23,269	23,269	23,269		23,269	23,269		23,269	23,269
52 Hotel and residential	46	£17,259,324	3,740,309	3,352,676	23,269	2,572,050	2,179,057		1,387,711	989,357		187,291	- 219,725
53 Conversion of long term vacant unit to shop	-	£17,239,324 £114,924	155,334	155,334	155,334	155,334	155,334		155,334	155,334		155,334	155,334
54 Hotel development (from long term vacant building)	-	£4,725,072	1,194,999	1,194,999	1,194,999	1,194,999	1,194,999		1,194,999	1,194,999		1,194,999	1,194,999
55 Retail and S3 uses and 56 residential units	56	£15,260,400	13,698,724	13,225,831	12,750,728	12,273,414	11,793,888		10,828,204	10,342,046		9,363,096	8,870,304
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343		3,994,711	3,994,711	3,994,711	3,994,711		3,994,711	3,994,711		3,994,711	3,994,711
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	47,305,234	44,497,711	41,690,188	38,882,664	36,075,14		30,460,096	27,652,572		22,037,526	19,230,003
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		29,517,140	27,654,770	25,792,399	23,930,029	1 1	20,205,288	18,342,918		14,618,178	12,755,808
59 Student housing/co-living - tower scheme (200 units)	-	£370,362		14,757,956	13,826,771	12,895,586	11,964,40		10,102,031	9,170,846		7,308,476	6,377,290
60 Student housing/co-living- mid rise scheme (250 units	-	£652,506		15,372,922	14,402,938	13,432,953	12,462,969		10,522,999	9,553,015		7,613,046	6,643,061
61 Student housing/co-living - mid rise scheme (150 units		£522,004	9,805,253	9,223,262	8,641,272	8,059,281	7,477,29		6,313,309	5,731,318		4,567,337	3,985,346
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,536,426	6,148,433	5,760,438	5,372,445	4,984,45		4,208,464	3,820,469		3,044,482	2,656,488
63 Student housing/co-living - low rise scheme (200 units		£1,305,011	10,459,019	9,838,228	9,217,438	8,596,648	7,975,858		6,734,278	6,113,488		4,871,908	4,251,118
64 C2 care scheme (70 units)	-	£978,758		9,366,824	8,668,434	7,970,046	7,271,657		5,874,879	5,176,490		3,779,713	3,081,323
65 C2 care scheme (50 units)	-	£717,756	7,616,917	7,101,724	6,586,530	6,071,336	5,556,143	5,040,949	4,525,756	4,010,562		2,980,175	2,464,982

							Re	esidual land valu	es				
Description	No of units		0% AH	5% AH			20% AH		30% AH	35% AH			50% AH
1 Single residential dwelling (greenfield)	1	£17,500		216,392	204,642	192,836	180,975	-	157,087	145,059	132,976	120,838	108,643
2 Single residential dwelling (brownfield)	1	£348,000			-	193,391	181,531	-	157,645	145,619	,	121,399	109,207
3 4 houses (greenfield)	4	,			820,781	773,564	726,125		630,581	582,476		485,600	436,828
4 5 houses (greenfield)	5	·			1,025,976	966,955	907,656	848,080	788,226	728,095		606,999	546,035
5 Block of 5 flats (brownfield)	5	·			557,782	508,325	458,639		358,580	308,205		206,768	155,706
6 Block of 5 flats (brownfield)	5		*		557,782	508,325	458,639		358,580			206,768	155,706
7 Block of 5 flats (greenfield)	5	,			557,782	508,325	458,639	408,724	358,580	308,205		206,768	155,706
8 11 houses (greenfield)	11	£56,000	2,474,794	2,348,225	2,221,056	2,093,285	1,964,914	1,835,942	1,706,369	1,576,196		1,314,045	1,182,070
9 16 flats (brownfield)	16	£767,730	2,061,645	1,906,862	1,751,354	1,595,121	1,438,163	1,280,479	1,122,071	962,938		642,496	481,188
10 11 flats (brownfield)	11	£235,500	1,417,381	1,310,967	1,204,055	1,096,645	988,736	880,329	771,424	662,020		441,716	330,816
11 12 flats (greenfield)	12		1,546,234	1,430,147	1,313,515	1,196,340	1,078,621	960,360	841,553			481,872	360,891
12 Development of c.30 flats (brownfield)	27	£852,510	3,250,679	3,001,995	2,752,147	2,501,134	2,248,956	1,995,615	1,741,108			970,604	711,441
13 Development of c.30 flats (brownfield)	32	£433,320	2,597,877	2,300,288	2,001,318	1,700,969	1,399,240	1,096,131	791,642		•	- 132,091	- 446,832
14 Development of c.30 flats and houses (brownfield)	31	£753,600	4,435,993	4,135,411	3,833,417	3,530,010	3,225,191	2,918,959	2,611,315	2,302,258		1,679,909	1,366,614
15 Development of c.100 flats and houses (greenfield)	100	£500,500		13,050,554	12,106,987	11,159,005	10,206,609	9,249,798	8,288,572	7,322,932		5,378,408	4,399,525
16 Development of c.100 flats (brownfield)	100	£2,891,321	8,606,251	7,817,249	7,024,569	6,228,211	5,428,176	4,624,463	3,817,071	3,006,002		1,372,829	543,708
17 Residential and health (change of use of long term va		£2,214,550	- 2,963,087			- 5,210,530	- 5,966,554	- 6,726,017	- 7,488,917	- 8,255,257	1 1	- 9,798,250	- 10,574,904
18 Tall building residential and health (new build)	91	£2,214,550	2,515,068	1,832,593	1,144,812	453,891	- 243,837	- 951,678	- 1,662,708	- 2,376,928	- , ,	- 3,814,932	- 4,538,717
19 11 flats (change of use)	11	£235,500	1,005,783		787,698	677,897	567,592	456,782	345,467	233,647		8,491	- 106,443
20 Residential and retail (Lidl scale)	42	£3,923,430	5,711,099	5,314,613	4,916,271	4,516,072	4,114,017	3,710,104	3,304,334	2,896,707		2,075,884	1,662,687
21 Residential and retail (Tesco scale)	17	£13,282,200		1,617,836		1,617,836	1,617,836	1,617,836	1,617,836	1,617,836		1,617,836	1,617,836
22 Supermarket (Lidl)	-	£1,168,080	365,275	365,275	365,275	365,275	365,275	365,275	365,275	365,275		365,275	365,275
23 Superstore (Tesco)	-	£13,282,200	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	1,413,204	, ,	1,413,204	1,413,204
24 9 flats (change of use)	9	£1,526,040	881,671	802,875	724,080	645,284	566,488	487,693	408,897	330,101		172,510	93,714
25 Residential and retail (local scale - locally tall building)		£1,894,362		3,915,641	3,431,264	2,943,672	2,450,399	1,954,871	1,457,088	957,048	454,754	- 50,556	- 565,095
26 Residential and retail (local scale - medium scale build		£395,640		2,666,356	2,448,670	2,229,979	2,010,282	1,789,581	1,567,875	1,345,163	1,121,447	896,725	670,998
27 Residential and primary school	293	£4,851,300	13,083,562	10,660,949	8,227,125	5,782,087	3,325,836	858,374	- 1,645,024	- 4,206,940	1 1	- 9,373,054	- 11,973,442
28 Residential and secondary school (greenfield)	150	£1,134,000	2,061,266	715,542	- 646,194	- 2,025,242	- 3,410,685	7 - 7	- 6,200,756	- 7,605,385	- 9,016,408	- 10,433,827	- 11,857,640
29 Office (large)	-	£1,101,500	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969	6,445,969		6,445,969	6,445,969
30 Office (medium)	-	£34,288,800		2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	2,621,596	1 - 1	2,621,596	2,621,596
31 Large mixed use office and residential (New build)	178	£13,008,000		48,761,193	47,523,358	46,279,896	45,030,809	43,776,098	42,515,761	41,249,798	39,978,210	38,700,997	37,418,159
32 Large mixed use office and residential (Change of Use		£3,668,400	7,028,454	4,949,639	2,861,299	763,435	- 1,364,460	- 3,542,838	- 5,734,036	- 7,935,050	-, -,	- 12,366,520	- 14,596,977
33 Residential conversion of large listed building	52	£1		3,506,798	3,086,893	2,665,047	2,241,258	1,815,528	1,387,855	958,241	526,685	93,188	- 347,473
34 Residential conversion of medium listed building	8	£1,187,400		767,290	769,215	771,140	773,063	774,988	776,912	778,837	780,761	782,685	784,610
35 Large Private Rental Scheme development (new build		£13,008,000		4,734,032	1,774,788	- 1,216,217	- 4,247,993	- 7,298,446	- 10,408,029	- 13,531,528	· · · · · ·	- 19,820,275	- 22,985,524
36 Large Private Rental Scheme development (change of		£3,668,400	6,399,623	3,944,823	1,478,787	- 1,013,721	- 3,540,200	- 6,082,248	- 8,673,568	- 11,276,483	,,	- 16,517,105	- 19,154,813
37 Tall tower with ground floor retail (new build)	395	£15,150,000	7,800,230	5,029,813	2,246,716	<u> </u>	- 3,408,754	-,,	- 9,193,175	- 12,130,752	- 15,081,416	- 18,045,169	- 21,022,009
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	6,358,199	4,279,383	2,191,043	93,180	- 2,052,319	,,	- 6,424,901	- 8,625,914	-,,	- 13,057,385	- 15,287,843
39 Small scale light industrial park	-	£357,960			449,628	449,628	449,628	449,628	449,628	449,628	- 7	449,628	449,628
40 Large warehouse	-	£7,837,440		1 1	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331	3,387,331		3,387,331	3,387,331
41 Mixed use light industrial and residential (low amounts		£1,988,562		8,858,134	8,049,183	7,236,479	6,420,019	1 1	4,775,835	3,948,112		2,281,402	1,442,414
42 Mixed use light industrial and residential (moderate ar		£1,988,562			6,198,721	5,679,280	5,157,439		4,106,556	3,577,514		2,512,228	1,975,985
43 Mixed use large residential and community use (brown		£1,620,000											
44 Non-charitable community uses (new build)	-	£1,705,020		- 17,362,005		- 17,362,005	- 17,362,005	1 1	- 17,362,005	- 17,362,005		- 17,362,005	- 17,362,005
45 Non-charitable community uses (change of use)	-	£687,660		- 1,133,625	- 1,133,625	- 1,133,625	- 1,133,625	, ,	- 1,133,625	- 1,133,625		- 1,133,625	- 1,133,625
46 Large retail shopping centre	500	£115,000,000			1 1	184,560,141	181,270,562	1 1	174,646,960	1 1		164,600,446	161,221,980
47 Large mixed use leisure and retail	-	£2,477,460		28,387,920	28,387,920	28,387,920	28,387,920	28,387,920	28,387,920	28,387,920		28,387,920	28,387,920
48 Gypsy and Traveller site	-	£1,396,500							- 19,961,549			1 1	- 19,961,549
49 Small residential and community use	23	£395,640				544,286	330,193		- 102,491	- 322,852		- 766,578	- 989,941
50 Medium residential and community use	43	£1,663,572		1,134,594		341,964	- 57,950		- 873,752	- 1,284,423		- 2,111,302	- 2,527,512
51 Conversion of long term vacant unit to small office	-	£141,300		23,269	23,269	23,269	23,269	23,269	23,269	23,269		23,269	23,269
52 Hotel and residential	46	£17,259,324		4,017,701	3,594,709	3,169,772	2,742,889	2,314,061	1,883,287	1,450,568		579,292	140,736
53 Conversion of long term vacant unit to shop	-	£114,924			155,334	155,334	155,334		155,334			155,334	155,334
54 Hotel development (from long term vacant building)	-	£4,725,072		1,194,999	1,194,999	1,194,999	1,194,999	1,194,999	1,194,999	1,194,999		1,194,999	1,194,999
55 Retail and S3 uses and 56 residential units	56	£15,260,400			13,534,297	13,015,127	12,493,547	11,969,560	11,443,164	10,914,360		9,849,530	9,313,502
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343		3,994,711	3,994,711	3,994,711	3,994,711		3,994,711	3,994,711		3,994,711	3,994,711
	-	£1,122,310			41,690,188	38,882,664	36,075,141	33,267,619	30,460,096 20,205,288			22,037,526	19,230,003
57 Student housing/co-living - tower scheme (600 units)		0710 701				76 707 300	23,930,029	22,067,658	70 705 788	18,342,918	16,480,548	1/16/18/1/8	12,755,808
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		29,517,140	27,654,770	25,792,399						14,618,178	0.03= 000
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	-	£370,362	15,689,142	14,757,956	13,826,771	12,895,586	11,964,401	11,033,215	10,102,031	9,170,846	8,239,660	7,308,476	6,377,290
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units)	-	£370,362 £652,506	15,689,142 16,342,907	14,757,956 15,372,922	13,826,771 14,402,938	12,895,586 13,432,953	11,964,401 12,462,969	11,033,215 11,492,984	10,102,031 10,522,999	9,170,846 9,553,015	8,239,660 8,583,030	7,308,476 7,613,046	6,643,061
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units)	-) - 5) -	£370,362 £652,506 £522,004	15,689,142 16,342,907 9,805,253	14,757,956 15,372,922 9,223,262	13,826,771 14,402,938 8,641,272	12,895,586 13,432,953 8,059,281	11,964,401 12,462,969 7,477,291	11,033,215 11,492,984 6,895,299	10,102,031 10,522,999 6,313,309	9,170,846 9,553,015 5,731,318	8,239,660 8,583,030 5,149,327	7,308,476 7,613,046 4,567,337	6,643,061 3,985,346
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	-) - s) -	£370,362 £652,506 £522,004 £456,754	15,689,142 16,342,907 9,805,253 6,536,426	14,757,956 15,372,922 9,223,262 6,148,433	13,826,771 14,402,938 8,641,272 5,760,438	12,895,586 13,432,953 8,059,281 5,372,445	11,964,401 12,462,969 7,477,291 4,984,451	11,033,215 11,492,984 6,895,299 4,596,457	10,102,031 10,522,999 6,313,309 4,208,464	9,170,846 9,553,015 5,731,318 3,820,469	8,239,660 8,583,030 5,149,327 3,432,476	7,308,476 7,613,046 4,567,337 3,044,482	6,643,061 3,985,346 2,656,488
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units) 63 Student housing/co-living - low rise scheme (200 units)	-) - s) -	£370,362 £652,506 £522,004 £456,754 £1,305,011	15,689,142 16,342,907 9,805,253 6,536,426 10,459,019	14,757,956 15,372,922 9,223,262 6,148,433 9,838,228	13,826,771 14,402,938 8,641,272 5,760,438 9,217,438	12,895,586 13,432,953 8,059,281 5,372,445 8,596,648	11,964,401 12,462,969 7,477,291 4,984,451 7,975,858	11,033,215 11,492,984 6,895,299 4,596,457 7,355,068	10,102,031 10,522,999 6,313,309 4,208,464 6,734,278	9,170,846 9,553,015 5,731,318 3,820,469 6,113,488	8,239,660 8,583,030 5,149,327 3,432,476 5,492,698	7,308,476 7,613,046 4,567,337 3,044,482 4,871,908	6,643,061 3,985,346 2,656,488 4,251,118
58 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units) 60 Student housing/co-living- mid rise scheme (250 units) 61 Student housing/co-living - mid rise scheme (150 units) 62 Student housing/co-living - mid rise scheme (100 units)	-) - s) -	£370,362 £652,506 £522,004 £456,754	15,689,142 16,342,907 9,805,253 6,536,426 10,459,019 10,065,212	14,757,956 15,372,922 9,223,262 6,148,433 9,838,228	13,826,771 14,402,938 8,641,272 5,760,438	12,895,586 13,432,953 8,059,281 5,372,445	11,964,401 12,462,969 7,477,291 4,984,451	11,033,215 11,492,984 6,895,299 4,596,457 7,355,068 6,573,268	10,102,031 10,522,999 6,313,309 4,208,464	9,170,846 9,553,015 5,731,318 3,820,469 6,113,488 5,176,490	8,239,660 8,583,030 5,149,327 3,432,476 5,492,698 4,478,102	7,308,476 7,613,046 4,567,337 3,044,482	6,643,061 3,985,346 2,656,488



Appendix 8 - BTR appraisal results

								idual land values	5				
Description	No of units		0% AH	5% AH	10% AH 1	5% AH 2	20% AH 2	25% AH 30)% AH		40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	51,007	47,141	43,256	39,354	35,433	31,494	27,538	23,563	19,569	15,558	11,528
2 Single residential dwelling (brownfield)	1	£348,000	51,557	47,692	43,810	39,908	35,989	32,051	28,096	24,122	20,130	16,120	12,092
3 4 houses (greenfield)	4	£49,000	206,229	190,770	175,238	159,633	143,956	128,206	112,384	96,489	80,521	64,480	48,367
4 5 houses (greenfield)	5	£23,905	257,787	238,462	219,047	199,542	179,945	160,258	140,479	120,611	100,651	80,600	60,459
5 Block of 5 flats (brownfield)	5	£648,000	- 116,831	- 133,477	- 150,198 -	166,994 -	- 183,865	- 200,811 -	217,831	- 234,926	- 252,096	- 269,340	- 286,660
6 Block of 5 flats (brownfield)	5	£301,200	- 116,831	- 133,477	- 150,198 -	166,994 -	183,865	- 200,811 -	217,831	- 234,926	- 252,096	- 269,340	- 286,660
7 Block of 5 flats (greenfield)	5		- 116,831	- 133,477	- 150,198 -	166,994 -	- 183,865	- 200,811 -	217,831	- 234,926	- 252,096	- 269,340	- 286,660
8 11 houses (greenfield)	11	£56,000	548,061	506,568	464,881	422,998	380,921	338,650	296,182	253,520	210,663	167,611	124,363
9 16 flats (brownfield)	16	£767,730	- 395,931	- 447,916	- 500,134 -	552,587 -	- 605,272	- 658,190 -	711,342	- 764,726		- 872,197	- 926,282
10 11 flats (brownfield)	11	£235,500	- 272,203	- 307,943	- 343,843 -	379,904 -	416,124	- 452,506 -	489,047	- 525,750	- 562,612	- 599,636	- 636,819
11 12 flats (greenfield)	12		- 296,948	- 335,938	- 375,101 -	414,440 -	453,954	- 493,642 -	533,507	- 573,545	- 613,759	- 654,147	- 694,712
12 Development of c.30 flats (brownfield)	27	£852,510	- 768,781	- 849.685	- 930.950 -	1.012.577	1.094.567	- 1.176.917 -	1,259,630	- 1.342.704	- 1,426,141	- 1.509.939	- 1.594.099
13 Development of c.30 flats (brownfield)	32	£433,320	- 2,304,021	- 2.403.073	- 2,502,554 -	2,602,465	2.702.804	- 2.803.571 -	2.904.767	- 3.006.392	- 3,108,446	- 3,210,929	- 3,313,842
14 Development of c.30 flats and houses (brownfield)	31	£753,600	- 366,408	- 464,096	- 562,225 -	660,798 -	759,813	- 859,270 -	959,171	- 1,059,513	- 1,160,298	- 1,261,526	- 1,363,196
15 Development of c.100 flats and houses (greenfield)	100	£500,500	- 1,211,999	- 1.512.812	- 1.814.988 -	2,118,525 -	2.423.425	- 2.729.687 -	3,037,311	- 3,346,298	- 3,656,646	- 3.968.356	- 4,281,429
16 Development of c.100 flats (brownfield)	100	£2,891,321	- 4.800.655	- 5.043.169	- 5.286.746 -	5,531,383	5.777.080	- 6.023.838 -	6,271,656	- 6.520.536	- 6,770,476	- 7.021.477	- 7,273,539
17 Residential and health (change of use of long term vac		£2,214,550	- 16.349.355	- 16.578.883	16 900 277	17 040 836	17 272 260	- 17.506.649 -	17.741.004	- 17.976.324	- 18,212,608	- 18.449.859	- 18.688.074
` ` `			- 9.475.541 ·	- 16,576,663 - 9.688.634	0.003.577	,,	10 222 179	,,	, ,	- 17,976,324 - 10.985.626	· · ·	- 10,449,659 - 11,424,981	-,,-
18 Tall building residential and health (new build)	91	£2,214,550		-,,,,,,,,	- 9,902,603 -	10,117,452	- 10,333,178	- 10,549,782 -	10,767,266	,,	1,204,864	,,	1 139 440
19 11 flats (change of use)	11	£235,500	- 743,754	- 781,481	- 819,374 -	857,432 -	895,653	934,039 -	972,590	- 1,011,307	- 1,050,187	- 1,089,231	- 1,128,440
20 Residential and retail (Lidl scale)	42	£3,923,430	- 981,544	- 1,112,647	- 1,244,337 -	1,376,615 -	1,509,480	- 1,642,933 -	1,776,973	- 1,911,600	- 2,046,816	- 2,182,617	- 2,319,007
21 Residential and retail (Tesco scale)	17	£13,282,200	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587
22 Supermarket (Lidl)	-	£1,168,080	65,014	65,014	65,014	65,014	65,014	65,014	65,014	65,014	65,014	65,014	65,014
23 Superstore (Tesco)	-	£13,282,200	- 4,055,657	- 4,055,657	- 4,055,657 -	4,055,657	4,055,657	- 4,055,657 -	4,055,657	- 4,055,657	- 4,055,657	- 4,055,657	- 4,055,657
24 9 flats (change of use)	9	£1,526,040	- 364,841	- 389,339	- 413,838 -	438,336 -	462,836	- 487,334 -	511,833	- 536,331	- 560,830	- 585,330	- 609,828
25 Residential and retail (local scale - locally tall building)		£1,894,362	- 3,890,654	- 4,050,638	- 4,211,314 -	4,372,680 -	4,534,737	- 4,697,486 -	4,860,925	- 5,025,055	- 5,189,877	- 5,355,389	- 5,521,593
26 Residential and retail (local scale - medium scale build		£395,640	- 1,681,948	- 1,754,922	- 1,828,213 -	1,901,821 -	- 1,975,745	- 2,049,986 -	2,124,543	- 2,199,417	- 2,274,608	- 2,350,114	- 2,425,938
27 Residential and primary school	293	£4,851,300	- 29,758,277	- 30,507,815	- 31,260,540 -	32,016,454 -	- 32,775,555	- 33,537,846 -	34,303,324	- 35,071,990	- 35,843,846	- 36,618,889	- 37,397,121
28 Residential and secondary school (greenfield)	150	£1,134,000	- 21,586,870	- 22,013,480	- 22,441,992 -	22,872,404 -	- 23,304,720	- 23,738,937 -	24,175,056	- 24,613,077	- 25,053,001	- 25,494,826	- 25,938,553
29 Office (large)	-	£1,101,500	- 42,992,968	- 42,992,968	- 42,992,968 -	42,992,968 -	- 42,992,968	- 42,992,968 -	42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968
30 Office (medium)	-	£34,288,800	- 17,496,118	- 17,496,118	- 17,496,118 -	17,496,118 -	- 17,496,118	- 17,496,118 -	17,496,118	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118
31 Large mixed use office and residential (New build)	178	£13,008,000	- 25,650,595	- 26,035,262	- 26,421,475 -	26,809,235 -	27,198,543	- 27,589,398 -	27,981,799	- 28,375,748	- 28,771,245	- 29,168,288	- 29,566,878
32 Large mixed use office and residential (Change of Use	288	£3,668,400	- 30,666,343	- 31,303,972	- 31,944,208 -	32,587,048 -	33,232,495	- 33,880,548 -	34,531,207	- 35,184,471	- 35,840,341	- 36,498,817	- 37,159,899
33 Residential conversion of large listed building	52	£1	- 2,935,833	- 3,070,500	- 3,205,754 -	3,341,593 -	- 3,478,018	- 3,615,029 -	3,752,626	- 3,890,808	- 4,029,578	- 4,168,932	- 4,308,872
34 Residential conversion of medium listed building	8	£1,187,400	- 363,333	- 363,975	- 364,617 -	365,259 -	- 365,901	- 366,543 -	367,186	- 367,828	- 368,470	- 369,112	- 369,754
35 Large Private Rental Scheme development (new build) 420	£13,008,000	- 45,505,414	- 46,382,689	- 47,263,517 -	48.147.897	49.035.830	- 49.927.315 -	50,822,353	- 51,720,943	- 52.623.085	- 53.528.780	- 54,438,027
36 Large Private Rental Scheme development (change of		£3,668,400	- 37,921,387	- 38.652.450	- 39.386.474 -	40.123.457	40.863.401	- 41.606.306 -	42.352.170	- 43.100.995	- 43.852.780	- 44.607.526	- 45.365.231
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 44,847,148	- 45.672.205	- 46.500.603 -	47.332.342	48.167.422	- 49.005.842 -	49.847.603	- 50.692.706	- 51.541.149	- 52.392.934	- 53.248.059
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 30,602,529	- 31,240,159	- 31.880.395 -	32.523.236 -	33.168.682	- 33.816.736 -	34,467,394	- 35.120.659	- 35.776.528	- 36,435,004	- 37.096.086
39 Small scale light industrial park		£357,960	- 3,247,780	- 3.247.780	- 3.247.780 -	3.247.780	3.247.780	- 3,247,780 -	3,247,780	- 3.247.780	- 3.247.780	- 3.247.780	- 3 247 780
40 Large warehouse	-	£7,837,440		3 727 005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005
41 Mixed use light industrial and residential (low amounts		£1,988,562	- 9.646.615	- 9.903.615	- 10.161.745 -	10.421.006	- 10.681.398	- 10.942.920 -	11.205.573	- 11.469.356	- 11.734.271	- 12.000.316	- 12.267.491
42 Mixed use light industrial and residential (noderate am		£1,988,562	- 13,248,778	- 13.414.752	- 13,581,458 -	13,748,897	- 13.917.066	- 14.085.966 -	14,255,598	- 14.425.962	- 14.597.058	- 14.768.885	- 14.941.444
43 Mixed use large residential and community use (brown		£1,620,000	- 18,827,465	- 19,125,094	· · · · ·		- 20,025,491		20,632,013		, ,	,,	
• • • • • • • • • • • • • • • • • • • •			- 18.690.729 ·	* *									
44 Non-charitable community uses (new build) 45 Non-charitable community uses (change of use)	-	£1,705,020 £687,660	- 1,220,262	- 18,690,729 - 1,220,262	- 18,690,729 -	18,690,729	- 18,690,729 · 1,220,262 ·	- 18,690,729 -	18,690,729	- 18,690,729	- 18,690,729	- 18,690,729	- 18,690,729
, , ,	500		- 1,220,262 · 80,462,497 ·	- 1,220,262 - 81.425.042	- 1,220,262 - - 82,391,378 -	1,220,262 -	84.335.421	- 1,220,262 - - 85,313,129 -	86,294,626	- 1,220,262 - 87,279,915	- 1,220,262 - 88,268,995	- 1,220,262 - 89,261,865	- 1,220,262
46 Large retail shopping centre		£115,000,000		. , .,.	1 1	, ,	- , ,	* *			1 1	, - ,	- 90,258,526
47 Large mixed use leisure and retail	-	£2,477,460	- 2,663,485	- 2,663,485	, , , , , , , ,	2,663,485 -	, , ,	- 2,663,485 -	2,663,485	- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485
48 Gypsy and Traveller site	-	£1,396,500	- 21,533,867	- 21,533,867	, ,	21,533,867	1 1	- 21,533,867 -	21,533,867	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867
49 Small residential and community use	23	£395,640	- 2,279,647	- 2,351,097	- 2,422,864 -	2,494,948	- 2,567,351	- 2,640,071 -	2,713,108	- 2,786,462	- 2,860,135	- 2,934,124	- 3,008,431
50 Medium residential and community use	43	£1,663,572	- 4,973,899	- 5,108,573	-, -,-	5,379,655 -	- 5,516,063	- 5,653,051 -	5,790,616	- 5,928,759	- 6,067,480	- 6,206,780	- 6,346,658
51 Conversion of long term vacant unit to small office	-	£141,300	- 148,272	- 148,272	- 148,272 -	148,272 -	- 148,272	- 148,272 -	148,272	- 148,272	- 148,272	- 148,272	- 148,272
52 Hotel and residential	46	£17,259,324	- 12,775,345	- 12,919,415	.,,	13,209,409 -	- 13,355,335	- 13,501,879 -	13,649,042	- 13,796,823	- 13,945,223	- 14,094,242	- 14,243,879
53 Conversion of long term vacant unit to shop	-	£114,924	- 3,426	- 3,426			- 3,426	- 3,426 -	3,426			- 3,426	- 3,426
54 Hotel development (from long term vacant building)	-	£4,725,072	- 7,370,645	- 7,370,645	- 7,370,645 -	7,370,645 -	7,370,645	- 7,370,645 -	7,370,645	- 7,370,645	- 7,370,645	- 7,370,645	- 7,370,645
55 Retail and S3 uses and 56 residential units	56	£15,260,400	- 3,732,626	- 3,900,414	- 4,068,953 -	4,238,242 -	4,408,282	- 4,579,072 -	4,750,613	- 4,922,903	- 5,095,945	- 5,269,737	- 5,444,279
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£13,080,343	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310	45,030,345	42,222,822	39,415,299	36,607,775	33,800,252	30,992,729	28,185,206	25,377,682	22,570,159	19,762,636	16,955,113
58 Student housing/co-living - tower scheme (400 units)	-	£740,724	29,870,462	28,008,092	26,145,722	24,283,351	22,420,981	20,558,611	18,696,241	16,833,871	14,971,500	13,109,130	11,246,760
59 Student housing/co-living - tower scheme (200 units)	-	£370,362		14,003,432	13,072,247	12,141,062	11,209,877	10,278,692	9,347,507	8,416,322	7,485,136	6,553,952	5,622,766
60 Student housing/co-living- mid rise scheme (250 units)	-	£652,506	15,556,944	14,586,959	13,616,976	12,646,991	11,677,007	10,707,022	9,737,037	8,767,053	7,797,068	6,827,084	5,857,099
61 Student housing/co-living - mid rise scheme (150 units		£522,004	9,333,675	8,751,685	8,169,694	7,587,704	7,005,713	6,423,722	5,841,731	5,259,741	4,677,750	4,095,759	3,513,769
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,222,041	5,834,048	5,446,053	5,058,060	4,670,067	4,282,072	3,894,079	3,506,084	3,118,091	2,730,097	2,342,103
63 Student housing/co-living - low rise scheme (200 units		£1,305,011	9,956,002	9,335,212	8,714,423	8,093,632	7,472,842	6,852,052	6,231,262	5,610,472	4,989,682	4,368,892	3,748,101
64 C2 care scheme (70 units)	-	£978,758		8,738,054	8,039,665	7,341,275	6,642,887	5,944,498	5,246,109	4,547,720	3,849,331	3,150,943	2,452,553
65 C2 care scheme (50 units)	-	£717,756		6,644,980	6,129,786	5,614,593	5,099,400	4,584,206	4,069,012	3,553,819	3,038,626	2,523,432	2,432,333
oo oz care sorienie (oo anits)		2,11,130	7,100,174	0,044,300	0,123,700	0,014,000	5,055,400	4,004,200	4,000,012	0,000,019	0,000,020	2,020,402	2,000,230

							R	esidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH			35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1		69,218		59,722	54,940	50,135		40,460	35,588		25,779	20,841
2 Single residential dwelling (brownfield)	1	£348,000	69,770		60,274	55,494			41,018	36,149		26,342	21,405
3 4 houses (greenfield)	4			-	241,099	221,976	202,764	-	164,073	144,593		105,366	85,619
4 5 houses (greenfield)	5		348,846		301,373	277,470	-		205,091	180,742		131,708	107,024
5 Block of 5 flats (brownfield)	5				- 79,153 -				- 162,073	- 183,035		- 225,235	- 246,476
6 Block of 5 flats (brownfield)	5				- 79,153 -	- 99,745			- 162,073	- 183,035		- 225,235	- 246,476
7 Block of 5 flats (greenfield)	5				- 79,153 -	99.745			- 162,073	- 183,035	,	- 225,235	- 246,476
8 11 houses (greenfield)	11		747,022	· ·	644,760	593,269	541,539	· ·	437,355	384,903	,	279,278	226,106
9 16 flats (brownfield)	16		- 146,190		- 274,345 -	- 338,858	-		- 534,138	- 599,811		- 732,028	- 798,572
10 11 flats (brownfield)	11				- 188,613 -	- 232,965			- 367,220	- 412,370		- 503,270	- 549,019
11 12 flats (greenfield)	12		- 109,642		- 205,759 -	- 254,143			- 400,603	- 449.859	- 499,331	- 549,022	- 598,929
12 Development of c.30 flats (brownfield)	27		- 360,711		- 562,017 -	- 663,352	- 765,142	- 867,386	- 970,085	- 1,073,238	- 1,176,847	- 1,280,909	- 1,385,425
13 Development of c.30 flats (brownfield)	32		- 1,820,382		- 2,065,301 -	- 2,188,568	- 2,312,374		- 2,561,603	- 2,687,025	- 2,812,987	- 2,939,486	- 3,066,524
14 Development of c.30 flats and houses (brownfield)	31				- 118,220 -	- 240,511	- 363,356		- 610,707	- 735,215	- 860,276	- 985,891	- 1,112,061
15 Development of c.100 flats and houses (greenfield)	100				- 394,214 -	- 773,647	- 1,154,798	- 1,537,670	- 1,922,261	- 2.308.571	- 2,696,602	- 3,086,351	- 3,477,819
16 Development of c.100 flats (brownfield)	100		- 3,442,049		- 4,058,442 -	- 4.368.692	- 4.680.312		- 5.307.661	- 5,623,390	- 5,940,488	- 6,258,956	- 6,578,793
17 Residential and health (change of use of long term vac			- 15,113,024		- 15.691.620 -	- 15.982.788	- 16,275,201	- 16.568.861	- 16.863.767	- 17.159.921	- 17,457,319	- 17.755.964	- 18,055,856
18 Tall building residential and health (new build)	91	£2,214,550	- 8,316,482	1 1	- 8,854,707 -	- 9,125,532	- 9,397,499	-,,	- 9,944,857	- 10,220,248	- 10,496,780	- 10,774,455	- 11,053,271
19 11 flats (change of use)	11		- 570,874		- 663,075 -	- 709,481		 	- 849,924	- 897,146	- 944,573	- 992,203	- 1,040,036
20 Residential and retail (Lidl scale)	42				- 661,116 -	- 824,549		-	- 1,319,251	- 1,485,619	,	- 1,820,559	- 1,989,129
21 Residential and retail (Tesco scale)	17		420,587		420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587
22 Supermarket (Lidl)	-	£1,168,080	65,014		65,014	65,014	65,014		65,014	65,014	65,014	65,014	65,014
23 Superstore (Tesco)	-	£13,282,200	- 4.055,657		- 4.055,657	- 4.055,657	- 4.055,657	- 4.055,657	- 4.055,657	- 4,055,657	- 4.055,657	- 4.055,657	- 4.055,657
24 9 flats (change of use)	9		- 238,994	, ,	- 300,576 -	- 331,367	- 362,158	 	- 423,740	- 454,532	- 485,322	- 516,114	- 546,905
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	- 3,095,097		- 3,492,057 -	- 3.691.845	- 3.892.505	- 4.094.036	- 4.296.439	- 4.499.715	- 4,703,862	- 4,908,881	- 5,114,772
26 Residential and retail (local scale - medium scale build			- 1,331,941	1 1	- 1,511,774 -	- 1.602.285	- 1,693,192	- 1.784.496	- 1.876.196	- 1,968,292	- 2,060,783	- 2,153,672	- 2,246,956
27 Residential and primary school	293		- 25,586,162		- 27.488.564 -	- 28.445.970	- 29.407.513	- 30.373.191	- 31.343.008	- 32.316.960	- 33.295.050	- 34,277,276	- 35,263,639
28 Residential and secondary school (greenfield)	150		- 19,350,651	1 1	- 20.420.242 -	- 20.958.654	- 21,499,476	- 22.042.708	- 22.588.351	- 23.136.403	- 23.686.867	- 24.239.740	- 24.795.024
29 Office (large)	-	£1,101,500	- 42.992.968		- 42.992.968 -	- 42.992.968	- 42.992.968	- 42.992.968	- 42.992.968	- 42.992.968	- 42.992.968	- 42.992.968	- 42.992.968
30 Office (medium)	-	£34,288,800	- 17.496.118	1 1	- 17.496.118	- 17.496.118	- 17.496.118	- 17.496.118	- 17.496.118	- 17.496.118	- 17.496.118	- 17.496.118	- 17.496.118
31 Large mixed use office and residential (New build)	178		- 23,534,569	9 - 24,020,466	- 24,508,392 -	- 24,998,345	- 25,490,328	- 25,984,338	- 26,480,376	- 26,978,443	- 27,478,537	- 27,980,661	- 28,484,811
32 Large mixed use office and residential (Change of Use			- 27,047,885	5 - 27,858,623	- 28,672,789 -	- 29,490,383	- 30,311,406	- 31,135,857	- 31,963,737	- 32,795,045	- 33,629,781	- 34,467,946	- 35,309,539
33 Residential conversion of large listed building	52		- 2,242,381	- 2,410,223	- 2,578,810 -	- 2,748,139	- 2,918,211	- 3,089,028	- 3,260,588	- 3,432,891	- 3,605,939	- 3,779,730	- 3,954,263
34 Residential conversion of medium listed building	8	£1,187,400	- 248,697	' - 249,078	- 249,459 -	- 249,841	- 250,222	- 250,604	- 250,986	- 251,367	- 251,748	- 252,129	- 252,511
35 Large Private Rental Scheme development (new build	420	£13,008,000	- 40,299,932	2 - 41,426,240	- 42,557,282 -	43,693,061	- 44,833,577	- 45,978,827	- 47,128,813	- 48,283,535	- 49,442,993	- 50,607,187	- 51,776,116
36 Large Private Rental Scheme development (change o	f 350	£3,668,400	- 33,583,486	6 - 34,522,076	- 35,464,611 -	- 36,411,095	- 37,361,523	- 38,315,898	- 39,274,221	- 40,236,489	- 41,202,704	- 42,172,865	- 43,146,973
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 39,951,517	' - 41,010,783	- 42,074,502 -	43,142,675	- 44,215,302	- 45,292,383	- 46,373,917	- 47,459,906	- 48,550,349	- 49,645,245	- 50,744,596
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 26,984,072	2 - 27,794,810	- 28,608,976 -	- 29,426,570	- 30,247,593	- 31,072,044	- 31,899,924	- 32,731,232	- 33,565,969	- 34,404,133	- 35,245,726
39 Small scale light industrial park	-	£357,960	- 3,247,780	3,247,780	- 3,247,780 -	- 3,247,780	- 3,247,780	- 3,247,780	- 3,247,780	- 3,247,780	- 3,247,780	- 3,247,780	- 3,247,780
40 Large warehouse	-	£7,837,440	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005
41 Mixed use light industrial and residential (low amounts	97		- 8,285,590	9,607,702	- 8,931,253 -	- 9,256,245	- 9,582,677	- 9,910,549	- 10,239,860	- 10,570,612	- 10,902,803	- 11,236,436	- 11,571,508
42 Mixed use light industrial and residential (moderate am		£1,988,562	- 12,386,999		- 12,802,330 -	- 13,011,388	- 13,221,373	- 13,432,285	- 13,644,124	- 13,856,891	- 14,070,587	- 14,285,209	- 14,500,758
43 Mixed use large residential and community use (brown					- 17,974,576 -	- 18,352,132	- 18,731,305	- 19,112,093	- 19,494,499	- 19,878,519	- 20,264,156	- 20,651,409	- 21,040,277
44 Non-charitable community uses (new build)	-	£1,705,020			- 18,690,729 -	- 18,690,729	- 18,690,729		- 18,690,729	- 18,690,729		- 18,690,729	- 18,690,729
45 Non-charitable community uses (change of use)	-	£687,660	- 1,220,262		- 1,220,262 -	- 1,220,262		- 1,220,262	- 1,220,262	- 1,220,262	- 1,220,262	- 1,220,262	- 1,220,262
46 Large retail shopping centre	500	£115,000,000			- 77,162,228 -	- 78,411,687	- 79,666,250	- 80,925,920	- 82,190,694	- 83,460,574	1 1 1	- 86,015,651	- 87,300,847
47 Large mixed use leisure and retail	-	£2,477,460	- 2,663,485	5 - 2,663,485	- 2,663,485 -	- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485
48 Gypsy and Traveller site	-	£1,396,500			- 21,533,867 -	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867
49 Small residential and community use	23		- 1,939,435		- 2,115,281 -	- 2,203,796	- 2,292,706	- 2,382,011	- 2,471,711	- 2,561,805	- 2,652,295	- 2,743,179	- 2,834,458
50 Medium residential and community use	43		- 4,342,198		- 4,672,709 -	- 4,839,047	- 5,006,108	- 5,173,889	- 5,342,394	- 5,511,619		- 5,852,236	- 6,023,628
51 Conversion of long term vacant unit to small office	-	£141,300		2 - 148,272	- 148,272 -	- 148,272	- 148,272	- 148,272	- 148,272	- 148,272	- 148,272	- 148,272	- 148,272
52 Hotel and residential	46		- 12,099,573		- 12,453,142 -	- 12,631,086	- 12,809,801	- 12,989,289	- 13,169,549	- 13,350,581	- 13,532,386	- 13,714,963	- 13,898,311
53 Conversion of long term vacant unit to shop	-	£114,924	- 3,426		- 3,426 -	- 3,426	- 3,426	- 3,426	- 3,426		- 3,426	- 3,426	- 3,426
54 Hotel development (from long term vacant building)	-	£4,725,072			- 7,370,645 -	- 7,370,645			- 7,370,645	- 7,370,645		- 7,370,645	- 7,370,645
55 Retail and S3 uses and 56 residential units	56	£15,260,400			- 3,303,759 -	- 3,513,924			- 4,150,075	- 4,364,010	- 4,578,889	- 4,794,710	- 5,011,475
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343			4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310			39,415,299	36,607,775			28,185,206	25,377,682		19,762,636	16,955,113
58 Student housing/co-living - tower scheme (400 units)	-	£740,724			26,145,722	24,283,351	22,420,981	20,558,611	18,696,241	16,833,871	14,971,500	13,109,130	11,246,760
59 Student housing/co-living - tower scheme (200 units)	-	£370,362	14,934,618		13,072,247	12,141,062		10,278,692	9,347,507	8,416,322		6,553,952	5,622,766
60 Student housing/co-living- mid rise scheme (250 units	-	£652,506	15,556,944		13,616,976	12,646,991	11,677,007	10,707,022	9,737,037	8,767,053		6,827,084	5,857,099
61 Student housing/co-living - mid rise scheme (150 units		£522,004	9,333,675		8,169,694	7,587,704			5,841,731	5,259,741		4,095,759	3,513,769
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,222,041		5,446,053	5,058,060	4,670,067	4,282,072	3,894,079	3,506,084		2,730,097	2,342,103
63 Student housing/co-living - low rise scheme (200 units		£1,305,011	9,956,002		8,714,423	8,093,632	7,472,842		6,231,262	5,610,472		4,368,892	3,748,101
64 C2 care scheme (70 units)	-	£978,758			8,039,665	7,341,275		5,944,498	5,246,109	4,547,720		3,150,943	2,452,553
65 C2 care scheme (50 units)	-	£717,756			6,129,786	5,614,593			4,069,012	3,553,819		2,523,432	2,008,238
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			1					idual land value		ı	1	1	
Description	No of units		0% AH							35% AH			50% AH
1 Single residential dwelling (greenfield)	1	£17,500	87,430	81,821	76,186	70,525	64,837	59,122	53,382	47,615		36,000	30,154
2 Single residential dwelling (brownfield)	1	£348,000		82,374	76,740	71,080	65,393	59,680	53,940	48,174	,	36,563	30,718
3 4 houses (greenfield)	4	£49,000			306,960	284,319	261,572	238,720	215,762	192,698		146,252	122,871
4 5 houses (greenfield)	5	£23,905		411,868	383,700	355,399	326,965	298,399	269,702	240,872		182,816	153,589
5 Block of 5 flats (brownfield)	5	,		15,924	- 8,108	,	- 56,991 -	81,598 -	106,316	- 131,144	,	- 181,131	- 206,292
6 Block of 5 flats (brownfield)	5			15,924			- 56,991 -	81,598 -	106,316	- 131,144	-	- 181,131	- 206,292
7 Block of 5 flats (greenfield)	5			15,924	,	- 32,494	- 56,991 -	81,598 -	106,316		,	- 181,131	- 206,292
8 11 houses (greenfield)	11		945,984	885,455	824,640	763,540	702,155	640,484	578,528	516,286		390,946	327,849
9 16 flats (brownfield)	16			27,256		•	- 202,050 -	279,319 -	356,934		· · · · · · · · · · · · · · · · · · ·	- 591,860	- 670,863
10 11 flats (brownfield)	11			18,739	- 33,381	- 86,026	- 138,910 -	192,031 -	245,392	- 298,990	,	- 406,904	- 461,218
11 12 flats (greenfield)	12		76,498	20,443	- 36,416	,	- 151,538 -	209,489 -	267,700	- 326,172	,	- 443,895	- 503,147
12 Development of c.30 flats (brownfield)	27			- 72,589	- 193,084	- 314,128	- 435,717 -	557,855 -	680,540	- 803,772	-	- 1,051,879	- 1,176,753
13 Development of c.30 flats (brownfield)	32			- 1,482,072	- 1,628,047	- 1,774,672	- 1,921,945 -	2,069,868 -	2,218,438	- 2,367,657	- 2,517,526	- 2,668,043	- 2,819,208
14 Development of c.30 flats and houses (brownfield)	31	£753,600		464,047	320,889	177,074	32,604 -	114,238 -	262,244	- 410,915	,	- 710,256	- 860,926
15 Development of c.100 flats and houses (greenfield)	100	£500,500	1,901,966	1,457,572	1,011,132	562,647	112,117 -	345,654 -	807,212	- 1,270,846	- 1,736,557	- 2,204,346	- 2,674,211
16 Development of c.100 flats (brownfield)	100	£2,891,321	- 2,083,444	- 2,455,952	- 2,830,138	- 3,206,002	- 3,583,545 -	3,962,766 -	4,343,665	- 4,726,244	- 5,110,500	- 5,496,435	- 5,884,048
17 Residential and health (change of use of long term vac		£2,214,550	- 13,876,693	- 14,224,515	- 14,573,864	- 14,924,739	- 15,277,143 -	15,631,073 -	15,986,532	- 16,343,518	- 16,702,030	- 17,062,070	- 17,423,637
18 Tall building residential and health (new build)	91	£2,214,550	- 7,157,422	- 7,481,414	- 7,806,810	- 8,133,611	- 8,461,819 -	8,791,431 -	9,122,448	- 9,454,870	- 9,788,696	- 10,123,929	- 10,460,566
19 11 flats (change of use)	11	£235,500		- 452,264	- 506,776	- 561,532	- 616,531 -	671,773 -	727,258	- 782,986	- 838,958	- 895,173	- 951,631
20 Residential and retail (Lidl scale)	42			114,070	- 77,896	- 272,482	- 467,950 -	664,299 -	861,528	- 1,059,637	- 1,258,628	- 1,458,500	- 1,659,252
21 Residential and retail (Tesco scale)	17	£13,282,200	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587
22 Supermarket (Lidl)	-	£1,168,080	65,014	65,014	65,014	65,014	65,014	65,014	65,014	65,014	65,014	65,014	65,014
23 Superstore (Tesco)	-	£13,282,200	- 4,055,657	- 4,055,657	- 4,055,657	- 4,055,657	- 4,055,657 -	4,055,657	4,055,657	- 4,055,657	- 4,055,657	- 4,055,657	- 4,055,657
24 9 flats (change of use)	9		- 113,147	- 150,230	- 187,314	- 224,398	- 261,481 -	298,564 -	335,648	- 372,731	- 409,814	- 446,898	- 483,981
25 Residential and retail (local scale - locally tall building)		£1,894,362	- 2,299,540	- 2,535,644	- 2,772,801	- 3,011,010	- 3,250,272 -	3,490,586 -	3,731,954	- 3,974,373	- 4,217,846	- 4,462,372	- 4,707,950
26 Residential and retail (local scale - medium scale build			- 981,933	- 1,088,396	- 1,195,336	- 1,302,750	- 1,410,641 -	1,519,006 -	1,627,849	- 1,737,166	- 1,846,960	- 1,957,229	- 2,067,974
27 Residential and primary school	293	£4,851,300	- 21,414,048	- 22,562,775	- 23,716,588	- 24,875,486	- 26,039,470 -	27,208,538 -	28,382,691	- 29,561,930	- 30,746,254	- 31,935,663	- 33,130,158
28 Residential and secondary school (greenfield)	150	£1,134,000		- 17,755,003	- 18,398,494	- 19,044,904	- 19,694,232 -	20,346,479	21,001,645	- 21,659,729	- 22,320,733	- 22,984,655	- 23,651,495
29 Office (large)	-	£1,101,500	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968 -	42,992,968 -	42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968
30 Office (medium)	-	£34,288,800		- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118 -	17,496,118 -	17,496,118	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118
31 Large mixed use office and residential (New build)	178	£13,008,000	- 21,418,541	- 22,005,670	- 22,595,308	- 23,187,455	- 23,782,112 -	24,379,278 -	24,978,953	- 25,581,137	- 26,185,831	- 26,793,033	- 27,402,745
32 Large mixed use office and residential (Change of Use	288 52	£3,668,400	- 23,429,428 - 1.548.929	- 24,413,273	- 25,401,370	- 20,393,718	- 27,390,317 -	25,391,167 -	29,390,207	- 30,405,619	- 31,419,221	- 32,437,075	- 33,459,180
Residential conversion of large listed building Residential conversion of medium listed building	52	£1	11	- 1,749,947 - 134 181	- 1,951,864	- 2,154,084 - 134,422	- 2,358,406 - - 134 544 -	2,563,027 -	134,785	- 2,974,975	- 3,182,301	- 3,390,52 <i>1</i> - 135,147	- 3,599,655
) 420	£1,187,400	- 35.094.451	- 134,101	- 134,301	- 134,422	- 134,344 -	134,664 -	134,703	- 134,906	- 135,026	- 135,147	- 135,269
35 Large Private Rental Scheme development (new build 36 Large Private Rental Scheme development (change of		£13,008,000 £3,668,400	- 29.245.585	- 30,409,790	- 31.542.750	32 602 731	- 40,031,323 -	35,035,401	36 106 270	27 271 093	- 40,202,901	20 729 204	49,114,200
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 35,055,885	- 30,391,701	27.649.400	- 38.953.008	40 262 492	44 579 024	42,000,221	- 37,371,903	- 45.559.548	- 39,730,204	- 48.241.132
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 23.365.615	- 24 349 461	25 337 557	26 320 005	27 226 504	28 227 252	20 232 455	30 341 806	21 355 400	22 272 262	- 33.395.368
39 Small scale light industrial park	-	£357,960	- 3,247,780	- 3.247.780	- 3.247,780	- 3,247,780	- 3.247.780 -	3.247,780	3,247,780	- 3,247,780	- 3,247,780	- 3,247,780	- 3,247,780
				2 727 005	0.707.005	0.707.005	2 707 005	0.707.005	0.303.005	2 727 005	0.707.005	0.707.005	2 727 005
40 Large warehouse 41 Mixed use light industrial and residential (low amounts	97	£7,837,440 £1,988,562	3,727,005 - 6,924,565	- 7.311.789	- 7,700,762	- 8.091,484	- 8.483.956 -	3,727,005 8,878,177 -	9,274,147	3,727,005 - 9,671,867	3,727,005 - 10,071,337	3,727,005 - 10,472,557	- 10,875,525
42 Mixed use light industrial and residential (now amounts		£1,988,562		- 11.773.649	- 12.023,203	, ,	- 12.525.679 -	12,778,604	13.032.650	- 13,287,821	- 13,544,115	- 13,801,532	- 10,875,525 - 14,060,073
43 Mixed use large residential and community use (brown		£1,620,000		- 16.072.177			- 17.437.120 -	17.896.062	18.356.983	- 18.819.886	- 19,284,770	- 19.751.634	- 20.220.478
44 Non-charitable community uses (new build)		£1,705,020	- 15,621,15 <i>t</i> - 18,690,729	- 18,690,729	-,,	-,,	- 17,437,120 - - 18.690.729 -	18.690,729	18,690,729	- 18.690.729	-, - , -	- 18.690.729	- 20,220,478 - 18,690,729
45 Non-charitable community uses (change of use)	-	£1,705,020 £687,660	- 1,220,262	- 1,220,262	, ,	- 1,220,262	- 1,220,262 -	1,220,262	1,220,262	- 1,220,262	-,,	- 1,090,729 - 1,220,262	- 1,220,262
46 Large retail shopping centre	500	£115,000,000		- 70.410.709	- 71.933.079	- 1,220,262 - 73,461,869	- 1,220,262 - - 74.997.079 -	76.538.710	78,086,761	- 1,220,262 - 79,641,232	- 81,202,124	- 82.769.436	- 84,343,170
47 Large mixed use leisure and retail	-	£2,477,460		- 2.663.485	- 2.663.485	- 2.663.485	- 2.663.485 -	2.663.485	2,663,485	- 2.663.485	- 2,663,485	- 2.663.485	- 2.663.485
48 Gypsy and Traveller site	-	£2,477,460 £1,396,500	- 21,533,867	- 2,663,465	- 21.533.867	- 2,663,465	- 21.533.867 -	2,663,465 -	21,533,867	- 2,663,465	- 21.533.867	- 2,663,465	- 2,003,405
49 Small residential and community use	23		- 1,599,223	- 1.703.224	- 1.807.698	, ,	- 2.018.061 -	, ,	2,230,314	- 2.337.148	, ,	- 2,552,234	- 2.660.485
50 Medium residential and community use	43	£1,663,572	- 3,710,497	- 3,905,612		- 4,298,440	1 1		4,894,172	, , -	, , ,	- 5,497,692	- 5,700,597
51 Conversion of long term vacant unit to small office	- 43	£1,003,372		- 148.272	- 4,101,393 - 148,272	- 4,296,440 - 148,272	- 148,272 -	148,272	148,272	- 148,272	- 148,272	- 148,272	- 148,272
52 Hotel and residential	46	£17,259,324		- 11.632.528	- 11.842.181	- 12.052.761	- 12.264.266 -	12.476.698	12.690.055	- 12.904.339		- 13.335.682	- 13,552,743
53 Conversion of long term vacant unit to shop	-	£17,239,324 £114,924		- 3.426	- 3,426		- 3.426 -	3,426	3,426	- 3,426		- 3,426	- 3,426
54 Hotel development (from long term vacant building)	-	£4,725,072	- 7,370,645	- 7,370,645	- 7,370,645	- 7,370,645	- 7.370.645 -	7.370.645	7,370,645	- 7.370.645		- 7,370,645	- 7,370,645
55 Retail and S3 uses and 56 residential units	56	£15,260,400	- 2,039,892	- 2,288,661	- 2,538,566	- 2,789,606	- 3.041.781 -	3,295,091	3,549,536	- 3,805,117		- 4,319,684	- 4,578,671
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343		4,325,881	4,325,881	4,325,881	4.325.881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310		42,222,822	39,415,299	36,607,775	33,800,252	30,992,729	28,185,206	25,377,682		19,762,636	16,955,113
58 Student housing/co-living - tower scheme (400 units)	-	£7,122,310 £740,724		28,008,092	26,145,722	24,283,351	22,420,981	20,558,611	18,696,241	16,833,871	14,971,500	13,109,130	11,246,760
59 Student housing/co-living - tower scheme (400 units)	-	£370,362		14,003,432	13,072,247	12,141,062	11,209,877	10,278,692	9,347,507	8,416,322		6,553,952	5,622,766
60 Student housing/co-living- nid rise scheme (250 units)		£652,506		14,586,959	13,616,976	12,646,991	11,677,007	10,270,092	9,737,037	8,767,053		6,827,084	5,857,099
61 Student housing/co-living - mid rise scheme (150 units)		£522,004		8,751,685	8,169,694	7,587,704	7,005,713	6,423,722	5,841,731	5,259,741	4,677,750	4,095,759	3,513,769
62 Student housing/co-living - mid rise scheme (100 units		£522,004 £456,754		5,834,048	5,446,053	5,058,060	4,670,067	4,282,072	3,894,079	3,506,084	3,118,091	2,730,097	2,342,103
63 Student housing/co-living - Init rise scheme (100 units		£1,305,011	9,956,002	9,335,212	8,714,423	8,093,632	7,472,842	6,852,052	6,231,262	5,610,472		4,368,892	3,748,101
64 C2 care scheme (70 units)	<u></u>	£1,305,011 £978,758		8,738,054	8,039,665	7,341,275	6,642,887	5,944,498	5,246,109	4,547,720		3,150,943	2,452,553
65 C2 care scheme (50 units)	-	£978,758 £717,756		6,644,980	6,129,786	5,614,593	5,099,400	4,584,206	4,069,012	3,553,819		2,523,432	2,452,553
05 62 care scriente (50 urills)	-	£/1/,/50	7,100,174	0,044,960	0,129,700	5,014,593	5,099,400	4,364,200	4,009,012	3,333,619	3,030,020	2,323,432	2,000,238

							Res	sidual land values	S				
Description	No of units	BLV	0% AH	5% AH	10% AH 1	5% AH 2	0% AH	25% AH 30	0% AH	35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	105,642	99,162	92,652	86,110	79,539	72,936	66,304	59,641	52,947	46,223	39,467
2 Single residential dwelling (brownfield)	1	£348,000	106,193	99,715	93,206	86,666	80,095	73,494	66,863	60,201	53,508	46,785	40,030
3 4 houses (greenfield)	4	£49,000	424,772	398,858	372,820	346,662	320,381	293,977	267,450	240,802	214,031	187,138	160,123
4 5 houses (greenfield)	5	£23,905	530,965	498,572	466,026	433,327	400,476	367,471	334,313	301,002	267,539	233,923	200,154
5 Block of 5 flats (brownfield)	5	£648,000	117,126	89,622	61,991	34,233	6,349	- 21,991 -	50,558	- 79,253	- 108,076	- 137,027	- 166,108
6 Block of 5 flats (brownfield)	5	£301,200	117,126	89,622	61,991	34,233	6,349	- 21,991 -	50,558	- 79,253		- 137,027	- 166,108
7 Block of 5 flats (greenfield)	5		117,126	89,622	61,991	34,233	6,349	- 21,991 -	50,558	- 79,253	- 108,076	- 137,027	- 166,108
8 11 houses (greenfield)	11	£56,000	1,144,945	1,074,898	1.004.520	933,811	862,771	791,401	719,701	647,669	575,307	502,614	429,590
9 16 flats (brownfield)	16		347,986	261,477	174,571	87,268 -	440		179,730	- 269,980	- 360,634	- 451,692	- 543,153
10 11 flats (brownfield)	11	£235,500	239,240	179,765	120,017	59,997 -	303	- 61,794 -	123,564	- 185,612	- 247,936	- 310,538	- 373,418
11 12 flats (greenfield)	12		260,989	196,108	130,928	65,451	330	- 67,413 -	134,797	- 202,484	- 270,476	- 338,769	- 407,365
12 Development of c.30 flats (brownfield)	27	£852,510	448,584	311,210	173,205	34,570 -	106,293	- 248,324 -	390,994	- 534.305	- 678,256	- 822,848	- 968,079
13 Development of c.30 flats (brownfield)	32	£433,320	- 853,106	- 1,021,571	- 1,190,794 -	1,360,776 -	1,531,516	- 1,703,016 -	1,875,273	- 2.048.290	- 2,222,065	- 2,396,599	- 2,571,891
14 Development of c.30 flats and houses (brownfield)	31	£753,600	1,090,275	924,631	758,221	591,046	423,104	254,397	84,924	- 86,616	- 260,230	- 434,621	- 609,790
15 Development of c.100 flats and houses (greenfield)	100	£500,500	3,434,276	2,921,185	2,405,722	1,887,314	1,361,677	833,643	303,211	- 233,121	- 776,513	- 1,322,341	- 1,870,601
16 Development of c.100 flats (brownfield)	100	£2,891,321	- 724,840	- 1.162.343	- 1.601.834 -	2.043.312 -	2.486.777	- 2,932,230 -	3,379,670	- 3.829.097	- 4.280.511	- 4.733.913	- 5,189,301
17 Residential and health (change of use of long term vac		£2,214,550	- 12.640.363	- 13.047.331	- 13.456.107 -	13.866.691 -	14.279.084	- 14.693.286 -	15,109,296	- 15.527.114	- 15.946.741	- 16.368.175	- 16.791.419
18 Tall building residential and health (new build)	91	£2,214,550	- 5.998,362	- 6.377.804	- 6.758.913 -	7.141.692 -	7.526.139	- 7,912,255 -	8,300,039	- 8.689.492	- 9.080.613	- 9.473.403	- 9.867.861
19 11 flats (change of use)	11	£2,214,550 £235,500	- 225,115	- 287,655	- 350,478 -	413,582 -	476,970	- 540,639 -	604,592	-,, -	- 733,344	- 798,144	-,,
20 Residential and retail (Lidl scale)						·		-		- 668,826		- 798,144 - 1,096,441	- 863,226 1 320 374
	42 17	£3,923,430	939,394	719,068	497,731	275,383	52,021 420,587	- 174,981 -	403,805 420,587	- 633,657	- 864,534		- 1,329,374
21 Residential and retail (Tesco scale)		£13,282,200	420,587	420,587	420,587	420,587		420,587		420,587	420,587	420,587	420,587
22 Supermarket (Lidl)	-	£1,168,080	65,014	65,014	65,014	65,014	65,014	65,014	65,014	65,014	65,014	65,014	65,014
23 Superstore (Tesco)	-	£13,282,200	- 4,055,657	- 4,055,657	- 4,055,657 -	4,055,657 -	4,055,657	- 4,055,657 -	4,055,657	- 4,055,657	- 4,055,657	- 4,055,657	- 4,055,657
24 9 flats (change of use)	9	£1,526,040	12,509	- 30,676	- 74,052 -	117,427 -	160,804	- 204,179 -	247,555	- 290,930	- 334,307	- 377,682	- 421,058
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	- 1,503,984	- 1,778,147	- 2,053,545 -	2,330,174 -	2,608,039	- 2,887,137 -	3,167,468	- 3,449,033	- 3,731,831	- 4,015,863	- 4,301,130
26 Residential and retail (local scale - medium scale build		£395,640	- 631,926	- 755,133	- 878,897 -	1,003,214 -	1,128,088	- 1,253,517 -	1,379,502	- 1,506,041	- 1,633,136	- 1,760,787	- 1,888,992
27 Residential and primary school	293	£4,851,300	- 17,241,933	- 18,590,255	- 19,944,612 -	21,305,002 -	22,671,426	- 24,043,883 -	25,422,375	- 26,806,900	- 28,197,459	- 29,594,051	- 30,996,677
28 Residential and secondary school (greenfield)	150	£1,134,000	- 14,878,210	- 15,625,765	- 16,376,745 -	17,131,153 -	17,888,988	- 18,650,250 -	19,414,939	- 20,183,056	- 20,954,599	- 21,729,570	- 22,507,967
29 Office (large)	-	£1,101,500	- 42,992,968	- 42,992,968	- 42,992,968 -	42,992,968 -	42,992,968	- 42,992,968 -	42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968
30 Office (medium)	-	£34,288,800	- 17,496,118	- 17,496,118	- 17,496,118 -	17,496,118 -	17,496,118	- 17,496,118 -	17,496,118	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118
31 Large mixed use office and residential (New build)	178	£13,008,000	- 19,302,514	- 19,990,874	- 20,682,224 -	21,376,565 -	22,073,897	- 22,774,218 -	23,477,530	- 24,183,831	- 24,893,123	- 25,605,406	- 26,320,679
32 Large mixed use office and residential (Change of Use		£3,668,400	- 19,810,970	- 20,967,923	- 22,129,951 -	23,297,053 -	24,469,228	- 25,646,476 -	26,828,797	- 28,016,193	- 29,208,662	- 30,406,206	- 31,608,822
33 Residential conversion of large listed building	52	£1	- 855,476	- 1,089,669	- 1,324,920 -	1,561,230 -	1,798,599	- 2,037,027 -	2,276,513	- 2,517,058	- 2,758,662	- 3,001,325	- 3,245,047
34 Residential conversion of medium listed building	8	£1,187,400	- 19,423	- 19,283	- 19,143 -	19,004 -	18,865	- 18,725 -	18,585	- 18,445	- 18,305	- 18,166	- 18,026
35 Large Private Rental Scheme development (new build		£13,008,000	- 29,888,969	- 31,513,339	- 33,144,814 -	34,783,390 -	36,429,069	- 38,081,850 -	39,741,734	- 41,408,721	- 43,082,809	- 44,764,001	- 46,452,295
36 Large Private Rental Scheme development (change of		£3,668,400	- 24,907,683	- 26,261,326	- 27,620,887 -	28,986,368 -	30,357,767	- 31,735,085 -	33,118,321	- 34,507,476	- 35,902,551	- 37,303,543	- 38,710,455
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 30,160,254	- 31,687,937	- 33,222,298 -	34,763,341 -	36,311,062	- 37,865,464 -	39,426,545	- 40,994,306	- 42,568,748	- 44,149,868	- 45,737,668
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 19,747,157	- 20,904,111	- 22,066,138 -	23,233,240 -	24,405,414	- 25,582,663 -	26,764,985	- 27,952,380	- 29,144,850	- 30,342,392	- 31,545,009
39 Small scale light industrial park	-	£357,960	- 3,247,780	- 3,247,780	- 3,247,780 -	3,247,780 -	3,247,780	- 3,247,780 -	3,247,780	- 3,247,780	- 3,247,780	- 3,247,780	- 3,247,780
40 Large warehouse	-	£7,837,440		3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005
41 Mixed use light industrial and residential (low amounts	97	£1,988,562	- 5,563,540	- 6,015,875	- 6,470,270 -	6,926,723 -	7,385,235	- 7,845,805 -	8,308,435	- 8,773,124	- 9,239,870	- 9,708,677	- 10,179,543
42 Mixed use light industrial and residential (moderate am	61	£1,988,562	- 10,663,440	- 10,953,098	- 11,244,075 -	11,536,372 -	11,829,987	- 12,124,922 -	12,421,176	- 12,718,751	- 13,017,643	- 13,317,856	- 13,619,388
43 Mixed use large residential and community use (brown	118	£1,620,000	- 14,018,003	- 14,545,718	- 15,075,778 -	15,608,183 -	16,142,933	- 16,680,029 -	17,219,469	- 17,761,254	- 18,305,384	- 18,851,859	- 19,400,678
44 Non-charitable community uses (new build)	-	£1,705,020	- 18,690,729	- 18,690,729	- 18,690,729 -	18,690,729 -	18,690,729	- 18,690,729 -	18,690,729	- 18,690,729	- 18,690,729	- 18,690,729	- 18,690,729
45 Non-charitable community uses (change of use)	-	£687,660	- 1,220,262	- 1,220,262	- 1,220,262 -	1,220,262 -	1,220,262	- 1,220,262 -	1,220,262	- 1,220,262	- 1,220,262	- 1,220,262	- 1,220,262
46 Large retail shopping centre	500	£115,000,000	- 63,110,892	- 64,903,542	- 66,703,930 -	68,512,052 -	70,327,908	- 72,151,500 -	73,982,828	- 75,821,891	- 77,668,689	- 79,523,222	- 81,385,491
47 Large mixed use leisure and retail	-	£2,477,460	- 2,663,485	- 2,663,485	1 1	2,663,485 -	2,663,485	- 2,663,485 -	2,663,485	- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485
48 Gypsy and Traveller site	-	£1,396,500	- 21,533,867	- 21,533,867		21,533,867 -	, , , , , , ,	- 21,533,867 -	21,533,867	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867
49 Small residential and community use	23	£395,640	- 1,259,011	- 1,379,288	- 1,500,115 -	1,621,491 -	1.743.417	- 1,865,892 -	1,988,917	- 2,112,492	- 2,236,615	- 2,361,289	- 2,486,512
50 Medium residential and community use	43	£1,663,572	- 3,078,797	- 3.304.133	- 3,530,477 -	3,757,832 -	3.986.196	- 4,215,567 -	4,445,949	- 4.677.340	- 4,909,740	- 5.143.148	- 5,377,566
51 Conversion of long term vacant unit to small office	-	£141,300	- 148,272	- 148,272	- 148,272 -	148,272 -	148,272	- 148,272 -	148,272	- 148.272	- 148,272	- 148,272	- 148,272
52 Hotel and residential	46	£17,259,324	- 10.748.026	- 10.989.083	· · · · · ·	11.474.436 -	11,718,732	- 11.964.107 -	12,210,562	- 12.458.096	- 12,706,710	- 12.956.403	- 13.207.175
53 Conversion of long term vacant unit to shop	-	£114,924	- 3,426	- 3,426	, , ,	7 7	3,426	, ,	3,426	,	, ,	- 3,426	- 3,426
54 Hotel development (from long term vacant building)	-	£4,725,072	- 7,370,645	- 7,370,645	- 7,370,645 -	7,370,645 -	7,370,645	- 7,370,645 -	7,370,645	- 7,370,645	- 7,370,645	- 7,370,645	- 7,370,645
55 Retail and S3 uses and 56 residential units	56	£15,260,400	- 1,193,525	- 1,482,784	- 1,773,372 -	2.065,287 -	2.358.529	- 2,653,100 -	2,948,998	- 3,246,224	- 3,544,777	- 3,844,658	- 4,145,867
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4.325.881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881
57 Student housing/co-living - tower scheme (600 units)		£13,080,343 £1,122,310	45,030,345	42,222,822	39,415,299	36,607,775	33,800,252	30,992,729	28,185,206	25,377,682	22,570,159	19,762,636	16,955,113
57 Student housing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)	-	£1,122,310 £740,724		28,008,092	26,145,722		22,420,981	20,558,611	18,696,241	16,833,871			
	-					24,283,351					14,971,500	13,109,130	11,246,760
59 Student housing/co-living - tower scheme (200 units)	-	£370,362		14,003,432	13,072,247	12,141,062	11,209,877	10,278,692	9,347,507	8,416,322	7,485,136	6,553,952	5,622,766
60 Student housing/co-living- mid rise scheme (250 units)		£652,506	15,556,944	14,586,959	13,616,976	12,646,991	11,677,007	10,707,022	9,737,037	8,767,053	7,797,068	6,827,084	5,857,099
61 Student housing/co-living - mid rise scheme (150 units		£522,004	9,333,675	8,751,685	8,169,694	7,587,704	7,005,713	6,423,722	5,841,731	5,259,741	4,677,750	4,095,759	3,513,769
62 Student housing/co-living - mid rise scheme (100 units		£456,754	6,222,041	5,834,048	5,446,053	5,058,060	4,670,067	4,282,072	3,894,079	3,506,084	3,118,091	2,730,097	2,342,103
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	9,956,002	9,335,212	8,714,423	8,093,632	7,472,842	6,852,052	6,231,262	5,610,472	4,989,682	4,368,892	3,748,101
64 C2 care scheme (70 units)	-	£978,758		8,738,054	8,039,665	7,341,275	6,642,887	5,944,498	5,246,109	4,547,720	3,849,331	3,150,943	2,452,553
65 C2 care scheme (50 units)	-	£717,756	7,160,174	6,644,980	6,129,786	5,614,593	5,099,400	4,584,206	4,069,012	3,553,819	3,038,626	2,523,432	2,008,238

Description	No of units	BLV	00/ AU	E9/ ALI	10% AH	15% AH	20% AH	esidual land valı 25% AH		250/ ALI	40% AH	45% AH	50% AH
Description	No of units									35% AH			
1 Single residential dwelling (greenfield)	1	,,,,,,	123,853	116,503	109,117	101,696	94,241	86,751	79,227	71,667		56,444	
2 Single residential dwelling (brownfield)	1	,	124,405	117,056	109,670	102,252	94,797	87,308	79,785	72,226			
3 4 houses (greenfield)	4	,	497,619	468,220	438,682	409,004	379,188	349,233	319,139	288,907		228,024	
4 5 houses (greenfield)	5		622,024	585,276	548,352	511,256	473,985		398,924	361,133		285,030	
5 Block of 5 flats (brownfield)	5		194,527	163,320	131,968	100,472	68,833	37,049	5,121				
6 Block of 5 flats (brownfield)	5		194,527	163,320	131,968	100,472	68,833	37,049	5,121			- 92,923	
7 Block of 5 flats (greenfield)	5		194,527	163,320	131,968	100,472	68,833	37,049	5,121	- 27,362		- 92,923	
8 11 houses (greenfield)	11		1,343,907	1,264,341	1,184,400	1,104,082	1,023,388	942,318	860,874	779,052	696,855	614,282	531
9 16 flats (brownfield)	16	£767,730	593,974	495,697	396,968	297,784	198,147	98,057	- 2,526	- 105,064	- 208,063	- 311,523	- 415
10 11 flats (brownfield)	11	£235,500	408,357	340,792	272,916	204,727	136,226	67,413	- 1,736	- 72,232	- 143,043	- 214,172	- 285
11 12 flats (greenfield)	12	£54,894	445,480	371,773	297,726	223,338	148,610	73,542	- 1,894	- 78,798	- 156,048	- 233,642	- 311
12 Development of c.30 flats (brownfield)	27	£852,510	850,521	693,918	536,593	378,547	219,778	60,287	- 101,449	- 264,839	- 428,961	- 593,817	- 759
13 Development of c.30 flats (brownfield)	32	£433,320	- 369,468	- 561,070	- 753,541	- 946,879	- 1,141,088	- 1,336,164	- 1,532,109	- 1,728,922	- 1,926,604	- 2,125,156	- 2,324
14 Development of c.30 flats and houses (brownfield)	31		1,574,001	1,385,215	1,195,554	1,005,017	813,603	621,315	428,151	234,110	39,194	- 158,986	- 358
15 Development of c.100 flats and houses (greenfield)	100		4,960,820	4,374,699	3,785,859	3,194,299	2,600,018	2,003,018	1,401,503	792,512		- 440,336	- 1,066
16 Development of c.100 flats (brownfield)	100		624,241	129,293		- 880,622	- 1.390.010			- 2,931,951		- 3.971,392	- 4,494
17 Residential and health (change of use of long term va			- 11,404,032	- 11.870.147	- 12.338.350	- 12.808.644	- 13.281.026	- 13.755.498	- 14.232.059	- 14,710,710	- 15.191.451	- 15,674,281	- 16.159
18 Tall building residential and health (new build)	91		- 4.839,302	- 5.274.194	- 5.711.016	- 6.149.772	- 6.590.459	- 7.033.079	- 7.477.630	- 7.924.114	-, -, -	- 8,822,877	- 9.275
19 11 flats (change of use)	11		- 52,236	- 123,046	- 194,178	- 265,632	- 337,408	- 409,506	- 481,925	- 554,667	-,- ,	- 701,115	
20 Residential and retail (Lidl scale)	42		1,574,788	1,324,066	1,072,187	819,152	564,960	309,612	53,107	- 207,675		- 734,382	
21 Residential and retail (Lidi scale) 21 Residential and retail (Tesco scale)	17			420,587		420,587	420,587	420,587	420,587			420,587	
			420,587		420,587					420,587	420,587		420
22 Supermarket (Lidl)	-	£1,168,080	65,014	65,014	65,014	65,014	65,014	65,014	65,014	65,014		65,014	
23 Superstore (Tesco)	-	£13,282,200	- 4,055,657	- 4,055,657	- 4,055,657	4,055,657	- 4,055,657	- 4,055,657	- 4,055,657	- 4,055,657	- 4,055,657	- 4,055,657	- 4,055
24 9 flats (change of use)	9		136,464	87,543	38,621	- 10,458	- 60,126	- 109,794	- 159,462	- 209,131	,	- 308,467	- 358
25 Residential and retail (local scale - locally tall building	,		- 708,427	- 1,020,650	- 1,334,288	- 1,649,340	- 1,965,806	- 2,283,687	- 2,602,982	- 2,923,691	- 3,245,816	- 3,569,355	- 3,894
Residential and retail (local scale - medium scale buil			- 281,918	- 421,870	- 562,457	- 703,679	- 845,536	- 988,027	- 1,131,154	- 1,274,915	- 1,419,312	- 1,564,343	- 1,710
27 Residential and primary school	293	£4,851,300	- 13,069,817	- 14,617,736	- 16,172,636	- 17,734,518	- 19,303,383	- 20,879,230	- 22,462,058	- 24,051,870	- 25,648,663	- 27,252,439	- 28,863
Residential and secondary school (greenfield)	150	£1,134,000	- 12,641,991	- 13,496,526	- 14,354,997	- 15,217,402	- 16,083,744	- 16,954,021	- 17,828,234	- 18,706,382	- 19,588,465	- 20,474,484	- 21,364
29 Office (large)	-	£1,101,500	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992
30 Office (medium)	-	£34,288,800	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496
31 Large mixed use office and residential (New build)	178	£13,008,000	- 17,186,487	- 17,976,079	- 18,769,142	- 19,565,675	- 20,365,681	- 21,169,158	- 21,976,107	- 22,786,527	- 23,600,417	- 24,417,779	- 25,238
32 Large mixed use office and residential (Change of Us	e) 288	£3,668,400	- 16,192,513	- 17,522,575	- 18,858,533	- 20,200,387	- 21,548,138	- 22,901,784	- 24,261,328	- 25,626,767	- 26,998,102	- 28,375,335	- 29,758
33 Residential conversion of large listed building	52	£1	- 162,024	- 429,392	- 697,976	- 967,776	- 1,238,793	- 1,511,025	- 1,784,475	- 2,059,142	- 2,335,024	- 2,612,124	- 2,890
34 Residential conversion of medium listed building	8		93,783	94,177	94,571	94,965	95,359	95,755	96,149	96.543	96,937	97,332	97
35 Large Private Rental Scheme development (new build	d) 420	£13,008,000	- 24.683.487	- 26.556.890	- 28.438.579	- 30.328.554	- 32.226.814	- 34.133.361	- 36.048.194	- 37.971.313	- 39.902.718	- 41.842.408	- 43.790
36 Large Private Rental Scheme development (change of			- 20.569.782	- 22.130.951	- 23.699.026	- 25,274,004	- 26.855.888	- 28.444.677	- 30.040.371	- 31,642,970	- 33,252,474	- 34.868.882	- 36.492
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 25,264,622	- 27 026 513	- 28 796 197	- 30 573 674	- 32 358 943	- 34 152 005	- 35 952 859	- 37 761 507	- 39 577 947	- 41 402 179	- 43 234
38 Tall tower with ground floor retail (change of use)	288		- 16.128.700	- 17 458 762	- 18 794 720	- 20.136.575	- 21 484 325	- 22 837 972	- 24 197 515	- 25 562 955	- 26.934.290	- 28 311 521	- 29.694
39 Small scale light industrial park	-	£357,960	- 3.247.780	- 3.247.780	- 3.247.780	- 3.247.780	- 3.247.780	- 3.247.780	- 3.247.780	- 3.247.780	-,,	- 3.247.780	- ,
40 Large warehouse		£7,837,440	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727
41 Mixed use light industrial and residential (low amount	97	£1,988,562	- 4,202,516	4 710 062	- 5.239.779	- 5.761.961	- 6.286.513	- 6.813.434	- 7.342.722	- 7.874.379		- 8.944.797	- 9,483
,				40,400,540	-,, -		-,,	- , , -	, - ,	, - ,	-,, -	-,- , -	
42 Mixed use light industrial and residential (moderate a		£1,988,562	- 9,801,660	- 10,132,546	- 10,464,947	- 10,798,863	- 11,134,294	- 11,471,241	, ,	- 12,149,680	, ,	1 1	1
43 Mixed use large residential and community use (brow			- 12,414,850	- 13,019,260				- 15,463,997	i i	1 1			
44 Non-charitable community uses (new build)	-	£1,705,020	- 18,690,729	- 18,690,729	- 18,690,729	- 18,690,729	- 18,690,729	* *	- 18,690,729	- 18,690,729		- 18,690,729	- 18,690
45 Non-charitable community uses (change of use)	-	£687,660	- 1,220,262	- 1,220,262	- 1,220,262	- 1,220,262	- 1,220,262	- 1,220,262	- 1,220,262	- 1,220,262	- 1,220,262	- 1,220,262	- 1,220
46 Large retail shopping centre	500	£115,000,000	- 57,327,023	- 59,396,377	, , , , , , ,		- 65,658,737	- 67,764,291	,,	- 72,002,549	1 1	- 76,277,008	- 78,427
47 Large mixed use leisure and retail	-	£2,477,460	- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485	, ,	- 2,663,485	- 2,663,485	- 2,663
48 Gypsy and Traveller site	-	£1,396,500	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867	- 21,533
49 Small residential and community use	23		- 918,799	- 1,055,352	- 1,192,532	- 1,330,339	- 1,468,772	- 1,607,833	- 1,747,521	- 1,887,835		- 2,170,344	- 2,312
50 Medium residential and community use	43	£1,663,572	- 2,447,096	- 2,702,653	- 2,959,362	- 3,217,225	- 3,476,240	- 3,736,407	- 3,997,727	- 4,260,200	- 4,523,826	- 4,788,604	- 5,054
51 Conversion of long term vacant unit to small office	-	£141,300	- 148,272	- 148,272	- 148,272	- 148,272	- 148,272	- 148,272	- 148,272	- 148,272	- 148,272	- 148,272	- 148
52 Hotel and residential	46	£17,259,324	- 10,072,254	- 10,345,640	- 10,620,259	- 10,896,112	- 11,173,198	- 11,451,517	- 11,731,069			- 12,577,123	- 12,86
53 Conversion of long term vacant unit to shop	-	£114,924	- 3,426	- 3,426	- 3,426	- 3,426	- 3,426	- 3,426	- 3,426	- 3,426	- 3,426	- 3,426	- :
54 Hotel development (from long term vacant building)	-	£4,725,072	- 7,370,645	- 7,370,645	- 7,370,645		- 7,370,645		- 7,370,645	- 7,370,645		- 7,370,645	
55 Retail and S3 uses and 56 residential units	56		- 347,158	- 676,908	- 1,008,178	- 1,340,969	- 1,675,279			- 2,687,331	- 3,027,721	- 3,369,632	- 3,713
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325
57 Student housing/co-living - tower scheme (600 units)		£1,122,310		42,222,822	39,415,299	36,607,775	33,800,252		28,185,206	25,377,682		19,762,636	16,955
58 Student housing/co-living - tower scheme (400 units)		£7,122,310 £740,724		28,008,092	26,145,722	24,283,351	22,420,981	20,558,611	18,696,241	16,833,871	14,971,500	13,109,130	
59 Student housing/co-living - tower scheme (200 units)		£370,362		14,003,432	13,072,247	12,141,062	11,209,877	10,278,692	9,347,507	8,416,322		6,553,952	
60 Student housing/co-living- mid rise scheme (250 units		£652,506	15,556,944	14,586,959	13,616,976	12,646,991	11,677,007	10,707,022	9,737,037	8,767,053		6,827,084	5,857
61 Student housing/co-living - mid rise scheme (150 unit	1	£522,004	9,333,675	8,751,685	8,169,694	7,587,704	7,005,713	6,423,722	5,841,731	5,259,741		4,095,759	
62 Student housing/co-living - mid rise scheme (100 unit		£456,754	6,222,041	5,834,048	5,446,053	5,058,060	4,670,067	4,282,072	3,894,079	3,506,084		2,730,097	2,342
63 Student housing/co-living - low rise scheme (200 unit	s) -	£1,305,011	9,956,002	9,335,212	8,714,423	8,093,632	7,472,842	6,852,052	6,231,262	5,610,472		4,368,892	
64 C2 care scheme (70 units)	-	£978,758		8,738,054	8,039,665	7,341,275	6,642,887	5,944,498	5,246,109	4,547,720		3,150,943	
65 C2 care scheme (50 units)	-	£717,756	7,160,174	6,644,980	6,129,786	5,614,593	5,099,400	4,584,206	4,069,012	3,553,819	3,038,626	2,523,432	2,008

Description of control of provincing 1								Re	sidual land value	s				
Strate where family glownoded 1 Crist-Strate	Description	No of units		0% AH	5% AH	10% AH	15% AH 2	20% AH	25% AH 3	0% AH	35% AH	40% AH	45% AH	50% AH
A February A F	1 Single residential dwelling (greenfield)	1	£17,500	142,066	133,844	125,582	117,282	108,943	100,566	92,149	83,693	75,198	66,665	58,093
S. Doscoport of all properties	2 Single residential dwelling (brownfield)	1	£348,000	142,616	134,395	126,136	117,836	109,499	101,123	92,707	84,253	75,759	67,228	58,656
Security Company Compa	3 4 houses (greenfield)	4	£49,000	570,467	537,582	504,543	471,347	437,996	404,490	370,828	337,011	303,038	268,910	234,626
Final Act September	4 5 houses (greenfield)	5	£23,905	713,083	671,979	630,678	589,184	547,495	505,613	463,536	421,264	378,798	336,138	293,284
Final Act Section Final State Final	5 Block of 5 flats (brownfield)	5	£648,000	271,928	237,017	201,945	166,711	131,316	95,759	60,040	24,160	- 12,063	- 48,819	- 85,739
1 Testing	6 Block of 5 flats (brownfield)	5	£301,200	271,928	237,017	201,945	166,711	131,316	95,759	60,040	24,160	- 12,063	- 48,819	- 85,739
11 12 12 13 13 14 15 15 15 15 15 15 15	7 Block of 5 flats (greenfield)	5	£68,320	271,928	237,017	201,945	166,711	131,316	95,759	60,040	24,160	- 12,063	- 48,819	- 85,739
13 1.0	8 11 houses (greenfield)	11	£56,000	1,542,868	1,453,784	1,364,278	1,274,353	1,184,004	1,093,236	1,002,046	910,435	818,403	725,950	633,075
17 See See 17 See See 18 See	9 16 flats (brownfield)	16	£767,730	839,963	729,918	619,364	508,301	396,727	284,645	172,054	58,952			- 287,734
Description of a cut list prometals 77 5110 700 129 248 100 100 100 100 100 100 100 100	10 11 flats (brownfield)	11	£235,500	577,475		425,813	349,456	272,750	195,694	118,287	40,530	- 38,151	- 117,806	- 197,817
Designation of to Other browning 32 263.320 112.55 132.65 132.	11 12 flats (greenfield)	12	£54,894	629,972	547,438	464,523	381,225	297,546	213,484	129,040	44,214	- 41,619	- 128,515	- 215,800
A previous of Co-50 falls and Joseph (promothed) 31 CFS-500 2497.795 164.795 144.905 140.005	12 Development of c.30 flats (brownfield)	27	£852,510	1,252,458	1,076,626	899,981	722,523	544,252	365,167	185,269	4,557	- 179,667	- 364,787	- 550,732
Separate (1985) Separate (13 Development of c.30 flats (brownfield)		,	112,454	- 100,569	- 316,287	- 532,984 -	- 750,659	- 969,312 -	1,188,944	- 1,409,555	- 1,631,144	- 1,853,712	- 2,077,258
Foreign Fore	14 Development of c.30 flats and houses (brownfield)			2,057,726	1,845,799	1,632,885	1,418,987				553,535	334,708	114,895	- 107,519
Proceeding and person of long form vac 11 52744.55 100.000 120.000 100.000	15 Development of c.100 flats and houses (greenfield)		£500,500	6,487,365	5,828,214	5,165,996	4,500,711	3,832,359	3,160,940	2,486,455	1,808,903	1,126,387	435,031	- 263,383
Fig. Table Company of the Compan	16 Development of c.100 flats (brownfield)	100	£2,891,321	1,962,428	1,403,461	841,928	277,829 -	- 293,243	- 871,158 -	1,451,679	- 2,034,804	- 2,620,535	- 3,208,870	- 3,799,811
19 The Statistical Action 11 C255.00 18.53 40.03 37.77 117.03 177.27 27.27 30.229 40.007 52.14 60.008 60.011 7.14 7	17 Residential and health (change of use of long term vac	91	£2,214,550	- 10,167,702	- 10,692,963	- 11,220,594	- 11,750,595 -	- 12,282,968	- 12,817,710 -	13,354,824	- 13,894,307	- 14,436,162	- 14,980,386	- 15,526,982
Residential and relatificate seasons	18 Tall building residential and health (new build)	91		- 3,680,242	- 4,170,584	- 4,663,119	- 5,157,852 -	- 5,654,780	- 6,153,903 -	6,655,221	- 7,158,736	- 7,664,446	- 8,172,351	- 8,682,452
27 Residential and reside (resocrate) 17 11,522,200 40,007 40,0														
22 Supermarker (Left)														
25 Speciation of control (encod) 9 F 51,522,00 S 2013 51,00 S 2013 51,0 S 2013	21 Residential and retail (Tesco scale)	17	£13,282,200								420,587	420,587		420,587
24 Sectionage of uses 9	22 Supermarket (Lidl)	-		65,014		65,014	65,014	65,014	65,014		65,014	65,014	65,014	65,014
28 Readertial and refail (local scale - locally tail building) 53 E1 983.582 52.306.010 07.607 58.000 26.001 26.000 26	23 Superstore (Tesco)	-	£13,282,200	- 4,055,657	- 4,055,657	- 4,055,657	- 4,055,657 -	- 4,055,657	- 4,055,657 -	4,055,657	- 4,055,657	- 4,055,657	- 4,055,657	- 4,055,657
28 Resolutial and relatal (local scale - medium seale build 28 E306,040 E4,851.00 E4,851.0	24 9 flats (change of use)	9	£1,526,040	260,419	205,300	150,181	95,061	39,942	- 15,409 -	71,370	- 127,330	- 183,290	- 239,251	- 295,211
27 Residential and primary school groenfield) 150 E1134-000 160-7702 10455-700 1455-	25 Residential and retail (local scale - locally tall building)	53	£1,894,362	85,819	- 263,153	- 615,031	- 968,505 -	- 1,323,573	- 1,680,238 -	2,038,497	- 2,398,351	- 2,759,801	- 3,122,846	- 3,487,487
28 Residential and secondary school (greenfield) 150 11,154,000 150,000 150,000 150,000 25	26 Residential and retail (local scale - medium scale build		£395,640	67,067	- 88,607	- 246,018	- 404,143 -	- 562,984	- 722,538 -	882,807	- 1,043,791	- 1,205,488	- 1,367,900	- 1,531,027
28 Office (large)	27 Residential and primary school	293	£4,851,300	- 8,897,702	- 10,645,216	- 12,400,660	- 14,164,035 -	- 15,935,340	- 17,714,576 -	19,501,742	- 21,296,839	- 23,099,867	- 24,910,826	- 26,729,715
30 Cingo (medium) 17.496.118 17.496.118	28 Residential and secondary school (greenfield)	150	£1,134,000	- 10,405,771	- 11,367,287	- 12,333,248	- 13,303,652 -	- 14,278,500	- 15,257,793 -	16,241,528	- 17,229,708	- 18,222,331	- 19,219,398	- 20,220,910
32 Large mixed use office and residential (Portage of Use 286 57,666,400 15,070,400 15,070,400 14,070,200 14,070,000	29 Office (large)	-	£1,101,500	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968 -	- 42,992,968	- 42,992,968 -	42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968
22 Large mixed use office and residential (Change of Use) 528 63,086,400 12,074,059 1,077,025 1,077,	30 Office (medium)	-	£34,288,800	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118 -	- 17,496,118	- 17,496,118 -	17,496,118	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118
33 Residential conversion of large isted building 52 E1, 197,400 22,505,69 27,448 71,331 373,322 678,588 985,025 1,292,389 1,091,225 1,313,88 2,222,922 2,528,880 1,091,225 1,313,88 2,222,922 2,528,880 1,091,225 1,313,88 2,222,922 2,528,880 1,091,225 1,313,88 2,222,922 2,528,880 1,091,225 1,313,88 2,222,922 1,202,380 1,091,225 1,091,391 1,091,39	31 Large mixed use office and residential (New build)		£13,008,000		- 15,961,283	- 16,856,058	- 17,754,785 -	- 18,657,466	- 19,564,098 -	20,474,684	- 21,389,221	- 22,307,711	- 23,230,152	- 24,156,547
Section Sect	, ,		£3,668,400	- 12,574,055	- 14,077,225	- 15,587,114	- 17,103,722 -	- 18,627,049	- 20,157,094 -	21,693,858	- 23,237,342	- 24,787,543	- 26,344,464	- 27,908,103
35 Large Private Rental Schwene development (new build) 36 Large Private Rental Schwene development (new build) 37 Tall Ower with ground floor relail (new build) 39 E15,159,000 - 2038,091 5 1,159,000 5 1,		52		523,440	227,415	- 71,031	- 374,322	- 678,986	- 985,025 -	1,292,438	- 1,601,225	- 1,911,386	- 2,222,922	- 2,535,830
Section Sect		_		206,696	207,348	207,998	208,650	209,300	209,952	210,602	211,254	211,904	212,556	
37 Toll tower with ground floor retail (new poulls) 38 E15:55:000 28 E3:68:400 29 Sanat scale light industrial park 28 E3:68:400 29 E7:837:400 29 Sanat scale light industrial park 29 E7:837:400 29 Sanat scale light industrial and residential (low amounts) 40 Large warehouse 40 E3:68:400 41 Mixed use light industrial and residential (low amounts) 41 Mixed use light industrial and residential (moderate ami 41 Mixed use light industrial and community use (more build) 41 Non-charitable community uses (hamped use) 42 E18:88:620 43 E18:50:000 44 Non-charitable community uses (hamped use) 45 E18:60:000 46 Sanata Sanat					- 21,600,440	- 23,732,345	- 25,873,718 -	- 28,024,561	- 30,184,873 -	32,354,655	- 34,533,906	- 36,722,626	- 38,920,815	- 41,128,474
Section Sect					- 18,000,576	- 19,777,163	- 21,561,641 -	- 23,354,010	- 25,154,270 -	26,962,422	- 28,778,464	- 30,602,397	- 32,434,223	- 34,273,938
39 Small scale light industrial park 40 Large warehouse 57.837.447.80 3.247.780 3.247.	,				- 22,365,090	- 24,370,095	- 26,384,007	- 28,406,823	- 30,438,545 -	32,479,173	- 34,528,706	- 36,587,146	- 38,654,491	- 40,730,741
40 Large marchouse - C? 837.440 3 727.005 3727.0	, , ,	288			- 14,013,412	-,,	- 17,039,909 -	- 18,563,236	- 20,093,281 -	21,630,045	- 23,173,529	- 24,723,731	- 26,280,651	7- 7
44 Mixed use light industrial and residential (low amounts of 1 £1,988,562 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,891,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,865 8,981,869,869,869,869,869,869,869,869,869,869		-	,	- 3,247,780	- 3,247,780	- 3,247,780	- 3,247,780 -	- 3,247,780	- 3,247,780 -	3,247,780	- 3,247,780	- 3,247,780	- 3,247,780	- 3,247,780
42 Mixed use light industrial and residential (moderate am 43 Mixed use light industrial and community use (brown 118					, ,	1 1	* *	3,727,005						
43 Mixed use large residential and community use (charge of use) - £1760,000 - 10,811 666 - 11,426,801 - 12,176,802 - 12,808,425 - 13,554,562 - 14,247,964 - 16,669,729 - 12,20,262 - 1,20,262 -	,				- 3,424,050	- 4,009,286	- 4,597,201 -	- 5,187,793	- 5,781,063 -	6,377,010	- 6,975,635	- 7,576,937	- 8,180,918	- 8,787,576
44 Non-charitable community uses (change of use)	·				- 9,311,994	1 1	1 1	., ,			, ,	1 1	, ,	- 12,738,017
45 Non-charitable community uses (change of use) - £687,660 - £120,262 - £120,263 - £120,262 - £12	•	118			* *									
46 Large relial shopping centre 500 £115,000,000 - 51,643,155		-			, ,		1 1				1 1	' '	, ,	- 18,690,729
47 Large mixed use leisure and retail - £2,477,460 2,663,485 - 2,6	, , ,				-,,		7 7 7 1	-,,	, -, -		, -, -	1 1 1	-,==-,=-=	
48 Gypsy and Traveller site - £1,396,500 21,533,867 21,533,867 21,533,867 - 21,533,		500			, ,	, ,	* *		* *		,,	' '	-,, -	-, -, -
49 Small residential and community use 43 £395,640 578,587 - 731,416 - 884,949 - 1,039,187 - 1,194,128 - 1,349,774 - 1,506,124 - 1,663,178 - 1,820,938 - 1,979,398 - 2,138,565 50 Medium residential and community use 43 £1,663,572 1,815,395 - 2,101,173 - 2,388,246 - 2,676,617 - 2,966,287 - 3,257,246 - 3,549,505 - 3,843,061 - 4,137,912 - 4,484,060 - 4,748,272 - 148,2		-			- 2,663,485	- 2,663,485	- 2,663,485 -	- 2,663,485	- 2,663,485 -		- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485
Following the property of th					, ,						, ,		, ,	
51 Conversion of long term vacant unit to small office - £141,300 148,272 - 148,272					, and the second second						, ,		,,	
Formal Figure F	•	43			, - , -		1 1		* *		-,,-	1 1	, - ,	
53 Conversion of long term vacant unit to shop - \frac{\text{E114,924}}{\text{C}} - \frac{\text{3,426}}{\text{C}} - \fra	· ·				,	,	· · · · · ·		,		- 1		,	
Hotel development (from long term vacant building) - £4,725,072 - 7,370,645 -		46			-, -,	.,,			7 7		, , .	1 1	1 1	
Student housing/co-living - tower scheme (200 units) - £370,362 14,934,618 14,003,432 13,072,247 12,141,062 11,209,877 10,278,692 9,347,507 8,416,732 6,822,004 9,333,675 8,751,868 14,325,881 4		-											· ·	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 \$ - £13,080,343														
57 Student housing/co-living - tower scheme (600 units) - £1,122,310 45,030,345 42,222,822 39,415,299 36,607,775 33,800,252 30,992,729 28,185,206 25,377,682 22,570,159 19,762,636 16,955,113 58 Student housing/co-living - tower scheme (400 units) - £740,724 29,870,462 28,008,092 26,145,722 24,283,351 22,420,981 20,558,611 18,696,241 16,833,871 14,971,500 13,109,130 11,246,760 59 Student housing/co-living - tower scheme (200 units) - £370,362 14,934,618 14,003,432 13,072,247 12,141,062 11,209,877 10,278,692 9,347,507 8,416,322 7,485,136 6,553,952 5,622,766 60 Student housing/co-living- mid rise scheme (250 units) - £652,506 15,556,944 14,586,959 13,616,976 12,646,991 11,677,007 10,707,022 9,737,037 8,767,053 7,797,068 6,827,084 5,857,099 61 Student housing/co-living - mid rise scheme (150 units) - £522,004 9,333,675 8,751,685														
58 Student housing/co-living - tower scheme (400 units) - £740,724 29,870,462 28,008,092 26,145,722 24,283,351 22,420,981 20,558,611 18,696,241 16,833,871 14,971,500 13,109,130 11,246,760 59 Student housing/co-living - tower scheme (200 units) - £370,362 14,934,618 14,003,432 13,072,247 12,141,062 11,209,877 10,278,692 9,347,507 8,416,322 7,485,136 6,553,952 5,622,766 60 Student housing/co-living- mid rise scheme (250 units) - £652,506 15,556,944 14,586,959 13,616,976 12,646,991 11,677,007 10,707,022 9,737,037 8,767,053 7,797,068 6,827,084 5,857,099 61 Student housing/co-living - mid rise scheme (150 units) - £522,004 9,333,675 8,751,685 8,169,694 7,587,704 7,005,713 6,423,722 5,841,731 5,259,741 4,677,750 4,095,759 3,513,769 62 Student housing/co-living - mid rise scheme (100 units) - £456,754 6,222,041 5,834,048 5,446,053 5,058,060 4,670,067 4,282,072 3,894,079 3,506,084 3,118,091 2,730,097 2,342,103 63 Student housing/co-living - low rise scheme (200 units) - £1,305,011 9,956,002 9,335,212 8,714,423 8,093,665 7,341,275 6,642,887 5,944,498 5,246,109 4,547,720 3,849,331 3,150,943 2,452,553		-												
59 Student housing/co-living - tower scheme (200 units) - £370,362 14,934,618 14,003,432 13,072,247 12,141,062 11,209,877 10,278,692 9,347,507 8,416,322 7,485,136 6,553,952 5,622,766 60 Student housing/co-living- mid rise scheme (250 units) - £652,506 15,556,944 14,586,959 13,616,976 12,646,991 11,677,007 10,707,022 9,737,037 8,767,053 7,797,068 6,827,084 5,857,099 61 Student housing/co-living - mid rise scheme (150 units) - £522,004 9,333,675 8,751,685 8,169,694 7,587,704 7,005,713 6,423,722 5,841,731 5,259,741 4,677,750 4,095,759 3,513,769 62 Student housing/co-living - mid rise scheme (100 units) - £456,754 6,222,041 5,834,048 5,446,053 5,058,060 4,670,067 4,282,072 3,894,079 3,506,084 3,118,091 2,730,097 2,342,103 63 Student housing/co-living - low rise scheme (200 units) - £1,305,011 9,956,002 9,335,212 8,714,423 8,093,632 7,472,842 6,852,052 6,231,262 5,610,472 4,989,682 4,368,892 3,748,101 64 C2 care scheme (70 units) - £978,758 9,436,442 8,738,054 8,039,665 7,341,275 6,642,887 5,944,498 5,246,109 4,547,720 3,849,331 3,150,943 2,452,553		-												
60 Student housing/co-living- mid rise scheme (250 units) - £652,506 - 15,556,944 - 14,586,959 - 13,616,976 - 12,646,991 - 11,677,007 - 10,707,022 - 9,737,037 - 8,767,053 - 7,797,068 - 6,827,084 - 5,857,099 - 5,857,099 - 61 Student housing/co-living - mid rise scheme (150 units) - £522,004 - 9,333,675 - 8,751,685 - 8,169,694 - 7,587,704 - 7,005,713 - 6,423,722 - 5,841,731 - 5,259,741 - 4,677,750 - 4,095,759 - 3,513,769 - 3,513,769 - 62 Student housing/co-living - mid rise scheme (100 units) - £456,754 - 6,222,041 - 5,834,048 - 5,446,053 - 5,058,060 - 4,670,067 - 4,282,072 - 3,894,079 - 3,506,084 - 3,118,091 - 2,730,097 - 2,342,103 - 64 C2 care scheme (70 units) - £978,758 - 9,436,442 - 8,738,054 - 8,039,665 - 7,341,275 - 6,642,887 - 5,944,498 - 5,246,109 - 4,547,720 - 3,849,331 - 3,150,943 - 2,452,553		-												
61 Student housing/co-living - mid rise scheme (150 units) - £522,004 9,333,675 8,751,685 8,169,694 7,587,704 7,005,713 6,423,722 5,841,731 5,259,741 4,677,750 4,095,759 3,513,769 62 Student housing/co-living - mid rise scheme (100 units) - £456,754 6,222,041 5,834,048 5,446,053 5,058,060 4,670,067 4,282,072 3,894,079 3,506,084 3,118,091 2,730,097 2,342,103 64 C2 care scheme (70 units) - £1,305,011 9,956,002 9,335,212 8,714,423 8,093,632 7,472,842 6,852,052 6,231,262 5,610,472 4,989,682 4,368,892 3,748,101 64 C2 care scheme (70 units) - £978,758 9,436,442 8,738,054 8,039,665 7,341,275 6,642,887 5,944,498 5,246,109 4,547,720 3,849,331 3,150,943 2,452,553														
62 Student housing/co-living - mid rise scheme (100 units) - £456,754 6,222,041 5,834,048 5,446,053 5,058,060 4,670,067 4,282,072 3,894,079 3,506,084 3,118,091 2,730,097 2,342,103 63 Student housing/co-living - low rise scheme (200 units) - £1,305,011 9,956,002 9,335,212 8,714,423 8,093,632 7,472,842 6,852,052 6,231,262 5,610,472 4,989,682 4,368,892 3,748,101 64 C2 care scheme (70 units) - £978,758 9,436,442 8,738,054 8,039,665 7,341,275 6,642,887 5,944,498 5,246,109 4,547,720 3,849,331 3,150,943 2,452,553														
63 Student housing/co-living - low rise scheme (200 units) - £1,305,011 9,956,002 9,335,212 8,714,423 8,093,632 7,472,842 6,852,052 6,231,262 5,610,472 4,989,682 4,368,892 3,748,101 64 C2 care scheme (70 units) - £978,758 9,436,442 8,738,054 8,039,665 7,341,275 6,642,887 5,944,498 5,246,109 4,547,720 3,849,331 3,150,943 2,452,553			£522,004		8,751,685		7,587,704	7,005,713	6,423,722		5,259,741	4,677,750	4,095,759	3,513,769
64 C2 care scheme (70 units) - £978,758 9,436,442 8,738,054 8,039,665 7,341,275 6,642,887 5,944,498 5,246,109 4,547,720 3,849,331 3,150,943 2,452,553					5,834,048	5,446,053	5,058,060	4,670,067	4,282,072		3,506,084		2,730,097	2,342,103
		-	£1,305,011		9,335,212	8,714,423	8,093,632	7,472,842	6,852,052	6,231,262	5,610,472		4,368,892	3,748,101
	64 C2 care scheme (70 units)	-	£978,758	9,436,442	8,738,054	8,039,665	7,341,275	6,642,887	5,944,498	5,246,109	4,547,720	3,849,331	3,150,943	2,452,553
	65 C2 care scheme (50 units)	-	£717,756		6,644,980	6,129,786	5,614,593	5,099,400	4,584,206	4,069,012	3,553,819		2,523,432	2,008,238

								esidual land value					
Description	No of units									35% AH	40% AH		50% AH
1 Single residential dwelling (greenfield)	1	£17,500	160,278	151,184	142,047	132,868	123,645	114,380	105,071	95,719		76,886	67,406
2 Single residential dwelling (brownfield)	1	£348,000		151,736	142,601	133,422	124,201	114,937	105,629	96,279		77,449	67,970
3 4 houses (greenfield)	4	£49,000		606,945	570,404	533,690	496,804	459,747	422,518	385,115			271,878
4 5 houses (greenfield)	5	£23,905		758,682	713,004	667,113	621,006	574,683	528,147	481,395		387,245	339,848
5 Block of 5 flats (brownfield)	5	£648,000		310,715	271,922	232,951	193,800	154,470	114,960	75,271		,	- 45,555
6 Block of 5 flats (brownfield)	5	,	349,329	310,715	271,922	232,951	193,800	154,470	114,960	75,271		,	- 45,555
7 Block of 5 flats (greenfield)	5	,		310,715	271,922	232,951	193,800	154,470	114,960	75,271	35,403	7	- 45,555
8 11 houses (greenfield)	11	£56,000		1,642,411	1,543,527 841,761	1,444,180	1,344,366	1,244,088	1,143,219	1,041,818		837,617	734,818
9 16 flats (brownfield) 10 11 flats (brownfield)	11	£767,730 £235,500	1,085,951 746,592	964,139 662,846	578,710	718,817 494,186	595,308 409,275	471,234 323,973	346,594 238,284	221,389 152,205		1	- 160,023 - 110,016
11 12 flats (greenfield)	12		814,464	723,104	631,320	539,113	446,481	353,426	259,946	166,041		- 23,389	- 120,017
12 Development of c.30 flats (brownfield)	27	£852,510	1,654,395	1,459,334	1,263,369	1,066,500	868,725	670,047	470,462	269,974		- 135.756	- 342,059
13 Development of c.30 flats (brownfield)	32			354.523	119.149	- 119.087	- 360,229	- 602,461 -	845,780	- 1,090,187		- 1.582,269	- 1,829,942
14 Development of c.30 flats and houses (brownfield)	31	£753,600	2,541,451	2,306,382	2,070,218	1,832,958	1,594,602	1,355,150	1,114,603	872,961		386,388	141,458
15 Development of c.100 flats and houses (greenfield)	100	£500,500	8,013,909	7,281,728	6,546,132	5,807,123	5,064,700	4,318,863	3,569,612	2,816,947	2,060,868	1,301,376	532.107
16 Development of c.100 flats (brownfield)	100	£2,891,321	3,287,390	2,671,419	2,051,772	1,423,046	791,449	156,982 -	487.683	- 1,137,658		- 2.446.349	- 3,105,065
17 Residential and health (change of use of long term vac		£2,214,550	- 8,931,372	- 9,515,779	- 10.102.837	- 10.692.547	- 11,284,910	- 11,879,923 -	12,477,588	- 13.077.904		- 14,286,493	- 14.894.764
18 Tall building residential and health (new build)	91	£2,214,550		- 3.066.973	- 3.615,223	- 4,165,932	- 4.719.100	- 5,274,727 -	5,832,813	- 6,393,358	-,,-	- 7,521,825	- 8,089,747
19 11 flats (change of use)	11	£235,500		203,074	116,640	29.812	- 58,285	- 147,239 -	236,593	- 326,347	, ,	- 507,056	- 598,012
20 Residential and retail (Lidl scale)	42	£3,923,430		2,534,061	2,221,099	1.906,691	1,590,837	1,273,539	954,795	634,605	-	,	- 339,741
21 Residential and retail (Tesco scale)	17	£13,282,200	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587
22 Supermarket (Lidl)	-	£1,168,080	65,014	65,014	65,014	65,014	65,014	65,014	65,014	65,014		65,014	65,014
23 Superstore (Tesco)	-	£13,282,200		- 4,055,657	- 4,055,657	- 4,055,657	- 4,055,657	- 4,055,657 -	4,055,657	- 4,055,657		- 4,055,657	- 4,055,657
24 9 flats (change of use)	9			323,058	261,741	200,424	139,107	77,789	16,472	- 45,529	1 1	- 170,035	- 232,288
25 Residential and retail (local scale - locally tall building)	53	£1,894,362		486,914	102,659	- 287,669	- 681,340	- 1,076,787 -	1,474,011	- 1,873,010		- 2,676,338	- 3,080,665
26 Residential and retail (local scale - medium scale build		£395,640	411,813	240,979	69,363	- 104,608	- 280,431	- 457,048 -	634,460	- 812,665	- 991,664	- 1,171,458	- 1,352,045
27 Residential and primary school	293	£4,851,300	- 4,725,588	- 6,672,696	- 8,628,684	- 10,593,551	- 12,567,297	- 14,549,922 -	16,541,426	- 18,541,809	- 20,551,072	- 22,569,213	- 24,596,234
28 Residential and secondary school (greenfield)	150	£1,134,000	- 8,169,551	- 9,238,049	- 10,311,499	- 11,389,901	- 12,473,256	- 13,561,563 -	14,654,822	- 15,753,034	- 16,856,197	- 17,964,313	- 19,077,381
29 Office (large)	-	£1,101,500	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968 -	42,992,968	- 42,992,968	- 42,992,968	- 42,992,968	- 42,992,968
30 Office (medium)	-	£34,288,800	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118 -	17,496,118	- 17,496,118	- 17,496,118	- 17,496,118	- 17,496,118
31 Large mixed use office and residential (New build)	178	£13,008,000	- 12,954,433	- 13,946,487	- 14,942,975	- 15,943,895	- 16,949,250	- 17,959,039 -	18,973,260	- 19,991,915	- 21,015,003	- 22,042,526	- 23,074,481
32 Large mixed use office and residential (Change of Use	288	£3,668,400	- 8,955,597	- 10,631,876	- 12,315,696	- 14,007,057	- 15,705,960	- 17,412,403 -	19,126,388	- 20,847,915	- 22,576,983	- 24,313,593	- 26,057,744
33 Residential conversion of large listed building	52	£1	1,206,470	877,769	547,558	215,839	- 119,180	- 459,025 -	800,401	- 1,143,309	- 1,487,748	- 1,833,719	- 2,181,222
34 Residential conversion of medium listed building	8	£1,187,400	319,610	320,518	321,425	322,333	323,241	324,149	325,056	325,964	326,872	327,780	328,688
35 Large Private Rental Scheme development (new build		£13,008,000	- 14,272,524	- 16,643,991	- 19,026,110	- 21,418,882	- 23,822,307	- 26,236,384 -	28,661,115	- 31,096,498	- 33,542,534	- 35,999,222	- 38,466,564
36 Large Private Rental Scheme development (change of		£3,668,400	- 11,893,979	- 13,870,202	- 15,855,301	- 17,849,278	- 19,852,132	- 21,863,864 -	23,884,472	- 25,913,958	- 27,952,321	- 29,999,562	- 32,055,680
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 15,473,359	- 17,703,667	- 19,943,994	- 22,194,340	- 24,454,703	- 26,725,086 -	29,005,487	- 31,295,907	- 33,596,346	- 35,906,802	- 38,227,278
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 8,891,785	- 10,568,063	- 12,251,883	- 13,943,244	- 15,642,147	- 17,348,590 -	19,062,575	- 20,784,102	- 22,513,171	- 24,249,781	- 25,993,931
39 Small scale light industrial park	-	£357,960	- 3,247,780	- 3,247,780	- 3,247,780	- 3,247,780	- 3,247,780	- 3,247,780 -	3,247,780	- 3,247,780	- 3,247,780	- 3,247,780	- 3,247,780
40 Large warehouse	-	£7,837,440	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005	3,727,005
41 Mixed use light industrial and residential (low amounts		£1,988,562		- 2,128,137	- 2,778,794	- 3,432,439	- 4,089,072	- 4,748,691 -	5,411,297	- 6,076,891	- 6,745,471	- 7,417,039	- 8,091,593
42 Mixed use light industrial and residential (moderate an		£1,988,562		- 8,491,443	- 8,906,691	- 9,323,846	- 9,742,908	- 10,163,878 -	10,586,755	- 11,011,538	1 1	- 11,866,826	- 12,297,331
43 Mixed use large residential and community use (brown		£1,620,000		- 9,966,343	., ,	* *	- 12,260,377	- 13,031,931 -	13,806,925	- 14,585,355	-,,	- 16,152,533	- 16,941,279
44 Non-charitable community uses (new build)	-	£1,705,020	- 18,690,729	- 18,690,729	· · · ·	- 18,690,729	- 18,690,729	2,222,	18,690,729	- 18,690,729	-,,	- 18,690,729	- 18,690,729
45 Non-charitable community uses (change of use)	-	£687,660	- 1,220,262	- 1,220,262	, ,	- 1,220,262	- 1,220,262	1 1	1,220,262	- 1,220,262		- 1,220,262	- 1,220,262
46 Large retail shopping centre	500	£115,000,000		- 48,382,044	- 51,016,480	- 53,662,598	- 56,320,396	- 58,989,872 -	61,671,029	- 64,363,866	,,,,,,,	- 69,784,579	- 72,512,456
47 Large mixed use leisure and retail	-	£2,477,460		- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485 -	2,663,485	- 2,663,485	- 2,663,485	- 2,663,485	- 2,663,485
48 Gypsy and Traveller site	23	£1,396,500		- 21,533,867	- 21,533,867	- 21,533,867	- 21,533,867 - 919.483	- 21,533,867 - - 1.091,714 -	21,533,867	- 21,533,867 - 1.438.521	- 21,533,867	- 21,533,867	- 21,533,867
49 Small residential and community use 50 Medium residential and community use	43	£395,640 £1,663,572	- 238,375 - 1,183,695	- 407,480 - 1,499,693	- 577,366 - 1,817,132			, , , ,	1,264,727	,,-	- 1,613,096 - 3,751,999	- 1,788,454	- 1,964,593 - 4,408,474
51 Conversion of long term vacant unit to small office		£1,003,572 £141,300		- 1,499,693 - 148,272	- 1,817,132 - 148,272	- 2,136,009 - 148,272	- 2,456,32 <i>1</i> - 148,272	- 2,778,085 - - 148,272 -	148,272	- 3,425,921 - 148,272	- 3,751,999	- 4,079,516 - 148,272	- 4,408,474 - 148,272
52 Hotel and residential	- 46	£141,300 £17,259,324		- 148,272 - 9.058.753		- 148,272 - 9,739,463	- 148,272 - 10.082.129		148,272	- 148,272 - 11.119.369	· · · · · ·	- 148,272	- 148,272 - 12,170,472
53 Conversion of long term vacant unit to shop		£17,259,324 £114,924		- 9,058,753 - 3,426	-,,		- 3,426		3,426	- 3,426	,, -	- 11,818,564	- 12,170,472 - 3,426
54 Hotel development (from long term vacant unit to shop	-	£114,924 £4,725,072	- 7,370,645	- 3,426 - 7,370,645	- 3,426 - 7,370,645	- 7,370,645	- 7,370,645	· · ·	7,370,645	- 3,426 - 7,370,645	<u> </u>	- 7,370,645	- 3,426 - 7,370,645
55 Retail and S3 uses and 56 residential units	56	£15,260,400		920,795	514,361	106,050	- 7,370,045 - 308,777	1 1	1,147,384	- 1,569,544			- 2,847,455
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343		4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881	4,325,881
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310		42,222,822	39,415,299	36,607,775	33,800,252	30,992,729	28,185,206	25,377,682		19,762,636	16,955,113
58 Student housing/co-living - tower scheme (400 units)	-	£7,122,310 £740,724		28,008,092	26,145,722	24,283,351	22,420,981	20,558,611	18,696,241	16,833,871	14,971,500	13,109,130	11,246,760
59 Student housing/co-living - tower scheme (400 units)	-	£370,362		14,003,432	13,072,247	12,141,062	11,209,877	10,278,692	9,347,507	8,416,322		6,553,952	5,622,766
60 Student housing/co-living- mid rise scheme (250 units)		£652,506		14,586,959	13,616,976	12,646,991	11,677,007	10,707,022	9,737,037	8,767,053		6,827,084	5,857,099
61 Student housing/co-living - mid rise scheme (250 units)		£522,004		8,751,685	8,169,694	7,587,704	7,005,713	6,423,722	5,841,731	5,259,741		4,095,759	3,513,769
62 Student housing/co-living - mid rise scheme (100 units		£456,754		5,834,048	5,446,053	5,058,060	4,670,067	4,282,072	3,894,079	3,506,084		2,730,097	2,342,103
63 Student housing/co-living - Init rise scheme (200 units	1	£1,305,011	9,956,002	9,335,212	8,714,423	8,093,632	7,472,842	6,852,052	6,231,262	5,610,472		4,368,892	3,748,101
64 C2 care scheme (70 units)	-	£978,758		8,738,054	8,039,665	7,341,275	6,642,887	5,944,498	5,246,109	4,547,720		3,150,943	2,452,553
65 C2 care scheme (50 units)	-	£717,756		6,644,980	6,129,786	5,614,593	5,099,400	4,584,206	4,069,012	3,553,819		2,523,432	2,432,333
00 02 date soliente (30 utilis)		£111,130	7,100,174	0,044,900	0,129,700	3,014,093	3,055,400	4,304,200	4,005,012	3,333,019	3,036,026	2,323,432	2,000,230

							Re	esidual land value	95				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH 2	20% AH	A CONTRACTOR OF THE PARTY OF TH		35% AH	40% AH	45% AH	50% AH
1 Single residential dwelling (greenfield)	1	£17,500	172,415	162,741	153,021	143,255	133,444	123,586	113,684	103,734	93,740	83,699	73,613
2 Single residential dwelling (brownfield)	1	£348,000	172,966	163,294	153,575	143,810	133,999	124,143	114,242	104,294	94,301	84,261	74,177
3 4 houses (greenfield)	4	£49,000	691,867	653,174	614,299	575,240	535,999	496,574	456,967	417,176	377,203	337,046	296,706
4 5 houses (greenfield)	5	£23,905	864,833	816,467	767,873	719,050	669,998	620,718	571,209	521,470	471,503	421,307	370,883
5 Block of 5 flats (brownfield)	5	£648,000	396,358	355,496	314,442	273,199	231,766	190,143	148,331	106,327	64,135	21,752	- 21,139
6 Block of 5 flats (brownfield)	5	£301,200	396,358	355,496	314,442	273,199	231,766	190,143	148,331	106,327	64,135	21,752	- 21,139
7 Block of 5 flats (greenfield)	5	£68,320	396,358	355,496	314,442	273,199	231,766	190,143	148,331	106,327	64,135	21,752	- 21,139
8 11 houses (greenfield)	11	£56,000	1,872,208	1,767,506	1,662,309	1,556,615	1,450,427	1,343,744	1,236,565	1,128,890	1,020,720	911,822	802,427
9 16 flats (brownfield)	16	£767,730	1,234,851	1,105,914	976,379	846,244	715,510	584,178	452,245	319,713	186,583	52,853	- 82,720
10 11 flats (brownfield)	11	£235,500	848,960	760,316	671,260	581,793	491,913	401,622	310,918	219,803	128,276	36,336	- 56,870
11 12 flats (greenfield)	12	£54,894	926,138	829,435	732,285	634,683	536,633		339,184	239,785	139,937	39,640	- 62,039
12 Development of c.30 flats (brownfield)	27	£852,510	1,892,812	1,686,346	1,478,920	1,270,536	1,061,193	850,892	639,631	427,411	214,233	96	- 218,280
13 Development of c.30 flats (brownfield)	32	£433,320	871,393	623,572	374,616	124,524	- 128,638	- 384,854 -	642,224	- 900,748	- 1,160,425	- 1,421,256	- 1,683,240
14 Development of c.30 flats and houses (brownfield)	31	£753,600	2,837,432	2,588,203	2,337,812	2,086,257	1,833,539	1,579,659	1,324,615	1,068,409	811,040	552,508	292,813
15 Development of c.100 flats and houses (greenfield)	100	£500,500	8,945,091	8,168,361	7,388,006	6,604,025	5,816,419		4,230,330	3,431,847	2,629,739	1,824,004	1,014,544
16 Development of c.100 flats (brownfield)	100	£2,891,321	4,012,933	3,362,252	2,708,569	2,051,883	1,384,730	714,437	41,106	- 644,954	- 1,334,726	- 2,027,580	- 2,723,518
17 Residential and health (change of use of long term vac		£2,214,550	- 8,827,625	- 9,444,515	- 10,064,210	- 10,686,713 -	- 11,312,019	- 11,940,133 -	12,571,053	- 13,204,778	- 13,841,310	- 14,480,647	- 15,122,790
18 Tall building residential and health (new build)	91	£2,214,550	- 1,919,474		- 3,071,222	- 3,650,991 -	4,233,355	- 4,818,315 -	5,405,871	- 5,996,023	- 6,588,770	- 7,184,114	- 7,782,053
19 11 flats (change of use)	11	£235,500	392,579	301,590	210,183	118,358	26,117	- 67,560 -	162,058	- 256,981	- 352,328	- 448,099	- 544,295
20 Residential and retail (Lidl scale)	42	£3,923,430	3,226,362	2,896,628	2,565,362	2,232,563	1,898,233	1,562,372	1,224,978	886,052	545,596	203,606	- 142,050
21 Residential and retail (Tesco scale)	17	£13,282,200	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587
22 Supermarket (Lidl)	-	£1,168,080	65,014	65,014	65,014	65,014	65,014		65,014	65,014	65,014	65,014	65,014
23 Superstore (Tesco)	-	£13,282,200	11,594	11,594	11,594	11,594	11,594		11,594	11,594	11,594	11,594	11,594
24 9 flats (change of use)	9	£1,526,040	455,064	390,213	325,361	260,510	195,658	130,806	65,955	1,103	- 64,722	- 130,563	- 196,404
25 Residential and retail (local scale - locally tall building)		£1,894,362	1,532,103	1,127,450	720,942	312,581	- 99,127	,	937,727	- 1,359,852	- 1,783,861	- 2,209,752	- 2,637,526
26 Residential and retail (local scale - medium scale build		£395,640	1,495,592	1,314,935	1,133,449	951,135	767,991	584,019	399,218	213,589	27,130	- 162,599	- 353,586
27 Residential and primary school	293	£4,851,300	- 2,796,757	- 4,857,777	- 6,928,217	- 9,008,077	- 11,097,358	- 13,196,060 -	15,304,182	- 17,421,724	- 19,548,687	- 21,685,070	- 23,830,873
28 Residential and secondary school (greenfield)	150	£1,134,000	- 8,069,573	- 9,201,014	- 10,337,709	- 11,479,653	- 12,626,849	- 13,779,297 -	14,936,995	- 16,099,946	- 17,268,147	- 18,441,600	- 19,620,305
29 Office (large)	-	£1,101,500	- 1,008,786	- 1,008,786	- 1,008,786	- 1,008,786 -	- 1,008,786	- 1,008,786 -	1,008,786	- 1,008,786	- 1,008,786	- 1,008,786	- 1,008,786
30 Office (medium)	-	£34,288,800	- 411,915	- 411,915	,	- 411,915	7 - 1	- 411,915 -	411,915	- 411,915	- 411,915	- 411,915	- 411,915
31 Large mixed use office and residential (New build)	178	£13,008,000	35,289,616	34,268,304	33,242,404	32,211,915	31,176,839	30,137,173	29,092,920	28,044,078	26,990,647	25,932,629	24,870,022
32 Large mixed use office and residential (Change of Use		£3,668,400	- 6,442,618	- 8,207,782	- 9,980,910	- 11,762,002 -	- 13,551,058	-,,	17,153,061	- 18,966,009	- 20,786,920	- 22,615,795	- 24,452,633
33 Residential conversion of large listed building	52	£1	1,574,574	1,228,261	880,357	530,861	179,772	- 175,549 -	535,228	- 896,525	- 1,259,438	- 1,623,968	- 1,990,115
34 Residential conversion of medium listed building	8	£1,187,400	383,932	384,985	386,039	387,093	388,147	389,201	390,255	391,310	392,363	393,417	394,471
35 Large Private Rental Scheme development (new build		£13,008,000	- 11,629,403	- 14,127,317	- 16,636,485	- 19,156,907	- 21,688,581	- 24,231,511 -	26,785,693	- 29,351,129	- 31,927,818	- 34,515,763	- 37,114,960
36 Large Private Rental Scheme development (change of		£3,668,400	- 9,691,378	- 11,772,974	- 13,863,946	- 15,964,298 -	- 18,074,027	- 20,193,135 -	22,321,620	- 24,459,483	- 26,606,725	- 28,763,345	- 30,929,342
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 10,844,337	- 13,193,566	- 15,553,379	- 17,923,776	- 20,304,756	- 22,696,320 -	25,098,468	- 27,511,199	- 29,934,515	- 32,368,414	- 34,812,896
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 7,033,809 - 77,807	- 8,798,973	-,- , -	- 12,353,193 - 77,807 -	- 14,142,249	- 15,939,269 - 77 807 -	17,744,252	- 19,557,200 - 77,807	- 21,378,111	- 23,206,985	- 25,043,824
39 Small scale light industrial park	-	£357,960	11,501	- 77,807	11,001	11,001	- 77,807	,	,00.	11,001	- 77,807	- 77,807	- 77,807
40 Large warehouse	-	£7,837,440	2,520,872	2,520,872	2,520,872	2,520,872	2,520,872	2,520,872	2,520,872	2,520,872	2,520,872	2,520,872	2,520,872
41 Mixed use light industrial and residential (low amounts		£1,988,562	4,353,080	3,686,758	3,017,358	2,344,879	1,666,036	979,560	289,971	- 408,877	- 1,115,310	- 1,824,905	- 2,537,661
42 Mixed use light industrial and residential (moderate am		£1,988,562	2,702,515	2,272,434	1,840,366	1,406,311	970,267	532,236	92,219	- 355,124	- 805,892	- 1,258,677	- 1,713,480
43 Mixed use large residential and community use (brown		£1,620,000	- 8,376,653	- 9,176,575	- 9,980,135	- 10,787,332 -	- 11,598,170	1 1	13,230,760	- 14,052,511	- 14,877,903	- 15,706,932	- 16,539,600
44 Non-charitable community uses (new build)	-	£1,705,020	- 20,036,581	- 20,036,581		- 20,036,581 -	- 20,036,581	1 1	20,036,581		- 20,036,581	- 20,036,581	- 20,036,581
45 Non-charitable community uses (change of use)	500	£687,660	- 1,308,014 146,573,722		, ,	, ,		1 1	7 7		1 1		- 1,308,014
46 Large retail shopping centre 47 Large mixed use leisure and retail		£115,000,000 £2,477,460	24,292,083	143,884,007 24,292,083	141,182,210 24,292,083	138,468,329 24,292,083	135,742,363 24,292,083	133,004,314 24,292,083	130,254,180 24,292,083	127,491,963 24,292,083	124,717,662 24,292,083	121,931,277 24,292,083	119,132,809 24,292,083
47 Large mixed use leisure and retail 48 Gypsy and Traveller site	-												
49 Small residential and community use	23	£1,396,500 £395,640	- 23,126,451 - 142,713	- 23,126,451 - 321,307	- 23,126,451 - 500,729	- 23,126,451 -	- 23,126,451 - 862,053	- 23,126,451 - - 1,043,955 -	23,126,451	- 23,126,451 - 1,410,238	- 23,126,451 - 1,594,620	- 23,126,451 - 1,779,828	- 23,126,451
50 Medium residential and community use	43	£395,640 £1,663,572	- 142,713 - 917,798						2,941,921		- 1,594,620 - 3,628,816		1,965,8644,321,803
51 Conversion of long term vacant unit to small office		£1,003,572 £141,300					- 2,261,121		. 2,941,921	- 3,284,608 - 816	- 3,628,816 - 816		
52 Hotel and residential	46	£141,300 £17,259,324	346,947	- 4,575	- 363,020	- 723,096 ·	- 1,084,801		. 1,813,100	- 2.179.694	- 2.547,917	- 2,917,770	- 816 - 3,289,253
53 Conversion of long term vacant unit to shop		£17,259,324 £114,924	134,925	134,925	134,925	134,925	134,925		134,925	134,925	1 1	134,925	134,925
54 Hotel development (from long term vacant unit to snop	-	£114,924 £4,725,072					- 211,255		-		134,925	- 211,255	
55 Retail and S3 uses and 56 residential units	56	£4,725,072 £15,260,400	- 211,255 10,518,126	- 211,255 10,090,683	- 211,255 9,661,256	- 211,255 - 9,229,841	8,796,443	- 211,255 - 8,361,057	7,923,687	- 211,255 7,484,330	- 211,255 7,042,989	6,599,662	- 211,255 6,154,348
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£15,260,400 £13,080,343		3,149,948	3,149,948	3,149,948	3,149,948		3,149,948	3,149,948	3,149,948	3,149,948	3,149,948
57 Student housing/co-living - tower scheme (600 units)		£13,060,343 £1,122,310	42,373,518	39,565,995	36,758,471	33,950,948	31,143,425		25,528,378	22,720,855	19,913,332	17,105,809	14,298,285
57 Student nousing/co-living - tower scheme (600 units) 58 Student housing/co-living - tower scheme (400 units)	-						<u> </u>	1 1					
59 Student housing/co-living - tower scheme (400 units) 59 Student housing/co-living - tower scheme (200 units)	-	£740,724 £370,362		26,245,686 13,122,229	24,383,316 12,191,045	22,520,946 11,259,859	20,658,575 10,328,674	18,796,205 9,397,488	16,933,834 8,466,304	15,071,464 7,535,118	13,209,094 6,603,933	11,346,723 5,672,748	9,484,354 4,741,563
60 Student housing/co-living - tower scheme (200 units)	-	£370,362 £652,506		13,122,229	12,191,045	11,729,071	10,328,674	9,397,488	8,819,117	7,535,118	6,879,148	5,972,748	4,741,563
61 Student housing/co-living - mid rise scheme (250 units)		£522,004	8,782,924	8,200,933	7,618,943	7,036,951	6,454,961	5,872,970	5,290,980	4,708,989	4,126,999	3,545,007	2,963,016
62 Student housing/co-living - mid rise scheme (100 units						4,690,892	4,302,899	3,914,904	3,526,911				1,974,935
63 Student housing/co-living - mid rise scheme (100 units		£456,754 £1,305,011	5,854,873 9,368,534	5,466,880 8,747,744	5,078,886	7,506,164	6,885,374	6,264,583	5,643,793	3,138,916 5,023,003	2,750,923 4,402,213	2,362,929 3,781,423	3,160,633
64 C2 care scheme (70 units)		£1,305,011 £978,758		8,747,744	8,126,953 7,305,329	6,606,940	5,908,551	5,210,162	4,511,773	3,813,384	3,114,996	2,416,607	1,718,217
, ,	-						4,565,972		3,535,586				1,474,812
65 C2 care scheme (50 units)	-	£717,756	6,626,746	6,111,553	5,596,359	5,081,166	4,000,972	4,050,779	3,333,580	3,020,392	2,505,198	1,990,005	1,474,812

							Re	esidual land value	es				
Description	No of units						20% AH	25% AH		35% AH			50% AH
1 Single residential dwelling (greenfield)	1	£17,500		180,027	169,435	158,791	148,099	137,357	126,565	115,723	104,830	93,889	82,897
2 Single residential dwelling (brownfield)	1	£348,000		180,580	169,987	159,347	148,655		127,123	116,282	-	94,451	83,460
3 4 houses (greenfield)	4	£49,000		722,318	679,952	637,386	594,622		508,493	465,129		377,803	333,841
4 5 houses (greenfield)	5	£23,905		902,897	849,939	796,733	743,277	689,571	635,616	581,411		472,254	417,300
5 Block of 5 flats (brownfield)	5	£648,000		428,960	384,198	339,229	294,053		203,076	157,277		65,056	18,634
6 Block of 5 flats (brownfield)	5	£301,200		428,960	384,198	339,229	294,053		203,076	157,277	111,271	65,056	18,634
7 Block of 5 flats (greenfield)	5	£68,320		428,960	384,198	339,229	294,053	248,668	203,076	157,277	111,271	65,056	18,634
8 11 houses (greenfield)	11	£56,000	2,068,714	1,954,611	1,839,967	1,724,784	1,609,061	1,492,797	1,375,995	1,258,651	1,140,768	1,022,344	903,381
9 16 flats (brownfield)	16	£767,730	1,480,063	1,339,396	1,198,074	1,056,097	913,464	770,178	626,235	481,638		190,479	43,917
10 11 flats (brownfield)	11	£235,500	1,017,544	920,835	823,675	726,066	628,007	529,497	430,536	331,127		130,954	30,193
11 12 flats (greenfield)	12	£54,894	1,110,047	1,004,547	898,555	792,072	685,098	577,633	469,677	361,228		142,860	32,938
12 Development of c.30 flats (brownfield)	27	£852,510	2,293,481	2,067,846	1,841,162	1,613,427	1,384,644	1,154,809	923,925	691,990	,	224,973	- 10,265
13 Development of c.30 flats (brownfield)	32	£433,320	1,346,260	1,075,722	803,939	530,914	256,643	-,	- 300,142	- 582,388	-	- 1,150,669	- 1,436,704
14 Development of c.30 flats and houses (brownfield)	31	£753,600	3,319,631	3,047,334	2,773,764	2,498,922	2,222,807	1,945,420	1,666,759	1,386,827	1,105,621	823,144	539,393
15 Development of c.100 flats and houses (greenfield)	100	£500,500		9,617,290	8,763,789	7,906,316	7,044,872	6,179,457	5,310,070	4,436,711	3,559,381	2,678,080	1,792,806
16 Development of c.100 flats (brownfield)	100	£2,891,321	5,328,516	4,614,898	3,897,977	3,177,755	2,454,231	1,726,283	987,619	245,615	- 507,356	- 1,267,464	- 2,030,964
17 Residential and health (change of use of long term vac	91	£2,214,550	- 7,595,195	- 8,271,044	- 8,949,980	- 9,632,002	- 10,317,110	- 11,005,304	- 11,696,584	- 12,390,950	- 13,088,403	- 13,788,941	- 14,492,566
18 Tall building residential and health (new build)	91	£2,214,550		- 1,393,922	- 2,026,631	- 2,662,200	- 3,300,627	- 3,941,913	- 4,586,057	- 5,233,059	- 5,882,920	- 6,535,640	- 7,191,218
19 11 flats (change of use)	11	£235,500	562,323	463,213	363,648	263,626	163,147	62,211	- 39,779	- 143,181	- 247,047	- 351,376	- 456,169
20 Residential and retail (Lidl scale)	42	£3,923,430	3,859,753	3,499,717	3,138,005	2,774,618	2,409,555	2,042,814	1,674,400	1,304,309		559,098	183,980
21 Residential and retail (Tesco scale)	17	£13,282,200	· · · · · · · · · · · · · · · · · · ·	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587	420,587
22 Supermarket (Lidl)	-	£1,168,080	65,014	65,014	65,014	65,014	65,014		65,014	65,014		65,014	65,014
23 Superstore (Tesco)	-	£13,282,200		11,594	11,594	11,594	11,594	,	11,594	11,594		11,594	11,594
24 9 flats (change of use)	9	£1,526,040	578,628	507,599	436,569	365,539	294,509	223,480	152,449	81,420		- 61,565	- 133,679
25 Residential and retail (local scale - locally tall building)		£1,894,362		1,871,209	1,427,155	981,068	532,948	82,797	- 375,023	- 836,169	- 1,299,379	- 1,764,652	- 2,231,988
26 Residential and retail (local scale - medium scale build		£395,640		1,642,153	1,444,149	1,245,238	1,045,419	844,694	643,061	440,523	237,077	32,724	- 175,168
27 Residential and primary school	293	£4,851,300	1,298,860	- 908,095	- 3,168,140	- 5,448,857	- 7,739,940	- 10,041,389	- 12,353,204	- 14,675,385	- 17,007,931	- 19,350,844	- 21,704,122
28 Residential and secondary school (greenfield)	150	£1,134,000	- 5,840,407	- 7,078,493	- 8,322,337	- 9,571,939	- 10,827,300	- 12,088,418	- 13,355,295	- 14,627,930	- 15,906,323	- 17,190,473	- 18,480,383
29 Office (large)	-	£1,101,500	- 1,008,786	- 1,008,786	- 1,008,786	- 1,008,786	- 1,008,786	- 1,008,786	- 1,008,786	- 1,008,786	- 1,008,786	- 1,008,786	- 1,008,786
30 Office (medium)	-	£34,288,800		- 411,915	- 411,915	- 411,915	- 411,915	- 411,915	- 411,915	- 411,915	- 411,915	- 411,915	- 411,915
31 Large mixed use office and residential (New build)	178	£13,008,000	37,310,295	36,192,313	35,069,284	33,941,206	32,808,081	31,669,909	30,526,689	29,378,420	28,225,105	27,066,741	25,903,329
32 Large mixed use office and residential (Change of Use		£3,668,400	- 2,835,575	- 4,773,301	- 6,719,811	- 8,675,105	- 10,639,184	72 72 2	- 14,593,691	- 16,584,120	-,,	- 20,591,330	- 22,608,111
33 Residential conversion of large listed building	52	£1		1,876,564	1,495,932	1,113,552	729,425	343,551	- 44,743	- 440,053	, , ,	- 1,235,993	- 1,636,625
34 Residential conversion of medium listed building	8	£1,187,400		497,799	499,108	500,419	501,728	503,039	504,348	505,658	506,968	508,277	509,588
35 Large Private Rental Scheme development (new build		£13,008,000	- 6,460,313	- 9,186,502	- 11,945,096	- 14,716,123	- 17,499,584	- 20,295,478	- 23,103,805	- 25,924,565	- 28,757,758	- 31,603,386	- 34,461,446
36 Large Private Rental Scheme development (change o		£3,668,400	- 5,383,801	- 7,655,628	- 9,954,456	- 12,263,646	- 14,583,196	- 16,913,107	- 19,253,380	- 21,604,013	- 23,965,008	- 26,336,364	- 28,718,081
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 5,984,327	- 8,546,848	- 11,141,240	- 13,747,325	- 16,365,104	- 18,994,575	- 21,635,740	- 24,288,598	- 26,953,148	- 29,629,393	- 32,317,330
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	- 3,426,766	- 5,364,492	- 7,311,002	- 9,266,296	- 11,230,374	- 13,203,237	- 15,184,882	- 17,175,311	- 19,174,524	- 21,182,521	- 23,199,302
39 Small scale light industrial park	-	£357,960	*	- 77,807	- 77,807	- 77,807	- 77,807	- 77,807	- 77,807	- 77,807	- 77,807	- 77,807	- 77,807
40 Large warehouse	-	£7,837,440		2,520,872	2,520,872	2,520,872	2,520,872	2,520,872	2,520,872	2,520,872	2,520,872	2,520,872	2,520,872
41 Mixed use light industrial and residential (low amounts		£1,988,562		4,941,635	4,208,884	3,472,756	2,733,250	1,990,366	1,238,169	479,713		- 1,063,435	- 1,843,873
42 Mixed use light industrial and residential (moderate an		£1,988,562		3,078,104	2,605,364	2,130,443	1,653,343	1,174,063	692,603	208,963		- 776,527	- 1,274,185
43 Mixed use large residential and community use (brown	118	£1,620,000							- 12,096,832				- 15,722,386
44 Non-charitable community uses (new build)	-	£1,705,020		- 20,036,581	- 20,036,581	- 20,036,581	- 20,036,581	- 20,036,581	- 20,036,581	- 20,036,581	- 20,036,581	- 20,036,581	- 20,036,581
45 Non-charitable community uses (change of use)	-	£687,660		- 1,308,014	- 1,308,014	- 1,308,014	- 1,308,014	7 7 -	- 1,308,014	- 1,308,014	, , -	- 1,308,014	
46 Large retail shopping centre	500	£115,000,000		148,951,054	145,993,457	143,022,567	140,038,383	1 1	134,030,135	131,006,071	127,968,713	124,918,061	121,854,115
47 Large mixed use leisure and retail	-	£2,477,460		24,292,083	24,292,083	24,292,083	24,292,083	24,292,083	24,292,083	24,292,083	24,292,083	24,292,083	24,292,083
48 Gypsy and Traveller site	-	£1,396,500				- 23,126,451			- 23,126,451		1 1		
49 Small residential and community use	23	£395,640		1,583	- 194,117	- 390,744	- 588,275		- 986,048	- 1,186,291	- 1,387,436	- 1,589,486	- 1,792,439
50 Medium residential and community use	43	£1,663,572		- 651,762	- 1,017,099	- 1,384,103	- 1,752,773	1 1	- 2,495,114	- 2,868,784		- 3,621,123	- 3,999,792
51 Conversion of long term vacant unit to small office	-	£141,300											
52 Hotel and residential	46	£17,259,324		627,268	242,315		- 540,988		- 1,335,119	- 1,734,859		- 2,539,687	- 2,944,775
53 Conversion of long term vacant unit to shop	-	£114,924		134,925	134,925	134,925	134,925		134,925	134,925		134,925	134,925
54 Hotel development (from long term vacant building)	-	£4,725,072		- 211,255	- 211,255	- 211,255	- 211,255		- 211,255			- 211,255	- 211,255
55 Retail and S3 uses and 56 residential units	56	£15,260,400		10,874,652	10,405,646	9,934,469	9,461,118	8,985,595	8,507,898	8,028,029	7,545,987	7,061,773	6,575,386
56 Demo existing retail WH, develop 3 B2/B8 units 8,200		£13,080,343		3,149,948	3,149,948	3,149,948	3,149,948		3,149,948	3,149,948		3,149,948	3,149,948
57 Student housing/co-living - tower scheme (600 units)	-	£1,122,310		39,565,995	36,758,471	33,950,948	31,143,425		25,528,378	22,720,855	19,913,332	17,105,809	14,298,285
58 Student housing/co-living - tower scheme (400 units)	-	£740,724		26,245,686	24,383,316	22,520,946	20,658,575		16,933,834	15,071,464	13,209,094	11,346,723	9,484,354
59 Student housing/co-living - tower scheme (200 units)	-	£370,362		13,122,229	12,191,045	11,259,859	10,328,674	9,397,488	8,466,304	7,535,118		5,672,748	4,741,563
60 Student housing/co-living- mid rise scheme (250 units		£652,506		13,669,040	12,699,055	11,729,071	10,759,086	9,789,102	8,819,117	7,849,132		5,909,164	4,939,180
61 Student housing/co-living - mid rise scheme (150 units		£522,004		8,200,933	7,618,943	7,036,951	6,454,961	5,872,970	5,290,980	4,708,989		3,545,007	2,963,016
62 Student housing/co-living - mid rise scheme (100 units		£456,754	5,854,873	5,466,880	5,078,886	4,690,892	4,302,899	3,914,904	3,526,911	3,138,916		2,362,929	1,974,935
63 Student housing/co-living - low rise scheme (200 units	-	£1,305,011	9,368,534	8,747,744	8,126,953	7,506,164	6,885,374	6,264,583	5,643,793	5,023,003		3,781,423	3,160,633
64 C2 care scheme (70 units)	-	£978,758		8,003,718	7,305,329	6,606,940	5,908,551	5,210,162	4,511,773	3,813,384	3,114,996	2,416,607	1,718,217
65 C2 care scheme (50 units)	-	£717,756	6,626,746	6,111,553	5,596,359	5,081,166	4,565,972	4,050,779	3,535,586	3,020,392	2,505,198	1,990,005	1,474,812