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London Borough of Croydon: Community Infrastructure Levy Viability Review



Prepared for
London Borough of Croydon

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1 Summary

- 1.1 This report tests the ability of developments to accommodate alternative amounts of Community Infrastructure Levy ('CIL') to the rates contained in the Charging Schedule that the London Borough of Croydon adopted on 1 April 2013 alongside policies in the Local Plan and other emerging planning policy documents.
- 1.2 The study takes account of the cumulative impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'), the Planning Practice Guidance ('PPG'), the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*' and the RICS Practice Statement '*Assessing viability in planning under the National Planning Policy Framework 2019 for England*' (March 2021).

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 plan period. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and CIL contributions) to a benchmark land value to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's policy requirements and a particular level of CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable. 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 PPG¹.
- 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 development sites.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of sustained growth. Forecasts for future house price growth point to short term weakening in house prices but continuing growth over the next five years in mainstream housing markets. 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. It is important to note, however, that our assessment of suggested CIL rates relies on *current* and not *grown* appraisal inputs.
- 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. Some sites may require more detailed viability analysis when they come forward through the development management process due to specific site circumstances that cannot be reflected in an area wide assessment². This flexibility is reflected in the London Plan's 'Fast Track' and 'Viability Tested' approaches to delivering affordable housing.

¹ Paragraph 018 of the PPG notes that "*the cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan*".

² The Local Housing Delivery Group Guidance '*Viability Testing Local Plans: Advice for Planning Practitioners*' notes that "*the role of the test is not to provide 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*".

Key findings

1.7 The key findings of the study are as follows:

- The Council's adopted CIL rates have been in place since 1 April 2013 and there has been no demonstrable adverse impact on the supply of housing land or upon the viability of developments coming forward across the Borough. Since the evidence base for the adopted CIL was prepared, there have been increases to sales values and build costs. Our testing of alternative CIL rates indicates that relatively significant changes could be accommodated without adversely impacting on viability to a sufficient degree to impact on land supply.
- As a result of indexation, the CIL rates are now circa 66% higher than they were when adopted on 1 April 2013. The Mayoral CIL has also increase modestly from £25 per square metre to £26.89 per square metre, having been adopted later on 1 April 2019.
- The proposed CIL rates for the Borough are summarised in Table 1.7.1. Residential developments in the Croydon Metropolitan Centre ('CMC') have hitherto been nil rated³ but this area has seen significant development and growth in sales values since the adopted Charging Schedule was first adopted.
- Bringing the CMC into line with the rest of the Borough at a suggested rate for residential development of £225 per square metre would raise significant additional income to support the infrastructure that these developments will need.
- Smaller schemes of 9 or fewer units are not required to provide affordable housing and can therefore viably make a slightly higher contribution through CIL. We have therefore suggested a higher rate of £300 per square metre of residential schemes providing 9 or fewer units.
- C2 care schemes and care homes fall within a nil rate in the adopted charging schedule. These types of development can viably absorb a CIL payment of £199.65 per square metre, in line with the indexed "all other uses" rate.
- Student housing was not separately identified in the previous charging schedule and we have recommended that a CIL rate of £225 per square metre be applied to this type of development.
- Outside the CMC, we recommend that that industrial and warehousing, and business (Class E) offices (including research and development) be charged a lower rate of £50 per square metre.
- We recommend that all other rates remain at their existing indexed level, as summarised in Table 1.7.1.

Table 1.7.1: Proposed changes to CIL rates

Development type	Zone	Adopted rate	Indexed rate for 2024	Suggested rate
Residential (C3)	CMC (10 or more units)	Nil	Nil	£225
	CMC (9 or fewer units)	Nil	Nil	£300
	Rest of Borough – 10 or more units)	£120	£199.65	£225

³ The CMC was treated as its own separate zone in the adopted Charging Schedule as it was considered that developments within the CMC were less viable than those elsewhere in the Borough. Over the intervening period, the CMC has seen more growth in residential sales values than elsewhere, which has to a degree offset other differences (higher build costs associated with taller buildings and higher existing use values).

Development type	Zone	Adopted rate	Indexed rate for 2024	Suggested rate
	Rest of Borough (9 or fewer units)	£120	£199.65	£300
Student housing	Whole Borough	Nil ⁴	Nil	£225
Industrial and warehousing	CMC	£120	£199.65	£199.65
	Rest of Borough	Nil	Nil	£50
Business (class E (g) (i) and (ii))	CMC	£120	£199.65	£199.65
	Rest of Borough	Nil	Nil	£50
C2 care homes and care schemes (including nursing homes)	Whole Borough	Nil	Nil	£199.65
Institutions (F1)	Whole Borough	Nil	Nil	Nil
Places of worship, clinics /health centres, crèches/ day nurseries, day centres, consulting rooms, museums public halls, libraries, art galleries/ exhibition halls	Whole Borough	Nil	Nil	Nil
Development used wholly or mainly for the provision of publicly funded medical or health services including hospitals except the use of premises attached to the residence of the consultant or practitioner	Whole Borough	Nil	Nil	Nil
Development used mainly or wholly for the provision of education as a school or a college under the Education Acts or as an institution of higher education	Whole Borough	Nil	Nil	Nil
All other uses	Whole Borough	£120	£199.65	£199.65

- Our testing indicates that the increase in CIL rates will have a relatively modest impact on residual land values in most cases. Where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered.
- Increases in sales values since the last Charging Schedule was formulated have outstripped increases in costs, which has resulted in improvements in viability and enhanced capacity for absorbing CIL requirements.
- The Council needs to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Council's flexible approach to applying its affordable housing requirements ensures that these objectives are balanced appropriately.

⁴ Student housing developed under Sui Generis use class would fall under the "All other uses" charge.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate alternative amounts of CIL to the rates contained in the Charging Schedule the Council adopted on 1 April 2013 alongside policies in the Local Plan and other emerging planning policy documents. 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 to test alternative CIL rates to those in the adopted Charging Schedule.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, including the impact on viability of the Council's emerging (and existing) planning policies alongside adopted and alternative levels 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 conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 The purpose of this viability study is therefore to assist the Council in understanding changes to the capacity of schemes to absorb CIL and to support any proposed changes to the Charging Schedule through Examination in Public. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and Planning Practice Guidance ('PPG') are satisfied. The key underlying principle is that charging authorities should use evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area.
- 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 account for individual site circumstances. 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 strategic sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites by the Council and clearly this may differ from the quantum of development in actual planning applications that will come forward. Scheme specific testing may still be required at the point where they come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance, 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 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.

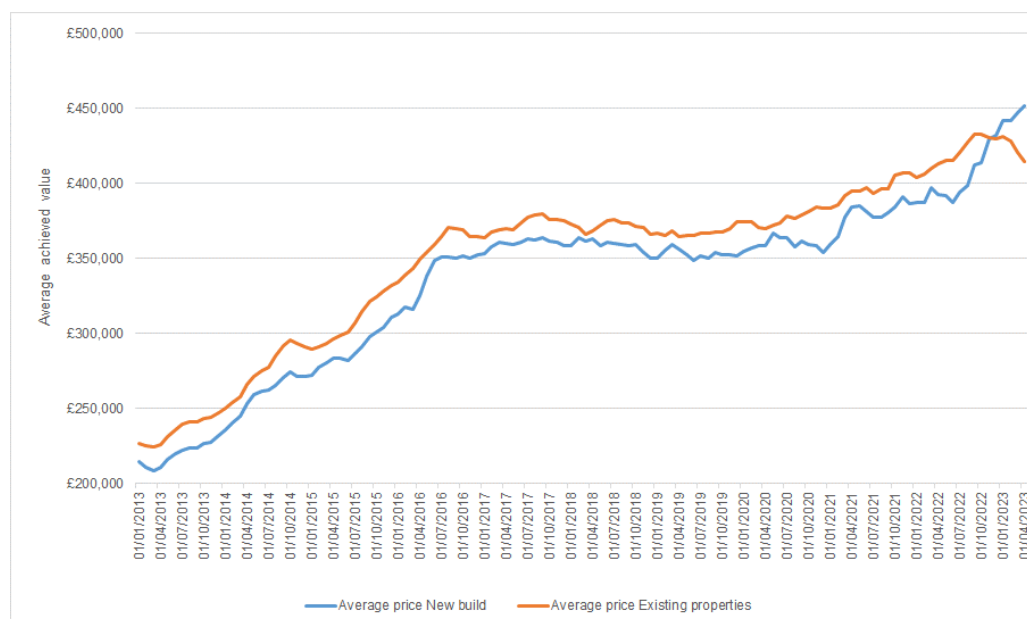
- 2.8 However, the rebound in economic activity has seen inflation rates increase above the BoE's inflation target of 2%, with inflation currently standing at 6.9% at the time of writing, having exceeded 10% earlier in 2023.
- 2.9 Despite the economic headwinds facing the UK, the housing market outperformed 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 January 2024 Housing Market Update, Savills acknowledge that the housing market has been more resilient than they had forecast during 2023, with prices supported by falling mortgage rates resulting from increased competition between lenders. They do also note that demand is recovering reflected by an increase in mortgage approvals (albeit still below pre covid levels). Savills have upgraded their five year forecast to cumulative growth of 13.9% to 2028.
- 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

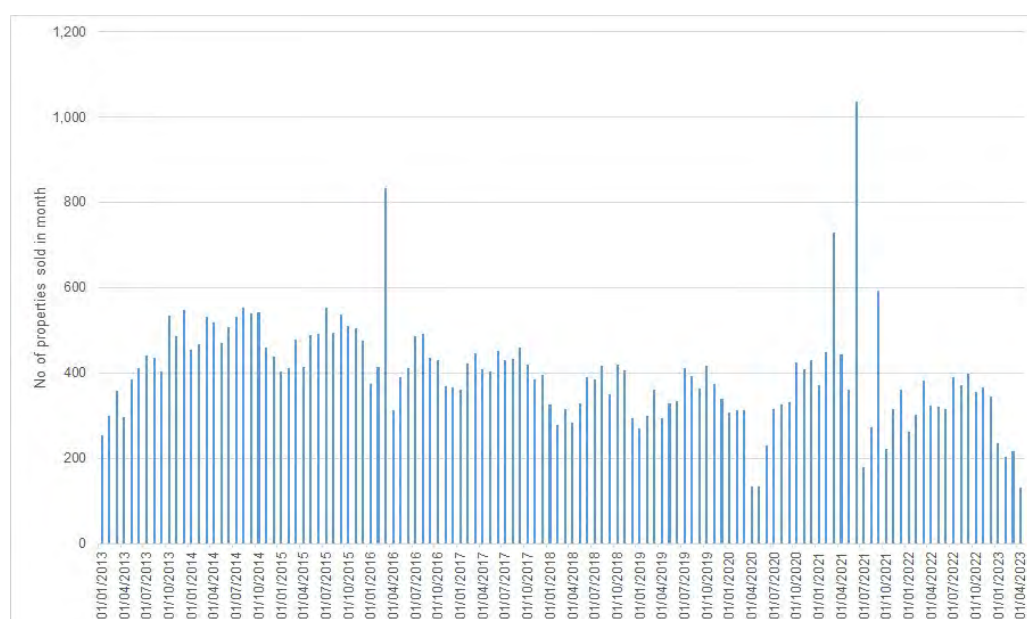
- 2.16 House prices in the London Borough of Croydon have followed recent national trends, with values increasing significantly between 2013 and 2016, and then again between 2020 and 2023, as shown in Figure 2.16.1. Sales volumes fell below historic levels in the first half of 2020, but have since recovered (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' *UK Housing Market Update January 2024* prediction is that values in mainstream London markets are expected to increase by 13.9% in the five years to 2028 . Savills predict that values in mainstream London markets (i.e. non-prime) will fall by 3.0% in 2024 and increase by 2.0% in 2025, 4.0% in 2026, 6% in 2027 and 5.5% in 2028. This equates to cumulative growth of 13.9% between 2024 and 2028 inclusive.
- 2.18 In common with other Boroughs in London, there are variations in sales values between different parts of Croydon, as shown in Figure 2.18.1⁵. 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.

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



⁵ Some of the price points in Figure 2.18.1 are for schemes in neighbouring boroughs close to the border with Croydon

Sources: Map – Google; Values – Land Registry

National Policy Context

The National Planning Policy Framework

- 2.19 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.
- 2.20 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”*.
- 2.21 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”*.
- 2.22 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. The London Plan sets a strategic target of 50% affordable housing which is reflected by Local Plan Policy SP2.3 which also requires 50% affordable housing 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 still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.23 Prior to the publication of the updated NPPF, the meaning of a “competitive return” had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery 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

- 2.24 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.

- 2.25 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.
- 2.26 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).
- 2.27 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.
- 2.28 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.
- 2.29 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.
- 2.30 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.
- 2.31 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.

- 2.32 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.
- 2.33 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.*"
- 2.34 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 Act (2023)

- 2.35 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.
- 2.36 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.
- 2.37 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

- 2.38 The Borough is located within Mayoral CIL Zone 3, which attracts a rate of £25 per square metre before indexation⁶ (£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

- 2.39 The Council approved its CIL Charging Schedule on 26 February 2013 and it came into effect on 1 April 2013. Table 2.39.1 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 2.39.1: 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 B2, B8)	CMC	£120	£199.65
	Rest of Borough	Nil	Nil
Institutions (C2, fmr D1)	Whole Borough	Nil	Nil
All other uses	Whole Borough	£120	£199.65

Local Policy context

- 2.40 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements.
- 2.41 In order to assess the ability of schemes to absorb higher CIL rates than those in the adopted Charging Schedule, it is also necessary to factor in the pre-existing requirements in the adopted policies. 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.
- 2.42 Croydon adopted its Local Plan on 27 February 2018 and has recently undertaken a Regulation 19 consultation on a partial review of plan policies⁷ followed by subsequent policy development. We set out a summary of the policies identified as having cost or value implications for developments below:

⁶ The impact of indexation is discussed in section 6.

⁷ Between 6 January 2022 to 17 February 2022.

- Policy SP2.4 in the emerging plan sets a strategic target of delivering 50% affordable housing with a tenure split of 70% low-cost rented housing (further subdivided as 40% social rent and 30% London Affordable Rent) and 30% intermediate housing.
- Policy SP2 of the emerging plan requires that at least 30% of new homes across all units are delivered to provide 3 or more bedrooms. This reflects the adopted Local Plan policy.
- Policy SP2 of the emerging plan requires that 10% of units are designed to meet Build Regulations M4(3) standard 'wheelchair user' and the remaining 90% of units achieve M4(2).
- For build to rent schemes, we have tested the impact of London Plan 2021 policy H11C which requires 35% affordable housing (50% on sites in industrial use where employment floorspace is not reprovided), which is reflected in both adopted and emerging Local Plan policies, comprising at least 30% of units as London Living Rent with the balance at a range of discounts below market rent.
- For large-scale purpose built shared housing, we have tested the impact of London Plan policy H16 which requires 35% affordable housing (50% on sites on public sector land or in industrial use) provided at a 50% discount to market rent.
- For purpose built student housing, we have tested the impact of London Plan policy H15A4 which requires 35% of units (50% on sites in public ownership or in industrial use) to be provided at affordable rent levels (defined by reference to maximum maintenance loans available to students).
- Emerging Policy DM2A requires that large scale purpose building housing meets the requirements of London Plan policy H16 in the form of a single upfront payment towards affordable housing based on a 50% discount to market rents on 35% of units (50% on sites in public ownership or in industrial use).
- Adopted Policy DM14 requires that all major schemes incorporate public art provision.
- Policies SP6.2 promotes zero carbon development and SP6.3 refers to meeting London Plan Policy or Building Regulations Part L (2021), whichever is higher.
- Policy DM27 requires that developments meet Urban Greening Factor of a minimum of 0.4 for residential; 0.3 for commercial; and 0.2 for general industrial, storage and distribution.

Development context

- 2.43 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.
- 2.44 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.

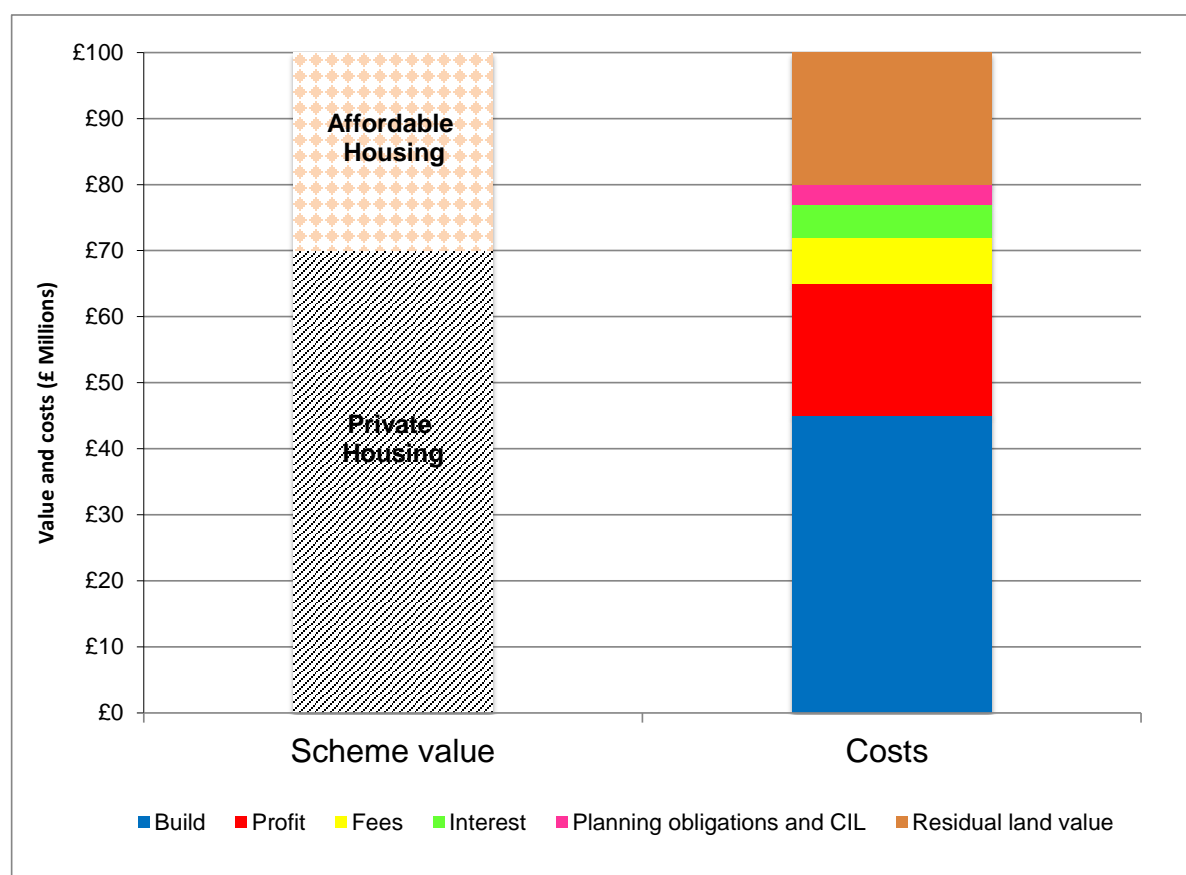
3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Croydon and reflects the Council's existing and emerging planning policy requirements.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.

Figure 3.2.1: Elements of a residual valuation



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably

accurately assessed in 'normal' circumstances. In Boroughs like Croydon, many sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, the less the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG indicates that the profit on private housing should typically be within a range from 15% to 20% of GDV. Typically developers and banks are targeting around 17-20% profit on value of the private housing element with lower profit rates applied to build to rent housing, student housing, co-living schemes and commercial developments.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁸ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In February 2019, the government published a revised NPPF, which indicates at paragraph 34 that "Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan". The revised PPG published in 2019 (with subsequent updates) indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Mayor's Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be "fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses".
- 3.9 The Local Housing Delivery Group published guidance in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan

⁸ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy”.

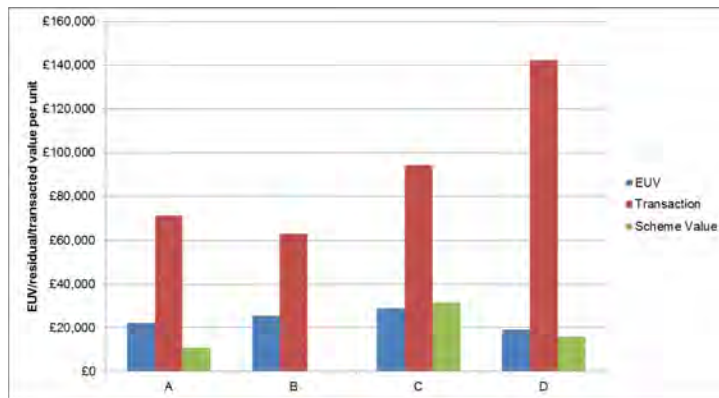
- 3.10 In light of the issues associated with the market value approach, the Local Housing Delivery Group guidance recommended that benchmark land value be “based on a premium over current use values” with the “*precise figure that should be used as an appropriate premium above current use value [being] determined locally*”. The guidance considers that this approach “*is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner*”. The 2019 NPPF no longer refers to “*competitive returns*” but the 2019 PPG refers to the need for a premium above EUV instead.
- 3.11 The examination on the Mayor of London’s first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:
- “The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (paragraph 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (paragraph 9).*
- 3.12 In his concluding remark, the Examiner points out that
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but a reduction in development land value is an inherent part of the CIL concept. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (paragraph 32).*
- 3.13 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.14 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on ‘Viability in Planning’ and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect existing policies already in place, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The 2019 PPG now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own ‘personal’ inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions.
- 3.15 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so

benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Croydon, where many sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4 of their Guidance Note on 'Financial Viability in Planning':

"For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as 'competitive returns' respectively). The return to the landowner will be in the form of a land value in excess of current use value".

- 3.16 The Guidance goes on to state that *"it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites"*.
- 3.17 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.14. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- 3.18 Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading.
- 3.19 There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
- 3.20 Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.21 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.21.1. This chart compares the residual value of four central London development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.21.1: Comparison of residual values to existing use value and price paid for site



- 3.22 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

- 4.1 We have appraised 65 development typologies on sites across the borough to represent the types of sites that the Council expects to come forward over the plan period. The development typologies are identified in Table 4.1.1 overleaf. Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design. The appraisals include sufficient gross internal floorspace to accommodate the mix identified in emerging Policy SP2.7.

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 increase over the medium term (i.e. the next five years) by 13.9%. 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 sets a strategic target of delivering 50% affordable housing with a tenure mix of 70% low-cost rented (further subdivided as 40% social rent and 30% London Affordable Rent) and 30% intermediate (London Living Rent or shared ownership).
- 4.5 Our appraisals assume that the 70% low-cost rented housing is split 40% social rent and 30% 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	-	-	-	-	-	-	-	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	-	-	-	-	-	-	-	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

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
19	11 flats (change of use)	0.03	11	91	1,003	-	-	-	-	-	-	-	1,003
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		-	-	-	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	-	-	-	-	-	-	-	38,291

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
36	Large Private Rental Scheme development (change of use)	0.86	350	91	31,909	-	-	-	-	-	-	-	31,909
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	-	-	-	-	-	-	-	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	-	-	6,166	-	-	-	-	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

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
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
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 - tower scheme (600 units)	0.17	600	30	18,090	-	-	-	-	-	-	-	18,090
58	Student housing - tower scheme (400 units)	0.11	400	30	12,000	-	-	-	-	-	-	-	12,000
59	Student housing - tower scheme (200 units)	0.06	200	30	6,000	-	-	-	-	-	-	-	6,000
60	Student housing - mid rise scheme (250 units)	0.1	250	25	6,250	-	-	-	-	-	-	-	6,250
61	Student housing - mid rise scheme (150 units)	0.08	150	25	3,750	-	-	-	-	-	-	-	3,750
62	Student housing - mid rise scheme (100 units)	0.07	100	25	2,500	-	-	-	-	-	-	-	2,500
63	Student housing - 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 Elsewhere: £325	6.0% 6.5%	12 12
Office	CMC: £350 Elsewhere: £234	6.0% 7.0%	12 12
Industrial and warehousing	Whole borough: £193	5.0%	12
Hotel	CMC: £440 Elsewhere: £300	5.5% 6.0%	12 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), 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/light industrial: £1,062 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 3) 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%

Standard	Flats	Houses
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.

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)	CMC	Nil	Nil
	Rest of Borough	£120	£199.65
Business (fmr B1 and B2, B8)	CMC	£120	£199.65
	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 We have adopted two approaches to testing the potential for alternative rates of CIL to be charged in the Borough. The first is to enter an alternative set of rates as inputs into the appraisals in place of the adopted rates, and the second is to remove CIL entirely (but leaving Mayoral CIL) and to identify the surplus residual land value over benchmark land values to identify the potential maximum CIL rates. In the case of the first approach, the alternative CIL rates that we have tested as inputs are as follows (for the avoidance of doubt, Mayoral CIL is included in the appraisals separately):

Table 4.24.1: Alternative CIL rates tested as inputs into the appraisal

Development type	Zone	Adopted (indexed) rate	Alternative rate 1	Alternative rate 2	Alternative rate 3
Residential	CMC	£0	£200	£225	£300
	RoB	£199.65	£200	£225	£250
Student housing	Borough wide	£0	£200	£225	£250
Offices	CMC	£199.65	£200	£225	£250
	RoB	£0	£25	£50	£75
Industrial and warehousing	CMC	£199.65	£200	£225	£250
	RoB	£0	£25	£50	£75
Retail	CMC	£199.65	£200	£225	£250
	RoB	£199.65	£200	£225	£250
All other uses ⁹	Whole borough	£199.65	£199.65	£199.65	£199.65

Biodiversity Net Gain

- 4.25 Emerging Policy SP 7.4 requires that schemes achieve 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.

⁹ The Council may wish to explicitly exclude publicly funded healthcare and educational facilities, in line with the Mayoral CIL.

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 pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.32 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.

Stakeholder consultation

- 4.37 As noted in Section 2, the CIL regulations require that charging authorities consult interested parties on their Draft Charging Schedule. It does not make any requirement upon authorities to consult on the evidence base prior to this formal consultation exercise. Nevertheless, the Council invited stakeholders to comment on potential inputs to this study. A questionnaire was circulated to the Council's database of active developers and an online forum was also set up. These channels resulted in only four responses, none of which provided any evidence that differs from normal published data sources.
- 4.38 In our experience, stakeholders very rarely respond to initial informal consultation exercises and will not do so until charging authorities publish their draft charging schedules. The low response rate is therefore unsurprising and does not mean that there will be the same limited amount of responses to any replacement charging schedule that the Council may eventually publish.

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 2 to 5. We have appraised 65 developments, reflecting different densities and types of development across the Borough.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with the strategic target in emerging Policy SP2 and alternative percentages:
- 50% affordable housing;
 - 45% affordable housing;
 - 40% affordable housing;
 - 35% affordable housing;
 - 30% affordable housing;
 - 25% affordable housing;
 - 20% affordable housing;
 - 15% affordable housing;
 - 10% affordable housing; and
 - 5% affordable housing
 - 100% private housing.
- 5.3 In all cases, the affordable housing is assumed to be provided as 70% low-cost rent (further sub-divided as 40% social rent and 30% London Affordable Rent) and 30% intermediate housing in line with emerging Local Plan policy SP2.
- 5.4 For small sites that fall below the 10 unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to a potential affordable housing requirement as well as CIL. This is provided for information only, as the emerging Local Plan does not require small schemes to make any contribution towards affordable housing.
- 5.5 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 have converted the surplus into a rate per square metre, which is equivalent to the maximum CIL that could, in theory, be charged for that particular development.
- 5.6 We have also tested the developments with CIL as an inputted amount (rather than an output) with the starting point being the adopted charging schedule rates after indexation. The purpose is to approach the potential CIL rates through the 'other end of the telescope', that is, to test the impact on the residual land value that each scheme generates with the existing CIL rates in place. This can assist the Council in forming a judgement as to the potential impact on changes to CIL rates on land values and, consequently, potential land supply for certain uses. The indexed and alternative rates are summarised in Table 5.6.1.

Table 5.6.1: Alternative CIL rates

Development type	Zone	Adopted (indexed) rate	Alternative rate 1	Alternative rate 2	Alternative rate 3
Residential (C3)	CMC	£0	£200	£225	£300
	RoB	£199.65	£200	£225	£250
Student housing	Whole Borough	£0	£200	£225	£250
Offices	CMC	£199.65	£200	£225	£250
	RoB	£0	£25	£50	£75
Industrial and warehousing	CMC	£199.65	£200	£225	£250
	RoB	£0	£25	£50	£75

Development type	Zone	Adopted (indexed) rate	Alternative rate 1	Alternative rate 2	Alternative rate 3
Retail	CMC	£199.65	£200	£225	£250
	RoB	£199.65	£200	£225	£250
All other uses	Whole borough	£199.65	£199.65	£199.65	£199.65

5.7 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.3.1.

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. The Residual Land Values are assessed in two ways. Firstly, the surplus residual above the benchmark land value is calculated and converted into a rate per square metre, which is a proxy for potential CIL rates. This results in a significant number of results, depending on other factors tested, most notably the level of affordable housing.
- 6.2 Development value is finite and – in densely developed Boroughs such as Croydon - is rarely enhanced through the adoption of new policy requirements or CIL charges. This is because existing use values are sometimes relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process.
- 6.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.
- 6.4 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 of CIL upon the viability of development across the whole area on the other. When considering this balance, the following factors are important:
 - Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
 - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 6.5 There is clearly a balance that has to be struck between the aims of local plan policies on the delivery of affordable housing (which sets a strategic target of 50%, subject to individual scheme viability) and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the borough will deliver 50%, as this is not always viable. The Council's latest Annual Monitoring Report for the financial year 2021/22 (published March 2023) indicates that 16% of completions were affordable units.
- 6.6 We have therefore focused on the results of testing where we have included between 20% and 30% affordable housing, reflecting the Council's ambition to improve the levels of affordable housing secured but also reflecting the need to secure adequate amounts of funding to support new development. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.
- 6.7 The appraisals generate a very wide spread of potential CIL rates, depending on the benchmark land

value, residential sales values and the mix of uses within each development typology. The results are summarised in tables 6.7.1 to 6.7.9 (and are also provided in machine readable format at Appendix 4). As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest. Furthermore, it is very clear that the capacity to absorb CIL contributions declines as the percentage of affordable housing increases.

- 6.8 The second approach to testing potential revised CIL rates is to consider viability from the other perspective; rather than the potential CIL rates being determined by the 'surplus' residual land value over the benchmark land value, the second approach inputs CIL as a cost to determine the scale of impact on the residual land value. This approach helps form a judgement on the impact of CIL on land values, which – if sufficiently modest – is unlikely to prevent a scheme from coming forward. These results are summarised in tables 6.8.1 to 6.8.9.
- 6.9 In both approaches, the Mayoral CIL is incorporated into the appraisals as a cost, so this is already taken into account in the residual outputs or residual land values. No further adjustment to the maximum rates is therefore required before considering potential amounts of Borough CIL.
- 6.10 The results of this analysis indicate that increases from the adopted CIL rates would not have a significant impact on the residual land values generated in most cases. This is illustrated in figures 6.10.1 to 6.10.9, which set the various residual land values from the four CIL scenarios alongside each other for each development. The charts show very modest movements in residual land values in most cases, indicating that increases to the Council's currently adopted CIL rates would not prevent development coming forward.
- 6.11 At any of the alternative CIL rates the burden on development would remain at an acceptably low level in most cases. The change in residual land value resulting from increases in CIL rates would generally be less than 10%. This indicates that developments could absorb the higher rates without any adverse significant impact upon land supply.

Table 6.7.1: Maximum CIL rates (before buffer) – sales value of £7,535 per square metre

CROYDON CIL		Sales value £7,535 psm		AH tenure		Rented 70%	SO 30%	Frst Hms 0%							
Residential															
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Single residential dwelling (greenfield)	92	£17,500	2,297	2,170	2,042	1,913	1,783	1,653	1,523	1,392	1,260	1,127	994	
2	Single residential dwelling (brownfield)	92	£348,000	-	-	-	-	-	-	-	-	-	-	-	
3	4 houses (greenfield)	367	£49,000	2,361	2,233	2,105	1,976	1,847	1,717	1,586	1,455	1,323	1,191	1,058	
4	5 houses (greenfield)	458	£23,905	2,442	2,315	2,186	2,058	1,928	1,798	1,668	1,536	1,405	1,272	1,139	
5	Block of 5 flats (brownfield)	458	£648,000	17	-	-	-	-	-	-	-	-	-	-	
6	Block of 5 flats (brownfield)	458	£301,200	774	667	560	452	344	235	125	15	-	-	-	
7	Block of 5 flats (greenfield)	458	£68,320	1,282	1,175	1,068	960	852	743	633	523	413	302	191	
8	11 houses (greenfield)	1,008	£56,000	2,399	2,273	2,147	2,021	1,893	1,765	1,637	1,508	1,378	1,248	1,117	
9	16 flats (brownfield)	1,467	£767,730	882	777	671	564	457	350	242	133	24	-	-	
10	11 flats (brownfield)	1,008	£235,500	1,172	1,067	961	854	747	640	532	423	314	205	95	
11	12 flats (greenfield)	1,100	£54,894	1,356	1,250	1,144	1,038	931	823	715	607	498	388	278	
12	Development of c.30 flats (brownfield)	2,475	£852,510	969	869	768	666	564	462	359	256	152	48	-	
13	Development of c.30 flats (brownfield)	2,933	£433,320	738	636	535	432	329	226	122	18	-	-	-	
14	Development of c.30 flats and houses (brownfield)	2,842	£753,600	1,296	1,190	1,084	977	870	762	654	545	436	326	216	
15	Development of c.100 flats and houses (greenfield)	9,166	£500,500	1,472	1,369	1,266	1,163	1,059	955	850	744	638	532	425	
16	Development of c.100 flats (brownfield)	9,166	£2,891,321	623	537	451	364	277	189	101	13	-	-	-	
17	Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	-	
18	Tall building residential and health (new build)	8,341	£2,214,550	36	-	-	-	-	-	-	-	-	-	-	
19	11 flats (change of use)	1,008	£235,500	764	656	548	439	329	219	109	-	-	-	-	
20	Residential and retail (Lidl scale)	5,353	£3,923,430	334	260	185	111	36	-	-	-	-	-	-	
21	Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	-	
24	9 flats (change of use)	788	£1,526,040	-	-	-	-	-	-	-	-	-	-	-	
25	Residential and retail (local scale - locally tall building)	5,003	£1,894,362	500	404	307	210	111	12	-	-	-	-	-	
26	Residential and retail (local scale - medium scale building)	2,764	£395,640	900	821	743	664	584	504	424	344	263	181	100	
27	Residential and primary school	29,859	£4,851,300	276	195	113	31	-	-	-	-	-	-	-	
28	Residential and secondary school (greenfield)	21,669	£1,134,000	43	-	-	-	-	-	-	-	-	-	-	
33	Residential conversion of large listed building	4,766	£1	823	736	648	559	470	381	291	201	110	20	-	
34	Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	-	
35	Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	-	
36	Large Private Rental Scheme development (change of use)	32,082	£3,668,400	85	9	-	-	-	-	-	-	-	-	-	
37	Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	-	
38	Tall tower with ground floor retail (change of use)	26,399	£3,668,400	102	23	-	-	-	-	-	-	-	-	-	
43	Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	-	
49	Small residential and community use	2,764	£395,640	284	208	131	54	-	-	-	-	-	-	-	
50	Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	-	
Care schemes															
64	C2 care scheme (70 units)	5,000	£962,622	1,821	1,681	1,541	1,401	1,262	1,122	982	843	703	563	424	
65	C2 care scheme (50 units)	3,571	£705,923	1,935	1,791	1,647	1,502	1,358	1,214	1,070	925	781	637	493	
Offices															
29	Office (large)	25,000	£1,101,500	214	214	214	214	214	214	214	214	214	214	214	
30	Office (medium)	10,173	£34,288,800	-	-	-	-	-	-	-	-	-	-	-	
31	Large mixed use office and residential (New build)	53,316	£13,008,000	694	671	647	624	601	577	553	530	506	482	458	
32	Large mixed use office and residential (Change of Use)	26,899	£3,668,400	125	48	-	-	-	-	-	-	-	-	-	
51	Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	-	
Retail (supermarket)															
22	Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	-	
23	Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	-	
Retail (comparison)															
46	Large retail shopping centre	201,066	£115,000,000	395	378	362	346	330	313	297	280	263	247	230	
47	Large mixed use leisure and retail	20,758	£2,477,460	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	
53	Conversion of long term vacant unit to shop	100	£114,924	404	404	404	404	404	404	404	404	404	404	404	
55	Retail and S3 uses and 56 residential units	11,398	£11,445,300	274	229	183	138	92	46	-	-	-	-	-	
Industrial															
39	Small scale light industrial park	1,888	£357,960	289	289	289	289	289	289	289	289	289	289	289	
40	Large warehouse	7,954	£7,837,440	-	-	-	-	-	-	-	-	-	-	-	
41	Mixed use light industrial and residential (low amounts of light indus	11,974	£1,988,562	767	696	625	553	481	409	337	264	190	117	43	
42	Mixed use light industrial and residential (moderate amounts of light	11,757	£1,988,562	598	552	506	460	413	366	319	272	224	176	128	
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	-	
Community uses															
44	Non-charitable community uses (new build)	8,742	£1,705,020	-	-	-	-	-	-	-	-	-	-	-	
45	Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	-	-	
Hotels															
52	Hotel and residential	9,601	£17,259,324	-	-	-	-	-	-	-	-	-	-	-	
54	Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	-	
Student housing															
57	Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	2,554	2,399	2,244	2,088	1,933	1,778	1,623	1,468	1,312	1,157	1,002	
58	Student housing/co-living - tower scheme (400 units)	12,000	£728,512	2,554	2,399	2,244	2,089	1,933	1,778	1,623	1,468	1,313	1,157	1,002	
59	Student housing/co-living - tower scheme (200 units)	6,000	£364,256	2,554	2,399	2,244	2,089	1,933	1,778	1,623	1,468	1,313	1,157	1,002	
60	Student housing/co-living - mid rise scheme (250 units)	6,250	£641,748	2,512	2,357	2,202	2,047	1,891	1,736	1,581	1,426	1,271	1,115	960	
61	Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398	2,478	2,323	2,167	2,012	1,857	1,702	1,547	1,391	1,236	1,081	926	
62	Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223	2,435	2,280	2,124	1,969	1,814	1,659	1,504	1,348	1,193	1,038	883	
63	Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	2,294	2,139	1,983	1,828	1,673	1,518	1,363	1,207	1,052	897	742	
Other															
48	Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	-	

Table 6.7.2: Maximum CIL rates (before buffer) – sales value of £7,219 per square metre

CROYDON CIL		Sales value £7,219 psm		AH tenure		Rented 70%	SO 30%	Frst Hms 0%						
Residential														
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Single residential dwelling (greenfield)	92	£17,500	2,089	1,971	1,853	1,734	1,615	1,495	1,375	1,254	1,132	1,010	888
2	Single residential dwelling (brownfield)	92	£348,000	-	-	-	-	-	-	-	-	-	-	-
3	4 houses (greenfield)	367	£49,000	2,152	2,035	1,916	1,798	1,678	1,559	1,438	1,317	1,196	1,074	951
4	5 houses (greenfield)	458	£23,905	2,234	2,116	1,998	1,879	1,760	1,640	1,520	1,399	1,277	1,155	1,033
5	Block of 5 flats (brownfield)	458	£648,000	-	-	-	-	-	-	-	-	-	-	-
6	Block of 5 flats (brownfield)	458	£301,200	597	499	400	300	200	100	-	-	-	-	-
7	Block of 5 flats (greenfield)	458	£68,320	1,105	1,007	908	808	709	608	508	406	305	203	100
8	11 houses (greenfield)	1,008	£56,000	2,194	2,078	1,962	1,845	1,728	1,610	1,491	1,372	1,253	1,133	1,012
9	16 flats (brownfield)	1,467	£767,730	706	609	512	414	315	216	117	17	-	-	-
10	11 flats (brownfield)	1,008	£235,500	996	899	801	703	605	506	407	307	206	106	5
11	12 flats (greenfield)	1,100	£54,894	1,180	1,083	985	887	789	690	590	490	390	289	188
12	Development of c.30 flats (brownfield)	2,475	£852,510	799	706	613	520	427	333	238	143	48	-	-
13	Development of c.30 flats (brownfield)	2,933	£433,320	568	474	380	286	192	97	1	-	-	-	-
14	Development of c.30 flats and houses (brownfield)	2,842	£753,600	1,117	1,020	922	824	726	627	527	427	327	226	124
15	Development of c.100 flats and houses (greenfield)	9,166	£500,500	1,297	1,203	1,108	1,013	918	822	726	629	532	434	336
16	Development of c.100 flats (brownfield)	9,166	£2,891,321	472	394	314	235	155	74	-	-	-	-	-
17	Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	-
18	Tall building residential and health (new build)	8,341	£2,214,550	-	-	-	-	-	-	-	-	-	-	-
19	11 flats (change of use)	1,008	£235,500	587	487	387	287	186	85	-	-	-	-	-
20	Residential and retail (Lidl scale)	5,353	£3,923,430	209	141	73	4	-	-	-	-	-	-	-
21	Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	-
24	9 flats (change of use)	788	£1,526,040	-	-	-	-	-	-	-	-	-	-	-
25	Residential and retail (local scale - locally tall building)	5,003	£1,894,362	338	249	159	69	-	-	-	-	-	-	-
26	Residential and retail (local scale - medium scale building)	2,764	£395,640	769	697	624	552	478	405	331	257	183	108	33
27	Residential and primary school	29,859	£4,851,300	133	59	-	-	-	-	-	-	-	-	-
28	Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	-	-	-	-	-	-	-
33	Residential conversion of large listed building	4,766	£1	673	593	512	430	349	267	184	102	19	-	-
34	Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	-
35	Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	-
36	Large Private Rental Scheme development (change of use)	32,082	£3,668,400	-	-	-	-	-	-	-	-	-	-	-
37	Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	-
38	Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	-
43	Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	-
49	Small residential and community use	2,764	£395,640	157	86	16	-	-	-	-	-	-	-	-
50	Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	-
Care schemes														
64	C2 care scheme (70 units)	5,000	£962,622	1,821	1,681	1,541	1,401	1,262	1,122	982	843	703	563	424
65	C2 care scheme (50 units)	3,571	£705,923	1,935	1,791	1,647	1,502	1,358	1,214	1,070	925	781	637	493
Offices														
29	Office (large)	25,000	£1,101,500	214	214	214	214	214	214	214	214	214	214	214
30	Office (medium)	10,173	£34,288,800	-	-	-	-	-	-	-	-	-	-	-
31	Large mixed use office and residential (New build)	53,316	£13,008,000	654	633	611	590	568	547	525	503	481	460	437
32	Large mixed use office and residential (Change of Use)	26,899	£3,668,400	-	-	-	-	-	-	-	-	-	-	-
51	Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	-
Retail (supermarket)														
22	Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	-
23	Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	-
Retail (comparison)														
46	Large retail shopping centre	201,066	£115,000,000	367	352	337	322	307	292	277	262	246	231	216
47	Large mixed use leisure and retail	20,758	£2,477,460	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248
53	Conversion of long term vacant unit to shop	100	£114,924	404	404	404	404	404	404	404	404	404	404	404
55	Retail and S3 uses and 56 residential units	11,398	£11,445,300	198	156	115	73	31	-	-	-	-	-	-
Industrial														
39	Small scale light industrial park	1,888	£357,960	289	289	289	289	289	289	289	289	289	289	289
40	Large warehouse	7,954	£7,837,440	-	-	-	-	-	-	-	-	-	-	-
41	Mixed use light industrial and residential (low amounts of light indus	11,974	£1,988,562	648	583	517	451	385	319	252	185	118	50	-
42	Mixed use light industrial and residential (moderate amounts of light	11,757	£1,988,562	521	479	437	394	351	308	264	221	177	133	89
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	-
Community uses														
44	Non-charitable community uses (new build)	8,742	£1,705,020	-	-	-	-	-	-	-	-	-	-	-
45	Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	-	-
Hotels														
52	Hotel and residential	9,601	£17,259,324	-	-	-	-	-	-	-	-	-	-	-
54	Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	-
Student housing														
57	Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	2,554	2,399	2,244	2,088	1,933	1,778	1,623	1,468	1,312	1,157	1,002
58	Student housing/co-living - tower scheme (400 units)	12,000	£728,512	2,554	2,399	2,244	2,089	1,933	1,778	1,623	1,468	1,313	1,157	1,002
59	Student housing/co-living - tower scheme (200 units)	6,000	£364,256	2,554	2,399	2,244	2,089	1,933	1,778	1,623	1,468	1,313	1,157	1,002
60	Student housing/co-living- mid rise scheme (250 units)	6,250	£641,748	2,512	2,357	2,202	2,047	1,891	1,736	1,581	1,426	1,271	1,115	960
61	Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398	2,478	2,323	2,167	2,012	1,857	1,702	1,547	1,391	1,236	1,081	926
62	Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223	2,435	2,280	2,124	1,969	1,814	1,659	1,504	1,348	1,193	1,038	883
63	Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	2,294	2,139	1,983	1,828	1,673	1,518	1,363	1,207	1,052	897	742
Other														
48	Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	-

Table 6.7.3: Maximum CIL rates (before buffer) – sales value of £6,902 per square metre

CROYDON CIL			Sales value £6,902 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%					
Residential																
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	Single residential dwelling (greenfield)	92	£17,500	1,946	1,835	1,724	1,612	1,500	1,387	1,274	1,160	1,045	930	815		
2	Single residential dwelling (brownfield)	92	£348,000	-	-	-	-	-	-	-	-	-	-	-		
3	4 houses (greenfield)	367	£49,000	2,009	1,899	1,787	1,675	1,563	1,450	1,337	1,223	1,109	994	878		
4	5 houses (greenfield)	458	£23,905	2,091	1,980	1,869	1,757	1,645	1,532	1,418	1,304	1,190	1,075	960		
5	Block of 5 flats (brownfield)	458	£648,000	-	-	-	-	-	-	-	-	-	-	-		
6	Block of 5 flats (brownfield)	458	£301,200	485	392	299	205	110	16	-	-	-	-	-		
7	Block of 5 flats (greenfield)	458	£68,320	994	900	807	713	619	524	428	333	237	140	43		
8	11 houses (greenfield)	1,008	£56,000	2,053	1,944	1,835	1,725	1,614	1,503	1,391	1,279	1,167	1,054	940		
9	16 flats (brownfield)	1,467	£767,730	596	504	412	319	226	132	38	-	-	-	-		
10	11 flats (brownfield)	1,008	£235,500	886	794	702	609	516	422	328	234	139	44	-		
11	12 flats (greenfield)	1,100	£54,894	1,069	978	885	793	700	606	512	418	323	227	132		
12	Development of c.30 flats (brownfield)	2,475	£852,510	694	606	519	431	342	253	164	74	-	-	-		
13	Development of c.30 flats (brownfield)	2,933	£433,320	463	374	286	197	107	17	-	-	-	-	-		
14	Development of c.30 flats and houses (brownfield)	2,842	£753,600	1,004	912	820	727	634	541	447	352	258	162	67		
15	Development of c.100 flats and houses (greenfield)	9,166	£500,500	1,187	1,098	1,008	919	829	738	647	556	464	372	280		
16	Development of c.100 flats (brownfield)	9,166	£2,891,321	386	311	236	161	85	9	-	-	-	-	-		
17	Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	-		
18	Tall building residential and health (new build)	8,341	£2,214,550	-	-	-	-	-	-	-	-	-	-	-		
19	11 flats (change of use)	1,008	£235,500	475	381	287	192	96	0	-	-	-	-	-		
20	Residential and retail (Lidl scale)	5,353	£3,923,430	132	68	3	-	-	-	-	-	-	-	-		
21	Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	-		
24	9 flats (change of use)	788	£1,526,040	-	-	-	-	-	-	-	-	-	-	-		
25	Residential and retail (local scale - locally tall building)	5,003	£1,894,362	198	113	28	-	-	-	-	-	-	-	-		
26	Residential and retail (local scale - medium scale building)	2,764	£395,640	370	302	234	165	95	26	-	-	-	-	-		
27	Residential and primary school	29,859	£4,851,300	64	-	-	-	-	-	-	-	-	-	-		
28	Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	-	-	-	-	-	-	-		
33	Residential conversion of large listed building	4,766	£1	588	512	435	358	280	203	124	46	-	-	-		
34	Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	-		
35	Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	-		
36	Large Private Rental Scheme development (change of use)	32,082	£3,668,400	-	-	-	-	-	-	-	-	-	-	-		
37	Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	-		
38	Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	-		
43	Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	-		
49	Small residential and community use	2,764	£395,640	117	50	-	-	-	-	-	-	-	-	-		
50	Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	-		
Care schemes																
64	C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	572		
65	C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	643		
Offices																
29	Office (large)	25,000	£1,101,500	-	-	-	-	-	-	-	-	-	-	-		
30	Office (medium)	10,173	£34,288,800	-	-	-	-	-	-	-	-	-	-	-		
31	Large mixed use office and residential (New build)	53,316	£13,008,000	-	-	-	-	-	-	-	-	-	-	-		
32	Large mixed use office and residential (Change of Use)	26,899	£3,668,400	-	-	-	-	-	-	-	-	-	-	-		
51	Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	-		
Retail (supermarket)																
22	Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	-		
23	Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	-		
Retail (comparison)																
46	Large retail shopping centre	201,066	£115,000,000	-	-	-	-	-	-	-	-	-	-	-		
47	Large mixed use leisure and retail	20,758	£2,477,460	-	-	-	-	-	-	-	-	-	-	-		
53	Conversion of long term vacant unit to shop	100	£114,924	-	-	-	-	-	-	-	-	-	-	-		
55	Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	-	-	-	-		
Industrial																
39	Small scale light industrial park	1,888	£357,960	442	442	442	442	442	442	442	442	442	442	442		
40	Large warehouse	7,954	£7,837,440	-	-	-	-	-	-	-	-	-	-	-		
41	Mixed use light industrial and residential (low amounts of light indus	11,974	£1,988,562	616	554	492	429	367	304	240	177	113	49	-		
42	Mixed use light industrial and residential (moderate amounts of light	11,757	£1,988,562	554	514	474	433	393	352	311	269	228	186	144		
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	-		
Community uses																
44	Non-charitable community uses (new build)	8,742	£1,705,020	-	-	-	-	-	-	-	-	-	-	-		
45	Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	-	-		
Hotels																
52	Hotel and residential	9,601	£17,259,324	-	-	-	-	-	-	-	-	-	-	-		
54	Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	-		
Student housing																
57	Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,460	1,305	1,150		
58	Student housing/co-living - tower scheme (400 units)	12,000	£728,512	2,702	2,547	2,392	2,237	2,081	1,926	1,771	1,616	1,461	1,305	1,150		
59	Student housing/co-living - tower scheme (200 units)	6,000	£364,256	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,461	1,305	1,150		
60	Student housing/co-living- mid rise scheme (250 units)	6,250	£641,748	2,660	2,505	2,350	2,195	2,039	1,884	1,729	1,574	1,419	1,263	1,108		
61	Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398	2,626	2,471	2,315	2,160	2,005	1,850	1,695	1,539	1,384	1,229	1,074		
62	Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223	2,583	2,428	2,272	2,117	1,962	1,807	1,652	1,496	1,341	1,186	1,031		
63	Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	2,442	2,287	2,131	1,976	1,821	1,666	1,511	1,355	1,200	1,045	890		
Other																
48	Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	-		

Table 6.7.4: Maximum CIL rates (before buffer) – sales value of £6,585 per square metre

CROYDON CIL			Sales value £6,585 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%							
Residential					Residual land values													
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1	Single residential dwelling (greenfield)	92	£17,500	1,737	1,636	1,535	1,433	1,331	1,228	1,125	1,021	917	813	708				
2	Single residential dwelling (brownfield)	92	£348,000	-	-	-	-	-	-	-	-	-	-	-				
3	4 houses (greenfield)	367	£49,000	1,800	1,699	1,598	1,497	1,394	1,292	1,189	1,085	981	876	771				
4	5 houses (greenfield)	458	£23,905	1,882	1,781	1,680	1,578	1,476	1,373	1,270	1,166	1,062	958	853				
5	Block of 5 flats (brownfield)	458	£648,000	-	-	-	-	-	-	-	-	-	-	-				
6	Block of 5 flats (brownfield)	458	£301,200	308	223	138	53	-	-	-	-	-	-	-				
7	Block of 5 flats (greenfield)	458	£68,320	816	731	646	561	475	389	302	215	128	40	-				
8	11 houses (greenfield)	1,008	£56,000	1,847	1,748	1,649	1,549	1,448	1,347	1,245	1,143	1,041	938	835				
9	16 flats (brownfield)	1,467	£767,730	419	336	252	168	83	-	-	-	-	-	-				
10	11 flats (brownfield)	1,008	£235,500	709	626	542	458	373	288	203	117	31	-	-				
11	12 flats (greenfield)	1,100	£54,894	893	810	726	642	557	472	387	301	215	128	41				
12	Development of c.30 flats (brownfield)	2,475	£852,510	523	444	364	284	204	123	42	-	-	-	-				
13	Development of c.30 flats (brownfield)	2,933	£433,320	292	212	131	50	-	-	-	-	-	-	-				
14	Development of c.30 flats and houses (brownfield)	2,842	£753,600	825	742	658	574	490	405	320	234	148	62	-				
15	Development of c.100 flats and houses (greenfield)	9,166	£500,500	1,011	931	850	769	687	605	523	440	357	274	190				
16	Development of c.100 flats (brownfield)	9,166	£2,891,321	234	167	99	31	-	-	-	-	-	-	-				
17	Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	-				
18	Tall building residential and health (new build)	8,341	£2,214,550	-	-	-	-	-	-	-	-	-	-	-				
19	11 flats (change of use)	1,008	£235,500	297	212	126	40	-	-	-	-	-	-	-				
20	Residential and retail (Lidl scale)	5,353	£3,923,430	7	-	-	-	-	-	-	-	-	-	-				
21	Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	-				
24	9 flats (change of use)	788	£1,526,040	-	-	-	-	-	-	-	-	-	-	-				
25	Residential and retail (local scale - locally tall building)	5,003	£1,894,362	33	-	-	-	-	-	-	-	-	-	-				
26	Residential and retail (local scale - medium scale building)	2,764	£395,640	239	177	115	52	-	-	-	-	-	-	-				
27	Residential and primary school	29,859	£4,851,300	-	-	-	-	-	-	-	-	-	-	-				
28	Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	-	-	-	-	-	-	-				
33	Residential conversion of large listed building	4,766	£1	437	368	299	229	159	88	17	-	-	-	-				
34	Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	-				
35	Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	-				
36	Large Private Rental Scheme development (change of use)	32,082	£3,668,400	-	-	-	-	-	-	-	-	-	-	-				
37	Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	-				
38	Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	-				
43	Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	-				
49	Small residential and community use	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	-				
50	Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	-				
Care schemes																		
64	C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	572				
65	C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	643				
Offices																		
29	Office (large)	25,000	£1,101,500	-	-	-	-	-	-	-	-	-	-	-				
30	Office (medium)	10,173	£34,288,800	-	-	-	-	-	-	-	-	-	-	-				
31	Large mixed use office and residential (New build)	53,316	£13,008,000	-	-	-	-	-	-	-	-	-	-	-				
32	Large mixed use office and residential (Change of Use)	26,899	£3,668,400	-	-	-	-	-	-	-	-	-	-	-				
51	Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	-				
Retail (supermarket)																		
22	Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	-				
23	Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	-				
Retail (comparison)																		
46	Large retail shopping centre	201,066	£115,000,000	-	-	-	-	-	-	-	-	-	-	-				
47	Large mixed use leisure and retail	20,758	£2,477,460	-	-	-	-	-	-	-	-	-	-	-				
53	Conversion of long term vacant unit to shop	100	£114,924	-	-	-	-	-	-	-	-	-	-	-				
55	Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	-	-	-	-				
Industrial																		
39	Small scale light industrial park	1,888	£357,960	442	442	442	442	442	442	442	442	442	442	442				
40	Large warehouse	7,954	£7,837,440	-	-	-	-	-	-	-	-	-	-	-				
41	Mixed use light industrial and residential (low amounts of light indus	11,974	£1,988,562	496	440	384	327	270	213	156	98	40	-	-				
42	Mixed use light industrial and residential (moderate amounts of light	11,757	£1,988,562	477	441	404	367	330	293	256	218	181	143	105				
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	-				
Community uses																		
44	Non-charitable community uses (new build)	8,742	£1,705,020	-	-	-	-	-	-	-	-	-	-	-				
45	Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	-	-				
Hotels																		
52	Hotel and residential	9,601	£17,259,324	-	-	-	-	-	-	-	-	-	-	-				
54	Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	-				
Student housing																		
57	Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,460	1,305	1,150				
58	Student housing/co-living - tower scheme (400 units)	12,000	£728,512	2,702	2,547	2,392	2,237	2,081	1,926	1,771	1,616	1,461	1,305	1,150				
59	Student housing/co-living - tower scheme (200 units)	6,000	£364,256	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,461	1,305	1,150				
60	Student housing/co-living- mid rise scheme (250 units)	6,250	£641,748	2,660	2,505	2,350	2,195	2,039	1,884	1,729	1,574	1,419	1,263	1,108				
61	Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398	2,626	2,471	2,315	2,160	2,005	1,850	1,695	1,539	1,384	1,229	1,074				
62	Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223	2,583	2,428	2,272	2,117	1,962	1,807	1,652	1,496	1,341	1,186	1,031				
63	Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	2,442	2,287	2,131	1,976	1,821	1,666	1,511	1,355	1,200	1,045	890				
Other																		
48	Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	-				

Table 6.7.5: Maximum CIL rates (before buffer) – sales value of £6,268 per square metre

CROYDON CIL				Sales value £6,268 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%			
Residential				Residual land values											
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Single residential dwelling (greenfield)	92	£17,500	1,528	1,437	1,346	1,254	1,162	1,070	977	883	790	695	601	
2	Single residential dwelling (brownfield)	92	£348,000	-	-	-	-	-	-	-	-	-	-	-	
3	4 houses (greenfield)	367	£49,000	1,591	1,500	1,409	1,318	1,225	1,133	1,040	947	853	759	664	
4	5 houses (greenfield)	458	£23,905	1,673	1,582	1,491	1,399	1,307	1,214	1,122	1,028	934	840	746	
5	Block of 5 flats (brownfield)	458	£648,000	-	-	-	-	-	-	-	-	-	-	-	
6	Block of 5 flats (brownfield)	458	£301,200	130	54	-	-	-	-	-	-	-	-	-	
7	Block of 5 flats (greenfield)	458	£68,320	638	562	485	409	332	254	176	98	19	-	-	
8	11 houses (greenfield)	1,008	£56,000	1,642	1,552	1,463	1,372	1,282	1,191	1,099	1,008	915	823	730	
9	16 flats (brownfield)	1,467	£767,730	243	168	93	17	-	-	-	-	-	-	-	
10	11 flats (brownfield)	1,008	£235,500	533	458	382	307	231	154	78	1	-	-	-	
11	12 flats (greenfield)	1,100	£54,894	716	641	566	490	414	338	261	184	107	29	-	
12	Development of c.30 flats (brownfield)	2,475	£852,510	352	281	210	138	66	-	-	-	-	-	-	
13	Development of c.30 flats (brownfield)	2,933	£433,320	121	49	-	-	-	-	-	-	-	-	-	
14	Development of c.30 flats and houses (brownfield)	2,842	£753,600	646	571	496	421	345	269	192	116	39	-	-	
15	Development of c.100 flats and houses (greenfield)	9,166	£500,500	836	764	691	619	546	472	399	325	250	175	100	
16	Development of c.100 flats (brownfield)	9,166	£2,891,321	83	22	-	-	-	-	-	-	-	-	-	
17	Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	-	
18	Tall building residential and health (new build)	8,341	£2,214,550	-	-	-	-	-	-	-	-	-	-	-	
19	11 flats (change of use)	1,008	£235,500	120	43	-	-	-	-	-	-	-	-	-	
20	Residential and retail (Lidl scale)	5,353	£3,923,430	-	-	-	-	-	-	-	-	-	-	-	
21	Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	-	
24	9 flats (change of use)	788	£1,526,040	-	-	-	-	-	-	-	-	-	-	-	
25	Residential and retail (local scale - locally tall building)	5,003	£1,894,362	-	-	-	-	-	-	-	-	-	-	-	
26	Residential and retail (local scale - medium scale building)	2,764	£395,640	108	52	-	-	-	-	-	-	-	-	-	
27	Residential and primary school	29,859	£4,851,300	-	-	-	-	-	-	-	-	-	-	-	
28	Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	-	-	-	-	-	-	-	
33	Residential conversion of large listed building	4,766	£1	287	225	162	100	37	-	-	-	-	-	-	
34	Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	-	
35	Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	-	
36	Large Private Rental Scheme development (change of use)	32,082	£3,668,400	-	-	-	-	-	-	-	-	-	-	-	
37	Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	-	
38	Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	-	
43	Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	-	
49	Small residential and community use	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	-	
50	Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	-	
Care schemes															
64	C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	572	
65	C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	643	
Offices															
29	Office (large)	25,000	£1,101,500	-	-	-	-	-	-	-	-	-	-	-	
30	Office (medium)	10,173	£34,288,800	-	-	-	-	-	-	-	-	-	-	-	
31	Large mixed use office and residential (New build)	53,316	£13,008,000	-	-	-	-	-	-	-	-	-	-	-	
32	Large mixed use office and residential (Change of Use)	26,899	£3,668,400	-	-	-	-	-	-	-	-	-	-	-	
51	Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	-	
Retail (supermarket)															
22	Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	-	
23	Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	-	
Retail (comparison)															
46	Large retail shopping centre	201,066	£115,000,000	-	-	-	-	-	-	-	-	-	-	-	
47	Large mixed use leisure and retail	20,758	£2,477,460	-	-	-	-	-	-	-	-	-	-	-	
53	Conversion of long term vacant unit to shop	100	£114,924	-	-	-	-	-	-	-	-	-	-	-	
55	Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	-	-	-	-	
Industrial															
39	Small scale light industrial park	1,888	£357,960	442	442	442	442	442	442	442	442	442	442	442	
40	Large warehouse	7,954	£7,837,440	-	-	-	-	-	-	-	-	-	-	-	
41	Mixed use light industrial and residential (low amounts of light indus	11,974	£1,988,562	377	326	276	225	174	122	71	19	-	-	-	
42	Mixed use light industrial and residential (moderate amounts of light	11,757	£1,988,562	400	367	334	301	268	235	201	168	134	100	66	
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	-	
Community uses															
44	Non-charitable community uses (new build)	8,742	£1,705,020	-	-	-	-	-	-	-	-	-	-	-	
45	Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	-	-	
Hotels															
52	Hotel and residential	9,601	£17,259,324	-	-	-	-	-	-	-	-	-	-	-	
54	Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	-	
Student housing															
57	Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,460	1,305	1,150	
58	Student housing/co-living - tower scheme (400 units)	12,000	£728,512	2,702	2,547	2,392	2,237	2,081	1,926	1,771	1,616	1,461	1,305	1,150	
59	Student housing/co-living - tower scheme (200 units)	6,000	£364,256	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,461	1,305	1,150	
60	Student housing/co-living- mid rise scheme (250 units)	6,250	£641,748	2,660	2,505	2,350	2,195	2,039	1,884	1,729	1,574	1,419	1,263	1,108	
61	Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398	2,626	2,471	2,315	2,160	2,005	1,850	1,695	1,539	1,384	1,229	1,074	
62	Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223	2,583	2,428	2,272	2,117	1,962	1,807	1,652	1,496	1,341	1,186	1,031	
63	Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	2,442	2,287	2,131	1,976	1,821	1,666	1,511	1,355	1,200	1,045	890	
Other															
48	Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	-	

Table 6.7.6: Maximum CIL rates (before buffer) – sales value of £5,951 per square metre

CROYDON CIL		Sales value £5,951 psm		AH tenure		Rented 70%	SO 30%	Frst Hms 0%							
Residential															
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Single residential dwelling (greenfield)	92	£17,500	1,319	1,238	1,157	1,075	993	911	828	745	662	578	494	
2	Single residential dwelling (brownfield)	92	£348,000	-	-	-	-	-	-	-	-	-	-	-	
3	4 houses (greenfield)	367	£49,000	1,382	1,301	1,220	1,139	1,057	974	892	809	725	641	557	
4	5 houses (greenfield)	458	£23,905	1,463	1,383	1,302	1,220	1,138	1,056	973	890	807	723	639	
5	Block of 5 flats (brownfield)	458	£648,000	-	-	-	-	-	-	-	-	-	-	-	
6	Block of 5 flats (brownfield)	458	£301,200	-	-	-	-	-	-	-	-	-	-	-	
7	Block of 5 flats (greenfield)	458	£68,320	460	393	325	257	188	119	50	-	-	-	-	
8	11 houses (greenfield)	1,008	£56,000	1,436	1,356	1,276	1,196	1,115	1,034	953	871	789	707	624	
9	16 flats (brownfield)	1,467	£767,730	66	-	-	-	-	-	-	-	-	-	-	
10	11 flats (brownfield)	1,008	£235,500	356	290	223	156	88	21	-	-	-	-	-	
11	12 flats (greenfield)	1,100	£54,894	540	473	406	339	272	204	136	68	-	-	-	
12	Development of c.30 flats (brownfield)	2,475	£852,510	181	118	55	-	-	-	-	-	-	-	-	
13	Development of c.30 flats (brownfield)	2,933	£433,320	-	-	-	-	-	-	-	-	-	-	-	
14	Development of c.30 flats and houses (brownfield)	2,842	£753,600	467	400	334	267	200	133	65	-	-	-	-	
15	Development of c.100 flats and houses (greenfield)	9,166	£500,500	661	597	533	469	404	339	274	209	143	77	10	
16	Development of c.100 flats (brownfield)	9,166	£2,891,321	-	-	-	-	-	-	-	-	-	-	-	
17	Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	-	
18	Tall building residential and health (new build)	8,341	£2,214,550	-	-	-	-	-	-	-	-	-	-	-	
19	11 flats (change of use)	1,008	£235,500	-	-	-	-	-	-	-	-	-	-	-	
20	Residential and retail (Lidl scale)	5,353	£3,923,430	-	-	-	-	-	-	-	-	-	-	-	
21	Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	-	
24	9 flats (change of use)	788	£1,526,040	-	-	-	-	-	-	-	-	-	-	-	
25	Residential and retail (local scale - locally tall building)	5,003	£1,894,362	-	-	-	-	-	-	-	-	-	-	-	
26	Residential and retail (local scale - medium scale building)	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	-	
27	Residential and primary school	29,859	£4,851,300	-	-	-	-	-	-	-	-	-	-	-	
28	Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	-	-	-	-	-	-	-	
32	Residential conversion of large listed building	4,766	£1	136	81	26	-	-	-	-	-	-	-	-	
34	Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	-	
35	Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	-	
36	Large Private Rental Scheme development (change of use)	32,082	£3,668,400	-	-	-	-	-	-	-	-	-	-	-	
37	Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	-	
38	Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	-	
43	Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	-	
49	Small residential and community use	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	-	
50	Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	-	
Care schemes															
64	C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	572	
65	C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	643	
Offices															
29	Office (large)	25,000	£1,101,500	-	-	-	-	-	-	-	-	-	-	-	
30	Office (medium)	10,173	£34,288,800	-	-	-	-	-	-	-	-	-	-	-	
31	Large mixed use office and residential (New build)	53,316	£13,008,000	-	-	-	-	-	-	-	-	-	-	-	
32	Large mixed use office and residential (Change of Use)	26,899	£3,668,400	-	-	-	-	-	-	-	-	-	-	-	
51	Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	-	
Retail (supermarket)															
22	Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	-	
23	Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	-	
Retail (comparison)															
46	Large retail shopping centre	201,066	£115,000,000	-	-	-	-	-	-	-	-	-	-	-	
47	Large mixed use leisure and retail	20,758	£2,477,460	-	-	-	-	-	-	-	-	-	-	-	
53	Conversion of long term vacant unit to shop	100	£114,924	-	-	-	-	-	-	-	-	-	-	-	
55	Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	-	-	-	-	
Industrial															
39	Small scale light industrial park	1,888	£357,960	442	442	442	442	442	442	442	442	442	442	442	
40	Large warehouse	7,954	£7,837,440	-	-	-	-	-	-	-	-	-	-	-	
41	Mixed use light industrial and residential (low amounts of light indus	11,974	£1,988,562	257	212	168	123	77	32	-	-	-	-	-	
42	Mixed use light industrial and residential (moderate amounts of light	11,757	£1,988,562	323	294	265	235	206	176	147	117	87	57	26	
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	-	
Community uses															
44	Non-charitable community uses (new build)	8,742	£1,705,020	-	-	-	-	-	-	-	-	-	-	-	
45	Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	-	-	
Hotels															
52	Hotel and residential	9,601	£17,259,324	-	-	-	-	-	-	-	-	-	-	-	
54	Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	-	
Student housing															
57	Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,460	1,305	1,150	
58	Student housing/co-living - tower scheme (400 units)	12,000	£728,512	2,702	2,547	2,392	2,237	2,081	1,926	1,771	1,616	1,461	1,305	1,150	
59	Student housing/co-living - tower scheme (200 units)	6,000	£364,256	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,461	1,305	1,150	
60	Student housing/co-living- mid rise scheme (250 units)	6,250	£641,748	2,660	2,505	2,350	2,195	2,039	1,884	1,729	1,574	1,419	1,263	1,108	
61	Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398	2,626	2,471	2,315	2,160	2,005	1,850	1,695	1,539	1,384	1,229	1,074	
62	Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223	2,583	2,428	2,272	2,117	1,962	1,807	1,652	1,496	1,341	1,186	1,031	
63	Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	2,442	2,287	2,131	1,976	1,821	1,666	1,511	1,355	1,200	1,045	890	
Other															
48	Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	-	

Table 6.7.7: Maximum CIL rates (before buffer) – sales value of £5,634 per square metre

CROYDON CIL		Sales value £5,634 psm		AH tenure		Rented 70%	SO 30%	Frst Hms 0%						
Residential														
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Single residential dwelling (greenfield)	92	£17,500	1,109	1,039	968	896	824	752	680	607	534	461	387
2	Single residential dwelling (brownfield)	92	£348,000	-	-	-	-	-	-	-	-	-	-	-
3	4 houses (greenfield)	367	£49,000	1,173	1,102	1,031	960	888	816	743	671	597	524	450
4	5 houses (greenfield)	458	£23,905	1,254	1,184	1,112	1,041	969	897	825	752	679	606	532
5	Block of 5 flats (brownfield)	458	£648,000	-	-	-	-	-	-	-	-	-	-	-
6	Block of 5 flats (brownfield)	458	£301,200	-	-	-	-	-	-	-	-	-	-	-
7	Block of 5 flats (greenfield)	458	£68,320	282	223	164	104	45	-	-	-	-	-	-
8	11 houses (greenfield)	1,008	£56,000	1,228	1,158	1,088	1,018	948	877	806	734	662	590	518
9	16 flats (brownfield)	1,467	£767,730	-	-	-	-	-	-	-	-	-	-	-
10	11 flats (brownfield)	1,008	£235,500	180	122	63	5	-	-	-	-	-	-	-
11	12 flats (greenfield)	1,100	£54,894	363	305	247	188	129	70	11	-	-	-	-
12	Development of c.30 flats (brownfield)	2,475	£852,510	10	-	-	-	-	-	-	-	-	-	-
13	Development of c.30 flats (brownfield)	2,933	£433,320	-	-	-	-	-	-	-	-	-	-	-
14	Development of c.30 flats and houses (brownfield)	2,842	£753,600	287	230	172	114	56	-	-	-	-	-	-
15	Development of c.100 flats and houses (greenfield)	9,166	£500,500	485	430	374	319	263	206	150	93	35	-	-
16	Development of c.100 flats (brownfield)	9,166	£2,891,321	-	-	-	-	-	-	-	-	-	-	-
17	Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	-
18	Tall building residential and health (new build)	8,341	£2,214,550	-	-	-	-	-	-	-	-	-	-	-
19	11 flats (change of use)	1,008	£235,500	-	-	-	-	-	-	-	-	-	-	-
20	Residential and retail (Lidl scale)	5,353	£3,923,430	-	-	-	-	-	-	-	-	-	-	-
21	Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	-
24	9 flats (change of use)	788	£1,526,040	-	-	-	-	-	-	-	-	-	-	-
25	Residential and retail (local scale - locally tall building)	5,003	£1,894,362	-	-	-	-	-	-	-	-	-	-	-
26	Residential and retail (local scale - medium scale building)	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	-
27	Residential and primary school	29,859	£4,851,300	-	-	-	-	-	-	-	-	-	-	-
28	Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	-	-	-	-	-	-	-
33	Residential conversion of large listed building	4,766	£1	-	-	-	-	-	-	-	-	-	-	-
34	Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	-
35	Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	-
36	Large Private Rental Scheme development (change of use)	32,082	£3,668,400	-	-	-	-	-	-	-	-	-	-	-
37	Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	-
38	Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	-
43	Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	-
49	Small residential and community use	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	-
50	Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	-
Care schemes														
64	C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	572
65	C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	643
Offices														
29	Office (large)	25,000	£1,101,500	-	-	-	-	-	-	-	-	-	-	-
30	Office (medium)	10,173	£34,288,800	-	-	-	-	-	-	-	-	-	-	-
31	Large mixed use office and residential (New build)	53,316	£13,008,000	-	-	-	-	-	-	-	-	-	-	-
32	Large mixed use office and residential (Change of Use)	26,899	£3,668,400	-	-	-	-	-	-	-	-	-	-	-
51	Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	-
Retail (supermarket)														
22	Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	-
23	Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	-
Retail (comparison)														
46	Large retail shopping centre	201,066	£115,000,000	-	-	-	-	-	-	-	-	-	-	-
47	Large mixed use leisure and retail	20,758	£2,477,460	-	-	-	-	-	-	-	-	-	-	-
53	Conversion of long term vacant unit to shop	100	£114,924	-	-	-	-	-	-	-	-	-	-	-
55	Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	-	-	-	-
Industrial														
39	Small scale light industrial park	1,888	£357,960	442	442	442	442	442	442	442	442	442	442	442
40	Large warehouse	7,954	£7,837,440	-	-	-	-	-	-	-	-	-	-	-
41	Mixed use light industrial and residential (low amounts of light indus	11,974	£1,988,562	138	99	60	20	-	-	-	-	-	-	-
42	Mixed use light industrial and residential (moderate amounts of light	11,757	£1,988,562	246	221	195	170	144	118	92	66	40	13	-
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	-
Community uses														
44	Non-charitable community uses (new build)	8,742	£1,705,020	-	-	-	-	-	-	-	-	-	-	-
45	Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	-	-
Hotels														
52	Hotel and residential	9,601	£17,259,324	-	-	-	-	-	-	-	-	-	-	-
54	Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	-
Student housing														
57	Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,460	1,305	1,150
58	Student housing/co-living - tower scheme (400 units)	12,000	£728,512	2,702	2,547	2,392	2,237	2,081	1,926	1,771	1,616	1,461	1,305	1,150
59	Student housing/co-living - tower scheme (200 units)	6,000	£364,256	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,461	1,305	1,150
60	Student housing/co-living- mid rise scheme (250 units)	6,250	£641,748	2,660	2,505	2,350	2,195	2,039	1,884	1,729	1,574	1,419	1,263	1,108
61	Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398	2,626	2,471	2,315	2,160	2,005	1,850	1,695	1,539	1,384	1,229	1,074
62	Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223	2,583	2,428	2,272	2,117	1,962	1,807	1,652	1,496	1,341	1,186	1,031
63	Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	2,442	2,287	2,131	1,976	1,821	1,666	1,511	1,355	1,200	1,045	890
Other														
48	Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	-

Table 6.7.8: Maximum CIL rates (before buffer) – sales value of £5,317 per square metre

CROYDON CIL		Sales value £5,317 psm		AH tenure	Rented 70%	SO 30%	Frst Hms 0%							
Residential											Residual land values			
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Single residential dwelling (greenfield)	92	£17,500	900	840	779	717	656	594	532	469	406	343	280
2	Single residential dwelling (brownfield)	92	£348,000	-	-	-	-	-	-	-	-	-	-	-
3	4 houses (greenfield)	367	£49,000	964	903	842	781	719	657	595	532	470	407	343
4	5 houses (greenfield)	458	£23,905	1,045	984	923	862	800	739	676	614	551	488	425
5	Block of 5 flats (brownfield)	458	£648,000	-	-	-	-	-	-	-	-	-	-	-
6	Block of 5 flats (brownfield)	458	£301,200	-	-	-	-	-	-	-	-	-	-	-
7	Block of 5 flats (greenfield)	458	£68,320	105	54	3	-	-	-	-	-	-	-	-
8	11 houses (greenfield)	1,008	£56,000	1,020	961	901	840	780	719	658	597	535	474	411
9	16 flats (brownfield)	1,467	£767,730	-	-	-	-	-	-	-	-	-	-	-
10	11 flats (brownfield)	1,008	£235,500	3	-	-	-	-	-	-	-	-	-	-
11	12 flats (greenfield)	1,100	£54,894	187	137	87	37	-	-	-	-	-	-	-
12	Development of c.30 flats (brownfield)	2,475	£852,510	-	-	-	-	-	-	-	-	-	-	-
13	Development of c.30 flats (brownfield)	2,933	£433,320	-	-	-	-	-	-	-	-	-	-	-
14	Development of c.30 flats and houses (brownfield)	2,842	£753,600	108	59	10	-	-	-	-	-	-	-	-
15	Development of c.100 flats and houses (greenfield)	9,166	£500,500	310	263	216	169	121	73	24	-	-	-	-
16	Development of c.100 flats (brownfield)	9,166	£2,891,321	-	-	-	-	-	-	-	-	-	-	-
17	Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	-
18	Tall building residential and health (new build)	8,341	£2,214,550	-	-	-	-	-	-	-	-	-	-	-
19	11 flats (change of use)	1,008	£235,500	-	-	-	-	-	-	-	-	-	-	-
20	Residential and retail (Lidl scale)	5,353	£3,923,430	-	-	-	-	-	-	-	-	-	-	-
21	Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	-
24	9 flats (change of use)	788	£1,526,040	-	-	-	-	-	-	-	-	-	-	-
25	Residential and retail (local scale - locally tall building)	5,003	£1,894,362	-	-	-	-	-	-	-	-	-	-	-
26	Residential and retail (local scale - medium scale building)	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	-
27	Residential and primary school	29,859	£4,851,300	-	-	-	-	-	-	-	-	-	-	-
28	Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	-	-	-	-	-	-	-
33	Residential conversion of large listed building	4,766	£1	-	-	-	-	-	-	-	-	-	-	-
34	Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	-
35	Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	-
36	Large Private Rental Scheme development (change of use)	32,082	£3,668,400	-	-	-	-	-	-	-	-	-	-	-
37	Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	-
38	Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	-
43	Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	-
49	Small residential and community use	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	-
50	Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	-
Care schemes														
64	C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	572
65	C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	643
Offices														
29	Office (large)	25,000	£1,101,500	-	-	-	-	-	-	-	-	-	-	-
30	Office (medium)	10,173	£34,288,800	-	-	-	-	-	-	-	-	-	-	-
31	Large mixed use office and residential (New build)	53,316	£13,008,000	-	-	-	-	-	-	-	-	-	-	-
32	Large mixed use office and residential (Change of Use)	26,899	£3,668,400	-	-	-	-	-	-	-	-	-	-	-
51	Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	-
Retail (supermarket)														
22	Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	-
23	Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	-
Retail (comparison)														
46	Large retail shopping centre	201,066	£115,000,000	-	-	-	-	-	-	-	-	-	-	-
47	Large mixed use leisure and retail	20,758	£2,477,460	-	-	-	-	-	-	-	-	-	-	-
53	Conversion of long term vacant unit to shop	100	£114,924	-	-	-	-	-	-	-	-	-	-	-
55	Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	-	-	-	-
Industrial														
39	Small scale light industrial park	1,888	£357,960	442	442	442	442	442	442	442	442	442	442	442
40	Large warehouse	7,954	£7,837,440	-	-	-	-	-	-	-	-	-	-	-
41	Mixed use light industrial and residential (low amounts of light indus	11,974	£1,988,562	18	-	-	-	-	-	-	-	-	-	-
42	Mixed use light industrial and residential (moderate amounts of light	11,757	£1,988,562	169	147	125	104	82	59	37	15	-	-	-
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	-
Community uses														
44	Non-charitable community uses (new build)	8,742	£1,705,020	-	-	-	-	-	-	-	-	-	-	-
45	Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	-	-
Hotels														
52	Hotel and residential	9,601	£17,259,324	-	-	-	-	-	-	-	-	-	-	-
54	Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	-
Student housing														
57	Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,460	1,305	1,150
58	Student housing/co-living - tower scheme (400 units)	12,000	£728,512	2,702	2,547	2,392	2,237	2,081	1,926	1,771	1,616	1,461	1,305	1,150
59	Student housing/co-living - tower scheme (200 units)	6,000	£364,256	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,461	1,305	1,150
60	Student housing/co-living- mid rise scheme (250 units)	6,250	£641,748	2,660	2,505	2,350	2,195	2,039	1,884	1,729	1,574	1,419	1,263	1,108
61	Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398	2,626	2,471	2,315	2,160	2,005	1,850	1,695	1,539	1,384	1,229	1,074
62	Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223	2,583	2,428	2,272	2,117	1,962	1,807	1,652	1,496	1,341	1,186	1,031
63	Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	2,442	2,287	2,131	1,976	1,821	1,666	1,511	1,355	1,200	1,045	890
Other														
48	Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	-

Table 6.7.9: Maximum CIL rates (before buffer) – sales value of £5,000 per square metre

CROYDON CIL			Sales value £5,000 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%							
Residential					Residual land values													
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1	Single residential dwelling (greenfield)	92	£17,500	691	640	589	538	487	435	383	331	279	226	173				
2	Single residential dwelling (brownfield)	92	£348,000	-	-	-	-	-	-	-	-	-	-	-				
3	4 houses (greenfield)	367	£49,000	754	704	653	602	550	498	447	394	342	289	236				
4	5 houses (greenfield)	458	£23,905	836	785	734	683	632	580	528	476	423	371	318				
5	Block of 5 flats (brownfield)	458	£648,000	-	-	-	-	-	-	-	-	-	-	-				
6	Block of 5 flats (brownfield)	458	£301,200	-	-	-	-	-	-	-	-	-	-	-				
7	Block of 5 flats (greenfield)	458	£68,320	-	-	-	-	-	-	-	-	-	-	-				
8	11 houses (greenfield)	1,008	£56,000	812	763	713	663	612	562	511	460	409	357	305				
9	16 flats (brownfield)	1,467	£767,730	-	-	-	-	-	-	-	-	-	-	-				
10	11 flats (brownfield)	1,008	£235,500	-	-	-	-	-	-	-	-	-	-	-				
11	12 flats (greenfield)	1,100	£54,894	10	-	-	-	-	-	-	-	-	-	-				
12	Development of c.30 flats (brownfield)	2,475	£852,510	-	-	-	-	-	-	-	-	-	-	-				
13	Development of c.30 flats (brownfield)	2,933	£433,320	-	-	-	-	-	-	-	-	-	-	-				
14	Development of c.30 flats and houses (brownfield)	2,842	£753,600	-	-	-	-	-	-	-	-	-	-	-				
15	Development of c.100 flats and houses (greenfield)	9,166	£500,500	134	95	56	17	-	-	-	-	-	-	-				
16	Development of c.100 flats (brownfield)	9,166	£2,891,321	-	-	-	-	-	-	-	-	-	-	-				
17	Residential and health (change of use of long term vacant building)	12,152	£2,214,550	-	-	-	-	-	-	-	-	-	-	-				
18	Tall building residential and health (new build)	8,341	£2,214,550	-	-	-	-	-	-	-	-	-	-	-				
19	11 flats (change of use)	1,008	£235,500	-	-	-	-	-	-	-	-	-	-	-				
20	Residential and retail (Lidl scale)	5,353	£3,923,430	-	-	-	-	-	-	-	-	-	-	-				
21	Residential and retail (Tesco scale)	5,200	£13,282,200	-	-	-	-	-	-	-	-	-	-	-				
24	9 flats (change of use)	788	£1,526,040	-	-	-	-	-	-	-	-	-	-	-				
25	Residential and retail (local scale - locally tall building)	5,003	£1,894,362	-	-	-	-	-	-	-	-	-	-	-				
26	Residential and retail (local scale - medium scale building)	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	-				
27	Residential and primary school	29,859	£4,851,300	-	-	-	-	-	-	-	-	-	-	-				
28	Residential and secondary school (greenfield)	21,669	£1,134,000	-	-	-	-	-	-	-	-	-	-	-				
33	Residential conversion of large listed building	4,766	£1	-	-	-	-	-	-	-	-	-	-	-				
34	Residential conversion of medium listed building	733	£1,187,400	-	-	-	-	-	-	-	-	-	-	-				
35	Large Private Rental Scheme development (new build)	38,498	£13,008,000	-	-	-	-	-	-	-	-	-	-	-				
36	Large Private Rental Scheme development (change of use)	32,082	£3,668,400	-	-	-	-	-	-	-	-	-	-	-				
37	Tall tower with ground floor retail (new build)	38,287	£15,150,000	-	-	-	-	-	-	-	-	-	-	-				
38	Tall tower with ground floor retail (change of use)	26,399	£3,668,400	-	-	-	-	-	-	-	-	-	-	-				
43	Mixed use large residential and community use (brownfield)	15,016	£1,620,000	-	-	-	-	-	-	-	-	-	-	-				
49	Small residential and community use	2,764	£395,640	-	-	-	-	-	-	-	-	-	-	-				
50	Medium residential and community use	4,586	£1,663,572	-	-	-	-	-	-	-	-	-	-	-				
Care schemes																		
64	C2 care scheme (70 units)	5,000	£962,622	1,968	1,829	1,689	1,549	1,410	1,270	1,130	991	851	711	572				
65	C2 care scheme (50 units)	3,571	£705,923	2,086	1,941	1,797	1,653	1,509	1,364	1,220	1,076	931	787	643				
Offices																		
29	Office (large)	25,000	£1,101,500	-	-	-	-	-	-	-	-	-	-	-				
30	Office (medium)	10,173	£34,288,800	-	-	-	-	-	-	-	-	-	-	-				
31	Large mixed use office and residential (New build)	53,316	£13,008,000	-	-	-	-	-	-	-	-	-	-	-				
32	Large mixed use office and residential (Change of Use)	26,899	£3,668,400	-	-	-	-	-	-	-	-	-	-	-				
51	Conversion of long term vacant unit to small office	85	£141,300	-	-	-	-	-	-	-	-	-	-	-				
Retail (supermarket)																		
22	Supermarket (Lidl)	1,323	£1,168,080	-	-	-	-	-	-	-	-	-	-	-				
23	Superstore (Tesco)	5,422	£13,282,200	-	-	-	-	-	-	-	-	-	-	-				
Retail (comparison)																		
46	Large retail shopping centre	201,066	£115,000,000	-	-	-	-	-	-	-	-	-	-	-				
47	Large mixed use leisure and retail	20,758	£2,477,460	-	-	-	-	-	-	-	-	-	-	-				
53	Conversion of long term vacant unit to shop	100	£114,924	-	-	-	-	-	-	-	-	-	-	-				
55	Retail and S3 uses and 56 residential units	11,398	£11,445,300	-	-	-	-	-	-	-	-	-	-	-				
Industrial																		
39	Small scale light industrial park	1,888	£357,960	442	442	442	442	442	442	442	442	442	442	442				
40	Large warehouse	7,954	£7,837,440	-	-	-	-	-	-	-	-	-	-	-				
41	Mixed use light industrial and residential (low amounts of light indus	11,974	£1,988,562	-	-	-	-	-	-	-	-	-	-	-				
42	Mixed use light industrial and residential (moderate amounts of light	11,757	£1,988,562	92	74	56	38	19	1	-	-	-	-	-				
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	8,200	£11,445,300	-	-	-	-	-	-	-	-	-	-	-				
Community uses																		
44	Non-charitable community uses (new build)	8,742	£1,705,020	-	-	-	-	-	-	-	-	-	-	-				
45	Non-charitable community uses (change of use)	570	£687,660	-	-	-	-	-	-	-	-	-	-	-				
Hotels																		
52	Hotel and residential	9,601	£17,259,324	-	-	-	-	-	-	-	-	-	-	-				
54	Hotel development (from long term vacant building)	4,437	£4,725,072	-	-	-	-	-	-	-	-	-	-	-				
Student housing																		
57	Student housing/co-living - tower scheme (600 units)	18,090	£1,103,806	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,460	1,305	1,150				
58	Student housing/co-living - tower scheme (400 units)	12,000	£728,512	2,702	2,547	2,392	2,237	2,081	1,926	1,771	1,616	1,461	1,305	1,150				
59	Student housing/co-living - tower scheme (200 units)	6,000	£364,256	2,702	2,547	2,392	2,236	2,081	1,926	1,771	1,616	1,461	1,305	1,150				
60	Student housing/co-living- mid rise scheme (250 units)	6,250	£641,748	2,660	2,505	2,350	2,195	2,039	1,884	1,729	1,574	1,419	1,263	1,108				
61	Student housing/co-living - mid rise scheme (150 units)	3,750	£513,398	2,626	2,471	2,315	2,160	2,005	1,850	1,695	1,539	1,384	1,229	1,074				
62	Student housing/co-living - mid rise scheme (100 units)	2,500	£449,223	2,583	2,428	2,272	2,117	1,962	1,807	1,652	1,496	1,341	1,186	1,031				
63	Student housing/co-living - low rise scheme (200 units)	4,000	£1,283,495	2,442	2,287	2,131	1,976	1,821	1,666	1,511	1,355	1,200	1,045	890				
Other																		
48	Gypsy and Traveller site	10,000	£1,396,500	-	-	-	-	-	-	-	-	-	-	-				

Table 6.8.1: Alternative CIL rates – Sales values £7,535 per square metre – change in residual land value (appraisals assume 50% affordable housing)

		Sales value:	£7,535 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%			
		Residual land values					Percentage change			
		Adopted CIL	Alternative 1	Alternative 2	Alternative 3	Alternative 1	Alternative 2	Alternative 3		
Description	No of units									
1 Single residential dwelling (greenfield)	1	109,417	101,134	100,099	96,992	-7.6%	-8.5%	-11.4%		
2 Single residential dwelling (brownfield)	1	109,981	101,698	100,663	97,556	-7.5%	-8.5%	-11.3%		
3 4 houses (greenfield)	4	439,922	406,791	402,649	390,225	-7.5%	-8.5%	-11.3%		
4 5 houses (greenfield)	5	549,902	508,488	503,312	487,781	-7.5%	-8.5%	-11.3%		
5 Block of 5 flats (brownfield)	5	168,311	126,896	121,719	106,189	-24.6%	-27.7%	-36.9%		
6 Block of 5 flats (brownfield)	5	168,311	126,896	121,719	106,189	-24.6%	-27.7%	-36.9%		
7 Block of 5 flats (greenfield)	5	168,311	126,896	121,719	106,189	-24.6%	-27.7%	-36.9%		
8 11 houses (greenfield)	11	1,190,441	1,100,786	1,089,580	1,055,959	-7.5%	-8.5%	-11.3%		
9 16 flats (brownfield)	16	522,414	390,017	373,467	323,819	-25.3%	-28.5%	-38.0%		
10 11 flats (brownfield)	11	359,159	268,136	256,760	222,626	-25.3%	-28.5%	-38.0%		
11 12 flats (greenfield)	12	391,810	292,513	280,100	242,864	-25.3%	-28.5%	-38.0%		
12 Development of c.30 flats (brownfield)	27	788,780	565,798	537,925	454,306	-28.3%	-31.8%	-42.4%		
13 Development of c.30 flats (brownfield)	32	353,771	622,079	655,618	756,234	75.8%	85.3%	113.8%		
14 Development of c.30 flats and houses (brownfield)	31	1,441,182	1,185,165	1,153,163	1,057,156	-17.8%	-20.0%	-26.6%		
15 Development of c.100 flats and houses (greenfield)	100	4,640,731	3,828,867	3,727,383	3,422,934	-17.5%	-19.7%	-26.2%		
16 Development of c.100 flats (brownfield)	100	921,584	98,940	3,950	317,148	-89.3%	-100.4%	-134.4%		
17 Residential and health (change of use of long term vacant building)	91	10,225,791	10,987,167	11,178,442	11,559,724	7.4%	9.3%	13.0%		
18 Tall building residential and health (new build)	91	4,140,171	4,900,199	4,995,203	5,280,213	18.4%	20.7%	27.5%		
19 11 flats (change of use)	11	78,288	170,790	182,352	217,040	118.2%	132.9%	177.2%		
20 Residential and retail (Lidl scale)	42	1,777,002	1,429,262	1,347,432	1,178,803	-19.6%	-24.2%	-33.7%		
21 Residential and retail (Tesco scale)	17	1,617,836	1,615,957	1,481,739	1,347,523	-0.1%	-8.4%	-16.7%		
22 Supermarket (Lidl)	-	365,275	364,804	331,229	297,654	-0.1%	-9.3%	-18.5%		
23 Superstore (Tesco)	-	1,413,204	1,411,277	1,273,677	1,136,075	-0.1%	-9.9%	-19.6%		
24 9 flats (change of use)	9	122,711	51,690	42,811	16,179	-57.9%	-65.1%	-86.8%		
25 Residential and retail (local scale - locally tall building)	53	408,114	852,120	911,399	1,081,666	108.8%	123.3%	165.0%		
26 Residential and retail (local scale - medium scale building)	23	735,651	545,283	504,869	416,921	-25.9%	-31.4%	-43.3%		
27 Residential and primary school	293	10,978,983	13,422,393	13,803,373	14,794,941	22.3%	25.7%	34.8%		
28 Residential and secondary school (greenfield)	150	11,405,374	12,663,465	13,023,836	13,698,018	11.0%	14.2%	20.1%		
29 Office (large)	-	6,445,969	6,437,086	5,802,630	5,168,174	-0.1%	-10.0%	-19.8%		
30 Office (medium)	-	2,621,596	2,617,981	2,359,808	2,101,635	-0.1%	-10.0%	-19.8%		
31 Large mixed use office and residential (New build)	178	38,220,270	36,808,614	35,749,177	34,339,921	-3.7%	-6.5%	-10.2%		
32 Large mixed use office and residential (Change of Use)	288	13,310,840	15,711,689	16,024,447	16,937,373	18.0%	20.4%	27.2%		
33 Residential conversion of large listed building	52	137,100	573,101	627,601	791,102	318.0%	357.8%	477.0%		
34 Residential conversion of medium listed building	8	838,928	706,402	689,837	640,139	-15.8%	-17.8%	-23.7%		
35 Large Private Rental Scheme development (new build)	420	21,074,450	24,568,599	25,005,368	26,315,674	16.6%	18.7%	24.9%		
36 Large Private Rental Scheme development (change of use)	350	17,562,252	20,474,043	20,838,016	21,929,938	16.6%	18.7%	24.9%		
37 Tall tower with ground floor retail (new build)	395	19,224,690	22,511,591	22,974,986	24,259,921	17.1%	19.5%	26.2%		
38 Tall tower with ground floor retail (change of use)	288	14,001,704	16,402,376	16,702,461	17,602,712	17.1%	19.3%	25.7%		
39 Small scale light industrial park	-	902,880	902,204	853,944	805,684	-0.1%	-5.4%	-10.8%		
40 Large warehouse	-	3,881,708	3,878,862	3,675,546	3,472,230	-0.1%	-5.3%	-10.5%		
41 Mixed use light industrial and residential (low amounts of light industry)	97	2,817,991	2,027,861	1,851,820	1,478,518	-28.0%	-34.3%	-47.5%		
42 Mixed use light industrial and residential (moderate amounts of light industry)	61	3,692,744	3,193,885	2,976,828	2,635,600	-13.5%	-19.4%	-28.6%		
43 Mixed use large residential and community use (brownfield)	118	10,431,501	11,402,743	11,628,935	12,097,570	9.3%	11.5%	16.0%		
44 Non-charitable community uses (new build)	-	17,362,005	17,365,176	17,591,644	17,818,112	0.0%	1.3%	2.6%		
45 Non-charitable community uses (change of use)	-	1,133,625	1,133,832	1,148,599	1,163,365	0.0%	1.3%	2.6%		
46 Large retail shopping centre	500	163,334,408	159,600,591	155,660,608	150,799,350	-2.3%	-4.7%	-7.7%		
47 Large mixed use leisure and retail	-	28,387,920	28,380,629	27,859,798	27,338,966	0.0%	-1.9%	-3.7%		
48 Gypsy and Traveller site	-	19,961,549	19,965,300	20,233,287	20,501,274	0.0%	1.4%	2.7%		
49 Small residential and community use	23	917,470	1,111,124	1,152,585	1,242,398	21.1%	25.6%	35.4%		
50 Medium residential and community use	43	2,389,769	2,751,252	2,813,385	2,965,829	15.1%	17.7%	24.1%		
51 Conversion of long term vacant unit to small office	-	23,269	23,238	21,035	18,832	-0.1%	-9.6%	-19.1%		
52 Hotel and residential	46	285,874	98,195	288,244	574,904	-134.3%	-200.8%	-301.1%		
53 Conversion of long term vacant unit to shop	-	155,334	155,297	152,702	150,107	0.0%	-1.7%	-3.4%		
54 Hotel development (from long term vacant building)	-	1,194,999	1,193,387	1,078,241	963,094	-0.1%	-9.8%	-19.4%		
55 Retail and S3 uses and 56 residential units	56	9,468,401	9,010,665	8,796,419	8,468,291	-4.8%	-7.1%	-10.6%		
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	4,078,276	4,075,342	3,865,738	3,656,134	-0.1%	-5.2%	-10.4%		
57 Student housing/co-living - tower scheme (600 units)	-	19,230,003	19,223,743	18,776,675	18,329,608	0.0%	-2.4%	-4.7%		
58 Student housing/co-living - tower scheme (400 units)	-	12,755,808	12,751,656	12,455,093	12,158,530	0.0%	-2.4%	-4.7%		
59 Student housing/co-living - tower scheme (200 units)	-	6,377,290	6,375,214	6,226,932	6,078,651	0.0%	-2.4%	-4.7%		
60 Student housing/co-living - mid rise scheme (250 units)	-	6,643,061	6,640,899	6,486,439	6,331,980	0.0%	-2.4%	-4.7%		
61 Student housing/co-living - mid rise scheme (150 units)	-	3,985,346	3,984,048	3,891,373	3,798,697	0.0%	-2.4%	-4.7%		
62 Student housing/co-living - mid rise scheme (100 units)	-	2,656,488	2,655,623	2,593,839	2,532,056	0.0%	-2.4%	-4.7%		
63 Student housing/co-living - low rise scheme (200 units)	-	4,251,118	4,249,734	4,150,879	4,052,026	0.0%	-2.4%	-4.7%		
64 C2 care scheme (70 units)	-	3,081,323	3,079,594	2,956,026	2,832,458	-0.1%	-4.1%	-8.1%		
65 C2 care scheme (50 units)	-	2,464,982	2,463,725	2,373,964	2,284,204	-0.1%	-3.7%	-7.3%		

Table 6.8.2: Alternative CIL rates – Sales values £7,219 per square metre – change in residual land value (appraisals assume 50% affordable housing)

		Sales value:	£7,219 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%			
		Residual land values					Percentage change			
		Adopted CIL					Alternative 1			Alternative 2
		Alternative 1					Alternative 2			Alternative 3
		Alternative 2					Alternative 3			
		Alternative 3								
Description	No of units	Adopted CIL	Alternative 1	Alternative 2	Alternative 3	Alternative 1	Alternative 2	Alternative 3		
1 Single residential dwelling (greenfield)	1	100,133	91,850	90,815	87,709	-8.3%	-9.3%	-12.4%		
2 Single residential dwelling (brownfield)	1	100,697	92,414	91,379	88,273	-8.2%	-9.3%	-12.3%		
3 4 houses (greenfield)	4	402,788	369,656	365,515	353,091	-8.2%	-9.3%	-12.3%		
4 5 houses (greenfield)	5	503,485	462,071	456,893	441,364	-8.2%	-9.3%	-12.3%		
5 Block of 5 flats (brownfield)	5	128,856	87,441	82,264	66,734	-32.1%	-36.2%	-48.2%		
6 Block of 5 flats (brownfield)	5	128,856	87,441	82,264	66,734	-32.1%	-36.2%	-48.2%		
7 Block of 5 flats (greenfield)	5	128,856	87,441	82,264	66,734	-32.1%	-36.2%	-48.2%		
8 11 houses (greenfield)	11	1,089,954	1,000,300	989,093	955,472	-8.2%	-9.3%	-12.3%		
9 16 flats (brownfield)	16	397,020	264,624	248,074	198,426	-33.3%	-37.5%	-50.0%		
10 11 flats (brownfield)	11	272,951	181,928	170,551	136,418	-33.3%	-37.5%	-50.0%		
11 12 flats (greenfield)	12	297,765	198,468	186,055	148,819	-33.3%	-37.5%	-50.0%		
12 Development of c.30 flats (brownfield)	27	583,891	360,909	333,036	249,417	-38.2%	-43.0%	-57.3%		
13 Development of c.30 flats (brownfield)	32	600,308	868,616	902,155	1,002,771	44.7%	50.3%	67.0%		
14 Development of c.30 flats and houses (brownfield)	31	1,194,601	938,584	906,582	810,575	-21.4%	-24.1%	-32.1%		
15 Development of c.100 flats and houses (greenfield)	100	3,862,569	3,050,704	2,949,222	2,644,773	-21.0%	-23.6%	-31.5%		
16 Development of c.100 flats (brownfield)	100	239,438	592,104	696,504	1,009,703	-347.3%	-390.9%	-521.7%		
17 Residential and health (change of use of long term vacant building)	91	10,856,015	11,617,391	11,808,666	12,189,948	7.0%	8.8%	12.3%		
18 Tall building residential and health (new build)	91	4,731,006	5,491,035	5,586,038	5,871,048	16.1%	18.1%	24.1%		
19 11 flats (change of use)	11	166,414	258,916	270,479	305,167	55.6%	62.5%	83.4%		
20 Residential and retail (Lidl scale)	42	1,453,106	1,105,367	1,023,538	854,908	-23.9%	-29.6%	-41.2%		
21 Residential and retail (Tesco scale)	17	1,617,836	1,615,957	1,481,739	1,347,523	-0.1%	-8.4%	-16.7%		
22 Supermarket (Lidl)	-	365,275	364,804	331,229	297,654	-0.1%	-9.3%	-18.5%		
23 Superstore (Tesco)	-	1,413,204	1,411,277	1,273,677	1,136,075	-0.1%	-9.9%	-19.6%		
24 9 flats (change of use)	9	60,929	10,247	19,260	46,300	-116.8%	-131.6%	-176.0%		
25 Residential and retail (local scale - locally tall building)	53	813,653	1,257,658	1,316,936	1,487,204	54.6%	61.9%	82.8%		
26 Residential and retail (local scale - medium scale building)	23	559,915	369,547	329,133	241,184	-34.0%	-41.2%	-56.9%		
27 Residential and primary school	293	13,105,734	15,549,143	15,930,124	16,921,692	18.6%	21.6%	29.1%		
28 Residential and secondary school (greenfield)	150	12,545,295	13,803,386	14,163,758	14,837,940	10.0%	12.9%	18.3%		
29 Office (large)	-	6,445,969	6,437,086	5,802,630	5,168,174	-0.1%	-10.0%	-19.8%		
30 Office (medium)	-	2,621,596	2,617,981	2,359,808	2,101,635	-0.1%	-10.0%	-19.8%		
31 Large mixed use office and residential (New build)	178	37,186,961	35,775,306	34,715,869	33,306,614	-3.8%	-6.6%	-10.4%		
32 Large mixed use office and residential (Change of Use)	288	15,155,361	17,556,210	17,868,968	18,781,895	15.8%	17.9%	23.9%		
33 Residential conversion of large listed building	52	490,589	926,591	981,091	1,144,591	88.9%	100.0%	133.3%		
34 Residential conversion of medium listed building	8	723,811	591,285	574,720	525,023	-18.3%	-20.6%	-27.5%		
35 Large Private Rental Scheme development (new build)	420	23,727,964	27,222,113	27,658,881	28,969,187	14.7%	16.6%	22.1%		
36 Large Private Rental Scheme development (change of use)	350	19,773,512	22,685,303	23,049,277	24,141,199	14.7%	16.6%	22.1%		
37 Tall tower with ground floor retail (new build)	395	21,720,256	25,007,157	25,470,552	26,755,487	15.1%	17.3%	23.2%		
38 Tall tower with ground floor retail (change of use)	288	15,846,227	18,246,898	18,546,982	19,447,234	15.1%	17.0%	22.7%		
39 Small scale light industrial park	-	902,880	902,204	853,944	805,684	-0.1%	-5.4%	-10.8%		
40 Large warehouse	-	3,881,708	3,878,862	3,675,546	3,472,230	-0.1%	-5.3%	-10.5%		
41 Mixed use light industrial and residential (low amounts of light industry)	97	2,125,208	1,335,077	1,159,037	785,735	-37.2%	-45.5%	-63.0%		
42 Mixed use light industrial and residential (moderate amounts of light industry)	61	3,254,078	2,755,218	2,538,162	2,196,934	-15.3%	-22.0%	-32.5%		
43 Mixed use large residential and community use (brownfield)	118	11,235,648	12,206,890	12,433,081	12,901,715	8.6%	10.7%	14.8%		
44 Non-charitable community uses (new build)	-	17,362,005	17,365,176	17,591,644	17,818,112	0.0%	1.3%	2.6%		
45 Non-charitable community uses (change of use)	-	1,133,625	1,133,832	1,148,599	1,163,365	0.0%	1.3%	2.6%		
46 Large retail shopping centre	500	160,613,101	156,879,284	152,939,302	148,078,043	-2.3%	-4.8%	-7.8%		
47 Large mixed use leisure and retail	-	28,387,920	28,380,629	27,859,798	27,338,966	0.0%	-1.9%	-3.7%		
48 Gypsy and Traveller site	-	19,961,549	19,965,300	20,233,287	20,501,274	0.0%	1.4%	2.7%		
49 Small residential and community use	23	1,090,894	1,284,549	1,326,010	1,415,823	17.8%	21.6%	29.8%		
50 Medium residential and community use	43	2,711,782	3,073,263	3,135,396	3,287,841	13.3%	15.6%	21.2%		
51 Conversion of long term vacant unit to small office	-	23,269	23,238	21,035	18,832	-0.1%	-9.6%	-19.1%		
52 Hotel and residential	46	54,241	442,674	632,722	919,383	716.1%	1066.5%	1595.0%		
53 Conversion of long term vacant unit to shop	-	155,334	155,297	152,702	150,107	0.0%	-1.7%	-3.4%		
54 Hotel development (from long term vacant building)	-	1,194,999	1,193,387	1,078,241	963,094	-0.1%	-9.8%	-19.4%		
55 Retail and S3 uses and 56 residential units	56	9,047,363	8,589,628	8,375,382	8,047,252	-5.1%	-7.4%	-11.1%		
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	4,078,276	4,075,342	3,865,738	3,656,134	-0.1%	-5.2%	-10.4%		
57 Student housing/co-living - tower scheme (600 units)	-	19,230,003	19,223,743	18,776,675	18,329,608	0.0%	-2.4%	-4.7%		
58 Student housing/co-living - tower scheme (400 units)	-	12,755,808	12,751,656	12,455,093	12,158,530	0.0%	-2.4%	-4.7%		
59 Student housing/co-living - tower scheme (200 units)	-	6,377,290	6,375,214	6,226,932	6,078,651	0.0%	-2.4%	-4.7%		
60 Student housing/co-living - mid rise scheme (250 units)	-	6,643,061	6,640,899	6,486,439	6,331,980	0.0%	-2.4%	-4.7%		
61 Student housing/co-living - mid rise scheme (150 units)	-	3,985,346	3,984,048	3,891,373	3,798,697	0.0%	-2.4%	-4.7%		
62 Student housing/co-living - mid rise scheme (100 units)	-	2,656,488	2,655,623	2,593,839	2,532,056	0.0%	-2.4%	-4.7%		
63 Student housing/co-living - low rise scheme (200 units)	-	4,251,118	4,249,734	4,150,879	4,052,026	0.0%	-2.4%	-4.7%		
64 C2 care scheme (70 units)	-	3,081,323	3,079,594	2,956,026	2,832,458	-0.1%	-4.1%	-8.1%		
65 C2 care scheme (50 units)	-	2,464,982	2,463,725	2,373,964	2,284,204	-0.1%	-3.7%	-7.3%		

Table 6.8.3: Alternative CIL rates – Sales values £6,902 per square metre – change in residual land value (appraisals assume 50% affordable housing)

		Sales value:		£6,902 psm	AH tenure		Rented 70%	SO 30%	Frst Hms 0%			
		Residual land values				Percentage change						
		Adopted CIL	Alternative 1	Alternative 2	Alternative 3	Alternative 1	Alternative 2	Alternative 3				
Description	No of units											
1 Single residential dwelling (greenfield)	1	82,552	82,538	81,502	80,467	0.0%	-1.3%	-2.5%				
2 Single residential dwelling (brownfield)	1	83,116	83,101	82,065	81,030	0.0%	-1.3%	-2.5%				
3 4 houses (greenfield)	4	332,462	332,404	328,263	324,122	0.0%	-1.3%	-2.5%				
4 5 houses (greenfield)	5	415,578	415,505	410,329	405,152	0.0%	-1.3%	-2.5%				
5 Block of 5 flats (brownfield)	5	47,934	47,861	42,684	37,507	-0.2%	-11.0%	-21.8%				
6 Block of 5 flats (brownfield)	5	47,934	47,861	42,684	37,507	-0.2%	-11.0%	-21.8%				
7 Block of 5 flats (greenfield)	5	47,934	47,861	42,684	37,507	-0.2%	-11.0%	-21.8%				
8 11 houses (greenfield)	11	899,652	899,496	888,288	877,082	0.0%	-1.3%	-2.5%				
9 16 flats (brownfield)	16	139,065	138,834	122,284	105,734	-0.2%	-12.1%	-24.0%				
10 11 flats (brownfield)	11	95,607	95,448	84,070	72,692	-0.2%	-12.1%	-24.0%				
11 12 flats (greenfield)	12	104,298	104,125	91,713	79,300	-0.2%	-12.1%	-24.0%				
12 Development of c.30 flats (brownfield)	27	155,761	155,372	127,499	99,626	-0.3%	-18.1%	-36.0%				
13 Development of c.30 flats (brownfield)	32	1,115,463	1,115,932	1,149,471	1,183,010	0.0%	3.0%	6.1%				
14 Development of c.30 flats and houses (brownfield)	31	691,671	691,223	659,220	627,218	-0.1%	-4.7%	-9.3%				
15 Development of c.100 flats and houses (greenfield)	100	2,271,501	2,270,081	2,168,597	2,067,114	-0.1%	-4.5%	-9.0%				
16 Development of c.100 flats (brownfield)	100	1,285,388	1,286,850	1,391,250	1,495,648	0.1%	8.2%	16.4%				
17 Residential and health (change of use of long term vacant building)	91	11,478,109	11,575,710	11,766,986	11,958,260	0.9%	2.5%	4.2%				
18 Tall building residential and health (new build)	91	6,082,409	6,083,739	6,178,742	6,273,746	0.0%	1.6%	3.1%				
19 11 flats (change of use)	11	347,159	347,321	358,883	370,446	0.0%	3.4%	6.7%				
20 Residential and retail (Lidl scale)	42	781,593	780,447	698,618	616,788	-0.1%	-10.6%	-21.1%				
21 Residential and retail (Tesco scale)	17	1,617,836	1,615,957	1,481,739	1,347,523	-0.1%	-8.4%	-16.7%				
22 Supermarket (Lidl)	-	365,275	364,804	331,229	297,654	-0.1%	-9.3%	-18.5%				
23 Superstore (Tesco)	-	2,507,174	2,570,661	2,710,361	2,850,062	2.5%	8.1%	13.7%				
24 9 flats (change of use)	9	73,044	73,170	82,184	91,196	0.2%	12.5%	24.9%				
25 Residential and retail (local scale - locally tall building)	53	1,866,449	1,867,280	1,926,558	1,985,837	0.0%	3.2%	6.4%				
26 Residential and retail (local scale - medium scale building)	23	695,087	695,661	736,692	777,724	0.1%	6.0%	11.9%				
27 Residential and primary school	293	17,072,856	17,152,817	17,533,797	17,914,777	0.5%	2.7%	4.9%				
28 Residential and secondary school (greenfield)	150	13,316,992	13,522,655	13,883,025	14,243,397	1.5%	4.3%	7.0%				
29 Office (large)	-	34,144,586	34,788,724	35,432,861	36,076,999	1.9%	3.8%	5.7%				
30 Office (medium)	-	13,895,535	14,157,647	14,419,760	14,681,871	1.9%	3.8%	5.7%				
31 Large mixed use office and residential (New build)	178	12,029,962	12,045,721	13,171,314	14,296,906	0.1%	9.5%	18.8%				
32 Large mixed use office and residential (Change of Use)	288	20,057,195	20,061,573	20,374,332	20,687,090	0.0%	1.6%	3.1%				
33 Residential conversion of large listed building	52	1,280,436	1,281,199	1,335,700	1,390,199	0.1%	4.3%	8.6%				
34 Residential conversion of medium listed building	8	476,037	475,805	459,239	442,673	0.0%	-3.5%	-7.0%				
35 Large Private Rental Scheme development (new build)	420	29,877,909	29,884,024	30,320,792	30,757,560	0.0%	1.5%	2.9%				
36 Large Private Rental Scheme development (change of use)	350	24,898,467	24,903,562	25,267,536	25,631,510	0.0%	1.5%	2.9%				
37 Tall tower with ground floor retail (new build)	395	29,595,669	29,627,102	30,090,497	30,553,891	0.1%	1.7%	3.2%				
38 Tall tower with ground floor retail (change of use)	288	20,093,056	20,097,258	20,397,341	20,697,425	0.0%	1.5%	3.0%				
39 Small scale light industrial park	-	1,288,284	1,240,024	1,191,764	1,143,504	-3.7%	-7.5%	-11.2%				
40 Large warehouse	-	5,505,386	5,302,072	5,098,756	4,895,440	-3.7%	-7.4%	-11.1%				
41 Mixed use light industrial and residential (low amounts of light industry)	97	1,260,756	1,181,966	1,005,926	829,886	-6.2%	-20.2%	-34.2%				
42 Mixed use light industrial and residential (moderate amounts of light industry)	61	3,555,792	3,399,953	3,182,896	2,965,840	-4.4%	-10.5%	-16.6%				
43 Mixed use large residential and community use (brownfield)	118	12,776,477	12,873,286	13,099,478	13,325,669	0.8%	2.5%	4.3%				
44 Non-charitable community uses (new build)	-	15,553,429	15,779,898	16,006,367	16,232,834	1.5%	2.9%	4.4%				
45 Non-charitable community uses (change of use)	-	1,015,702	1,030,469	1,045,234	1,060,001	1.5%	2.9%	4.4%				
46 Large retail shopping centre	500	31,402,339	31,464,603	35,912,005	40,359,406	0.2%	14.4%	28.5%				
47 Large mixed use leisure and retail	-	1,472,382	1,465,090	944,259	423,427	-0.5%	-35.9%	-71.2%				
48 Gypsy and Traveller site	-	17,821,409	18,089,395	18,357,381	18,625,368	1.5%	3.0%	4.5%				
49 Small residential and community use	23	1,319,912	1,337,535	1,378,995	1,420,456	1.3%	4.5%	7.6%				
50 Medium residential and community use	43	3,259,841	3,277,452	3,339,584	3,401,718	0.5%	2.4%	4.4%				
51 Conversion of long term vacant unit to small office	-	119,260	121,497	123,734	125,971	1.9%	3.8%	5.6%				
52 Hotel and residential	46	9,466,151	9,468,811	9,658,859	9,848,907	0.0%	2.0%	4.0%				
53 Conversion of long term vacant unit to shop	-	17,034	16,998	14,402	11,808	-0.2%	-15.4%	-30.7%				
54 Hotel development (from long term vacant building)	-	5,946,156	5,947,793	6,064,696	6,181,600	0.0%	2.0%	4.0%				
55 Retail and S3 uses and 56 residential units	56	448,885	481,604	702,437	923,271	7.3%	56.5%	105.7%				
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	5,752,173	5,542,569	5,332,965	5,123,361	-3.6%	-7.3%	-10.9%				
57 Student housing/co-living - tower scheme (600 units)	-	19,230,003	19,223,743	18,776,675	18,329,608	0.0%	-2.4%	-4.7%				
58 Student housing/co-living - tower scheme (400 units)	-	12,755,808	12,751,656	12,455,093	12,158,530	0.0%	-2.4%	-4.7%				
59 Student housing/co-living - tower scheme (200 units)	-	6,377,290	6,375,214	6,226,932	6,078,651	0.0%	-2.4%	-4.7%				
60 Student housing/co-living- mid rise scheme (250 units)	-	6,643,061	6,640,899	6,486,439	6,331,980	0.0%	-2.4%	-4.7%				
61 Student housing/co-living - mid rise scheme (150 units)	-	3,985,346	3,984,048	3,891,373	3,798,697	0.0%	-2.4%	-4.7%				
62 Student housing/co-living - mid rise scheme (100 units)	-	2,656,488	2,655,623	2,593,839	2,532,056	0.0%	-2.4%	-4.7%				
63 Student housing/co-living - low rise scheme (200 units)	-	4,251,118	4,249,734	4,150,879	4,052,026	0.0%	-2.4%	-4.7%				
64 C2 care scheme (70 units)	-	3,081,323	3,079,594	2,956,026	2,832,458	-0.1%	-4.1%	-8.1%				
65 C2 care scheme (50 units)	-	2,464,982	2,463,725	2,373,964	2,284,204	-0.1%	-3.7%	-7.3%				

Table 6.8.4: Alternative CIL rates – Sales values £6,585 per square metre – change in residual land value (appraisals assume 50% affordable housing)

		Sales value:	£6,585 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%			
		Residual land values					Percentage change			
		Adopted CIL	Alternative 1	Alternative 2	Alternative 3	Alternative 1	Alternative 2	Alternative 3		
Description	No of units									
1 Single residential dwelling (greenfield)	1	73,239	73,224	72,189	71,154	0.0%	-1.4%	-2.8%		
2 Single residential dwelling (brownfield)	1	73,802	73,788	72,753	71,717	0.0%	-1.4%	-2.8%		
3 4 houses (greenfield)	4	295,211	295,152	291,011	286,870	0.0%	-1.4%	-2.8%		
4 5 houses (greenfield)	5	369,013	368,941	363,764	358,587	0.0%	-1.4%	-2.8%		
5 Block of 5 flats (brownfield)	5	8,354	8,281	3,104	2,104	-0.9%	-62.8%	-125.2%		
6 Block of 5 flats (brownfield)	5	8,354	8,281	3,104	2,104	-0.9%	-62.8%	-125.2%		
7 Block of 5 flats (greenfield)	5	8,354	8,281	3,104	2,104	-0.9%	-62.8%	-125.2%		
8 11 houses (greenfield)	11	798,848	798,691	787,484	776,278	0.0%	-1.4%	-2.8%		
9 16 flats (brownfield)	16	13,274	13,042	3,560	20,362	-1.7%	-126.8%	-253.4%		
10 11 flats (brownfield)	11	9,126	8,967	2,447	14,000	-1.7%	-126.8%	-253.4%		
11 12 flats (greenfield)	12	9,956	9,782	2,670	15,272	-1.8%	-126.8%	-253.4%		
12 Development of c.30 flats (brownfield)	27	50,535	50,931	79,229	107,528	0.8%	56.8%	112.8%		
13 Development of c.30 flats (brownfield)	32	1,362,780	1,363,249	1,396,787	1,430,326	0.0%	2.5%	5.0%		
14 Development of c.30 flats and houses (brownfield)	31	444,310	443,862	411,859	379,857	-0.1%	-7.3%	-14.5%		
15 Development of c.100 flats and houses (greenfield)	100	1,490,877	1,489,456	1,387,974	1,286,490	-0.1%	-6.9%	-13.7%		
16 Development of c.100 flats (brownfield)	100	1,980,134	1,981,595	2,085,995	2,190,394	0.1%	5.3%	10.6%		
17 Residential and health (change of use of long term vacant building)	91	12,110,328	12,207,929	12,399,204	12,590,478	0.8%	2.4%	4.0%		
18 Tall building residential and health (new build)	91	6,675,114	6,676,443	6,771,447	6,866,450	0.0%	1.4%	2.9%		
19 11 flats (change of use)	11	435,564	435,726	447,288	458,851	0.0%	2.7%	5.3%		
20 Residential and retail (Lidl scale)	42	456,673	455,527	373,698	291,868	-0.3%	-18.2%	-36.1%		
21 Residential and retail (Tesco scale)	17	1,617,836	1,615,957	1,481,739	1,347,523	-0.1%	-8.4%	-16.7%		
22 Supermarket (Lidl)	-	365,275	364,804	331,229	297,654	-0.1%	-9.3%	-18.5%		
23 Superstore (Tesco)	-	2,507,174	2,570,661	2,710,361	2,850,062	2.5%	8.1%	13.7%		
24 9 flats (change of use)	9	135,968	136,093	145,107	154,120	0.1%	6.7%	13.4%		
25 Residential and retail (local scale - locally tall building)	53	2,273,271	2,274,100	2,333,379	2,392,658	0.0%	2.6%	5.3%		
26 Residential and retail (local scale - medium scale building)	23	874,069	874,643	915,675	956,706	0.1%	4.8%	9.5%		
27 Residential and primary school	293	19,206,336	19,286,297	19,667,278	20,048,259	0.4%	2.4%	4.4%		
28 Residential and secondary school (greenfield)	150	14,460,521	14,666,183	15,026,554	15,386,926	1.4%	3.9%	6.4%		
29 Office (large)	-	34,144,586	34,788,724	35,432,861	36,076,999	1.9%	3.8%	5.7%		
30 Office (medium)	-	13,895,535	14,157,647	14,419,760	14,681,871	1.9%	3.8%	5.7%		
31 Large mixed use office and residential (New build)	178	13,112,028	13,127,787	14,253,380	15,378,972	0.1%	8.7%	17.3%		
32 Large mixed use office and residential (Change of Use)	288	21,907,554	21,911,932	22,224,691	22,537,450	0.0%	1.4%	2.9%		
33 Residential conversion of large listed building	52	1,635,044	1,635,807	1,690,308	1,744,807	0.0%	3.4%	6.7%		
34 Residential conversion of medium listed building	8	360,556	360,324	343,758	327,193	-0.1%	-4.7%	-9.3%		
35 Large Private Rental Scheme development (new build)	420	32,539,819	32,545,934	32,982,703	33,419,471	0.0%	1.4%	2.7%		
36 Large Private Rental Scheme development (change of use)	350	27,116,725	27,121,821	27,485,795	27,849,769	0.0%	1.4%	2.7%		
37 Tall tower with ground floor retail (new build)	395	32,099,132	32,130,566	32,593,960	33,057,355	0.1%	1.5%	3.0%		
38 Tall tower with ground floor retail (change of use)	288	21,943,415	21,947,616	22,247,700	22,547,784	0.0%	1.4%	2.8%		
39 Small scale light industrial park	-	1,268,284	1,240,024	1,191,764	1,143,504	-3.7%	-7.5%	-11.2%		
40 Large warehouse	-	5,505,386	5,302,072	5,098,756	4,895,440	-3.7%	-7.4%	-11.1%		
41 Mixed use light industrial and residential (low amounts of light industry)	97	565,781	486,990	310,951	134,911	-13.9%	-45.0%	-76.2%		
42 Mixed use light industrial and residential (moderate amounts of light industry)	61	3,115,737	2,959,898	2,742,841	2,525,786	-5.0%	-12.0%	-18.9%		
43 Mixed use large residential and community use (brownfield)	118	13,583,167	13,679,977	13,906,169	14,132,360	0.7%	2.4%	4.0%		
44 Non-charitable community uses (new build)	-	15,553,429	15,779,898	16,006,367	16,232,834	1.5%	2.9%	4.4%		
45 Non-charitable community uses (change of use)	-	1,015,702	1,030,469	1,045,234	1,060,001	1.5%	2.9%	4.4%		
46 Large retail shopping centre	500	34,360,018	34,422,281	38,869,683	43,317,084	0.2%	13.1%	26.1%		
47 Large mixed use leisure and retail	-	1,472,382	1,465,090	944,259	423,427	-0.5%	-35.9%	-71.2%		
48 Gypsy and Traveller site	-	17,821,409	18,089,395	18,357,381	18,625,368	1.5%	3.0%	4.5%		
49 Small residential and community use	23	1,493,885	1,511,507	1,552,968	1,594,428	1.2%	4.0%	6.7%		
50 Medium residential and community use	43	3,582,873	3,600,482	3,662,616	3,724,748	0.5%	2.2%	4.0%		
51 Conversion of long term vacant unit to small office	-	119,260	121,497	123,734	125,971	1.9%	3.8%	5.6%		
52 Hotel and residential	46	9,811,718	9,814,378	10,004,427	10,194,475	0.0%	2.0%	3.9%		
53 Conversion of long term vacant unit to shop	-	17,034	16,998	14,402	11,808	-0.2%	-15.4%	-30.7%		
54 Hotel development (from long term vacant building)	-	5,946,156	5,947,793	6,064,696	6,181,600	0.0%	2.0%	4.0%		
55 Retail and S3 uses and S6 residential units	56	881,689	914,408	1,135,241	1,356,075	3.7%	28.8%	53.8%		
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	5,752,173	5,542,569	5,332,965	5,123,361	-3.6%	-7.3%	-10.9%		
57 Student housing/co-living - tower scheme (600 units)	-	19,230,003	19,223,743	18,776,675	18,329,608	0.0%	-2.4%	-4.7%		
58 Student housing/co-living - tower scheme (400 units)	-	12,755,808	12,751,656	12,455,093	12,158,530	0.0%	-2.4%	-4.7%		
59 Student housing/co-living - tower scheme (200 units)	-	6,377,290	6,375,214	6,226,932	6,078,651	0.0%	-2.4%	-4.7%		
60 Student housing/co-living - mid rise scheme (250 units)	-	6,643,061	6,640,899	6,486,439	6,331,980	0.0%	-2.4%	-4.7%		
61 Student housing/co-living - mid rise scheme (150 units)	-	3,985,346	3,984,048	3,891,373	3,798,697	0.0%	-2.4%	-4.7%		
62 Student housing/co-living - mid rise scheme (100 units)	-	2,656,488	2,655,623	2,593,839	2,532,056	0.0%	-2.4%	-4.7%		
63 Student housing/co-living - low rise scheme (200 units)	-	4,251,118	4,249,734	4,150,879	4,052,026	0.0%	-2.4%	-4.7%		
64 C2 care scheme (70 units)	-	3,081,323	3,079,594	2,956,026	2,832,458	-0.1%	-4.1%	-8.1%		
65 C2 care scheme (50 units)	-	2,464,982	2,463,725	2,373,964	2,284,204	-0.1%	-3.7%	-7.3%		

Table 6.8.5: Alternative CIL rates – Sales values £6,268 per square metre – change in residual land value (appraisals assume 50% affordable housing)

		Sales value:	£6,268 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%			
		Residual land values				Percentage change				
		Adopted CIL	Alternative 1	Alternative 2	Alternative 3	Alternative 1	Alternative 2	Alternative 3		
Description	No of units									
1 Single residential dwelling (greenfield)	1	63,926	63,912	62,876	61,841	0.0%	-1.6%	-3.3%		
2 Single residential dwelling (brownfield)	1	64,490	64,475	63,439	62,405	0.0%	-1.6%	-3.2%		
3 4 houses (greenfield)	4	257,959	257,901	253,759	249,618	0.0%	-1.6%	-3.2%		
4 5 houses (greenfield)	5	322,449	322,376	317,199	312,022	0.0%	-1.6%	-3.2%		
5 Block of 5 flats (brownfield)	5 -	31,704 -	31,777 -	37,033 -	42,289	0.2%	16.8%	33.4%		
6 Block of 5 flats (brownfield)	5 -	31,704 -	31,777 -	37,033 -	42,289	0.2%	16.8%	33.4%		
7 Block of 5 flats (greenfield)	5 -	31,704 -	31,777 -	37,033 -	42,289	0.2%	16.8%	33.4%		
8 11 houses (greenfield)	11	697,776	697,617	686,239	674,861	0.0%	-1.7%	-3.3%		
9 16 flats (brownfield)	16 -	114,233 -	114,468 -	131,270 -	148,072	0.2%	14.9%	29.6%		
10 11 flats (brownfield)	11 -	78,535 -	78,697 -	90,248 -	101,800	0.2%	14.9%	29.6%		
11 12 flats (greenfield)	12 -	85,675 -	85,851 -	98,453 -	111,054	0.2%	14.9%	29.6%		
12 Development of c.30 flats (brownfield)	27 -	259,208 -	259,605 -	267,902 -	316,201	0.2%	11.1%	22.0%		
13 Development of c.30 flats (brownfield)	32 -	1,610,096 -	1,610,566 -	1,644,104 -	1,677,643	0.0%	2.1%	4.2%		
14 Development of c.30 flats and houses (brownfield)	31	196,948	196,501	164,499	132,496	-0.2%	-16.5%	-32.7%		
15 Development of c.100 flats and houses (greenfield)	100	708,518	707,076	604,044	501,012	-0.2%	-14.7%	-29.3%		
16 Development of c.100 flats (brownfield)	100 -	2,674,879 -	2,676,340 -	2,780,740 -	2,885,140	0.1%	4.0%	7.9%		
17 Residential and health (change of use of long term vacant building)	91 -	12,742,546 -	12,840,147 -	13,031,423 -	13,222,697	0.8%	2.3%	3.8%		
18 Tall building residential and health (new build)	91 -	7,267,818 -	7,269,148 -	7,364,152 -	7,459,156	0.0%	1.3%	2.6%		
19 11 flats (change of use)	11 -	523,969 -	524,131 -	535,693 -	547,255	0.0%	2.2%	4.4%		
20 Residential and retail (Lidl scale)	42	131,753	130,607	48,777	33,557	-0.9%	-63.0%	-125.5%		
21 Residential and retail (Tesco scale)	17	1,617,836	1,615,957	1,481,739	1,347,523	-0.1%	-8.4%	-16.7%		
22 Supermarket (Lidl)	-	365,275	364,804	331,229	297,654	-0.1%	-9.3%	-18.5%		
23 Superstore (Tesco)	-	2,507,174	2,570,661	2,710,361	2,850,062	2.5%	8.1%	13.7%		
24 9 flats (change of use)	9 -	198,891 -	199,017 -	208,030 -	217,043	0.1%	4.6%	9.1%		
25 Residential and retail (local scale - locally tall building)	53 -	2,680,092 -	2,680,922 -	2,740,201 -	2,799,479	0.0%	2.2%	4.5%		
26 Residential and retail (local scale - medium scale building)	23 -	1,053,051 -	1,053,625 -	1,094,657 -	1,135,689	0.1%	4.0%	7.8%		
27 Residential and primary school	293 -	21,339,818 -	21,419,779 -	21,800,760 -	22,181,740	0.4%	2.2%	3.9%		
28 Residential and secondary school (greenfield)	150 -	15,604,049 -	15,809,712 -	16,170,083 -	16,530,454	1.3%	3.6%	5.9%		
29 Office (large)	-	34,144,586	34,788,724	35,432,861	36,076,999	1.9%	3.8%	5.7%		
30 Office (medium)	-	13,895,535	14,157,647	14,419,760	14,681,871	1.9%	3.8%	5.7%		
31 Large mixed use office and residential (New build)	178 -	14,194,094 -	14,209,853 -	15,335,446 -	16,461,038	0.1%	8.0%	16.0%		
32 Large mixed use office and residential (Change of Use)	288 -	23,757,912 -	23,762,292 -	24,075,049 -	24,387,808	0.0%	1.3%	2.7%		
33 Residential conversion of large listed building	52 -	1,989,652 -	1,990,416 -	2,044,916 -	2,099,416	0.0%	2.8%	5.5%		
34 Residential conversion of medium listed building	8	245,075	244,843	228,278	211,712	-0.1%	-6.9%	-13.6%		
35 Large Private Rental Scheme development (new build)	420 -	35,201,729 -	35,207,844 -	35,644,613 -	36,081,382	0.0%	1.3%	2.5%		
36 Large Private Rental Scheme development (change of use)	350 -	29,334,984 -	29,340,079 -	29,704,053 -	30,068,027	0.0%	1.3%	2.5%		
37 Tall tower with ground floor retail (new build)	395 -	34,602,596 -	34,634,029 -	35,097,424 -	35,560,818	0.1%	1.4%	2.8%		
38 Tall tower with ground floor retail (change of use)	288 -	23,793,775 -	23,797,975 -	24,098,060 -	24,398,143	0.0%	1.3%	2.5%		
39 Small scale light industrial park	-	1,288,284	1,240,024	1,191,764	1,143,504	-3.7%	-7.5%	-11.2%		
40 Large warehouse	-	5,505,386	5,302,072	5,098,756	4,895,440	-3.7%	-7.4%	-11.1%		
41 Mixed use light industrial and residential (low amounts of light industry)	97 -	131,166 -	211,159 -	389,884 -	568,610	61.0%	197.2%	333.5%		
42 Mixed use light industrial and residential (moderate amounts of light industry)	61	2,675,683	2,519,844	2,302,787	2,085,731	-5.8%	-13.9%	-22.0%		
43 Mixed use large residential and community use (brownfield)	118 -	14,389,858 -	14,486,668 -	14,712,860 -	14,939,051	0.7%	2.2%	3.8%		
44 Non-charitable community uses (new build)	-	15,553,429	15,779,898	16,006,367	16,232,834	1.5%	2.9%	4.4%		
45 Non-charitable community uses (change of use)	-	1,015,702	1,030,469	1,045,234	1,060,001	1.5%	2.9%	4.4%		
46 Large retail shopping centre	500 -	37,317,696 -	37,379,960 -	41,827,361 -	46,274,763	0.2%	12.1%	24.0%		
47 Large mixed use leisure and retail	-	1,472,382	1,465,090	944,259	423,427	-0.5%	-35.9%	-71.2%		
48 Gypsy and Traveller site	-	17,821,409	18,089,395	18,357,381	18,625,368	1.5%	3.0%	4.5%		
49 Small residential and community use	23 -	1,667,858 -	1,685,481 -	1,726,941 -	1,768,402	1.1%	3.5%	6.0%		
50 Medium residential and community use	43 -	3,905,904 -	3,923,513 -	3,985,646 -	4,047,779	0.5%	2.0%	3.6%		
51 Conversion of long term vacant unit to small office	-	119,260	121,497	123,734	125,971	1.9%	3.8%	5.6%		
52 Hotel and residential	46 -	10,157,285 -	10,159,946 -	10,349,995 -	10,540,043	0.0%	1.9%	3.8%		
53 Conversion of long term vacant unit to shop	-	17,034	16,998	14,402	11,808	-0.2%	-15.4%	-30.7%		
54 Hotel development (from long term vacant building)	-	5,946,156	5,947,793	6,064,696	6,181,600	0.0%	2.0%	4.0%		
55 Retail and S3 uses and 56 residential units	56 -	1,314,493 -	1,347,212 -	1,568,045 -	1,788,879	2.5%	19.3%	36.1%		
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	5,752,173	5,542,569	5,332,965	5,123,361	-3.6%	-7.3%	-10.9%		
57 Student housing/co-living - tower scheme (600 units)	-	19,230,003	19,223,743	18,776,675	18,329,608	0.0%	-2.4%	-4.7%		
58 Student housing/co-living - tower scheme (400 units)	-	12,755,808	12,751,656	12,455,093	12,158,530	0.0%	-2.4%	-4.7%		
59 Student housing/co-living - tower scheme (200 units)	-	6,377,290	6,375,214	6,226,932	6,078,651	0.0%	-2.4%	-4.7%		
60 Student housing/co-living - mid rise scheme (250 units)	-	6,643,061	6,640,899	6,486,439	6,331,980	0.0%	-2.4%	-4.7%		
61 Student housing/co-living - mid rise scheme (150 units)	-	3,985,346	3,984,048	3,891,373	3,798,697	0.0%	-2.4%	-4.7%		
62 Student housing/co-living - mid rise scheme (100 units)	-	2,656,488	2,655,623	2,593,839	2,532,056	0.0%	-2.4%	-4.7%		
63 Student housing/co-living - low rise scheme (200 units)	-	4,251,118	4,249,734	4,150,879	4,052,026	0.0%	-2.4%	-4.7%		
64 C2 care scheme (70 units)	-	3,081,323	3,079,594	2,956,026	2,832,458	-0.1%	-4.1%	-8.1%		
65 C2 care scheme (50 units)	-	2,464,982	2,463,725	2,373,964	2,284,204	-0.1%	-3.7%	-7.3%		

Table 6.8.6: Alternative CIL rates – Sales values £5,951 per square metre – change in residual land value (appraisals assume 50% affordable housing)

		Sales value:	£5,951 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%			
		Residual land values				Percentage change				
		Adopted CIL	Alternative 1	Alternative 2	Alternative 3	Alternative 1	Alternative 2	Alternative 3		
Description	No of units									
1 Single residential dwelling (greenfield)	1	54,613	54,598	53,563	52,527	0.0%	-1.9%	-3.8%		
2 Single residential dwelling (brownfield)	1	55,176	55,162	54,127	53,091	0.0%	-1.9%	-3.8%		
3 4 houses (greenfield)	4	220,707	220,649	216,507	212,366	0.0%	-1.9%	-3.8%		
4 5 houses (greenfield)	5	275,883	275,811	270,634	265,458	0.0%	-1.9%	-3.8%		
5 Block of 5 flats (brownfield)	5	71,887	71,961	77,217	82,473	0.1%	7.4%	14.7%		
6 Block of 5 flats (brownfield)	5	71,887	71,961	77,217	82,473	0.1%	7.4%	14.7%		
7 Block of 5 flats (greenfield)	5	71,887	71,961	77,217	82,473	0.1%	7.4%	14.7%		
8 11 houses (greenfield)	11	596,035	595,875	584,497	573,119	0.0%	-1.9%	-3.8%		
9 16 flats (brownfield)	16	241,943	242,178	258,980	275,783	0.1%	7.0%	14.0%		
10 11 flats (brownfield)	11	166,336	166,497	178,049	189,601	0.1%	7.0%	14.0%		
11 12 flats (greenfield)	12	181,458	181,634	194,235	206,837	0.1%	7.0%	14.0%		
12 Development of c.30 flats (brownfield)	27	467,882	468,278	496,576	524,874	0.1%	6.1%	12.2%		
13 Development of c.30 flats (brownfield)	32	1,857,413	1,857,882	1,891,420	1,924,959	0.0%	1.8%	3.6%		
14 Development of c.30 flats and houses (brownfield)	31	51,182	51,637	84,127	116,617	0.9%	64.4%	127.8%		
15 Development of c.100 flats and houses (greenfield)	100	84,281	85,745	190,349	294,952	1.7%	125.9%	250.0%		
16 Development of c.100 flats (brownfield)	100	3,369,625	3,371,086	3,475,486	3,579,886	0.0%	3.1%	6.2%		
17 Residential and health (change of use of long term vacant building)	91	13,374,765	13,472,366	13,663,640	13,854,915	0.7%	2.2%	3.6%		
18 Tall building residential and health (new build)	91	7,860,523	7,861,853	7,956,857	8,051,860	0.0%	1.2%	2.4%		
19 11 flats (change of use)	11	612,373	612,535	624,098	635,660	0.0%	1.9%	3.8%		
20 Residential and retail (Lidl scale)	42	196,115	197,278	280,356	363,434	0.6%	43.0%	85.3%		
21 Residential and retail (Tesco scale)	17	1,617,836	1,615,957	1,481,739	1,347,523	-0.1%	-8.4%	-16.7%		
22 Supermarket (Lidl)	-	365,275	364,804	331,229	297,654	-0.1%	-9.3%	-18.5%		
23 Superstore (Tesco)	-	2,507,174	2,570,661	2,710,361	2,850,062	2.5%	8.1%	13.7%		
24 9 flats (change of use)	9	261,815	261,940	270,954	279,967	0.0%	3.5%	6.9%		
25 Residential and retail (local scale - locally tall building)	53	3,086,914	3,087,743	3,147,022	3,206,301	0.0%	1.9%	3.9%		
26 Residential and retail (local scale - medium scale building)	23	1,232,033	1,232,607	1,273,640	1,314,671	0.0%	3.4%	6.7%		
27 Residential and primary school	293	23,473,299	23,553,260	23,934,240	24,315,221	0.3%	2.0%	3.6%		
28 Residential and secondary school (greenfield)	150	16,747,578	16,953,240	17,313,611	17,673,983	1.2%	3.4%	5.5%		
29 Office (large)	-	34,144,586	34,788,724	35,432,861	36,076,999	1.9%	3.8%	5.7%		
30 Office (medium)	-	13,895,535	14,157,647	14,419,760	14,681,871	1.9%	3.8%	5.7%		
31 Large mixed use office and residential (New build)	178	15,276,161	15,291,920	16,417,512	17,543,104	0.1%	7.5%	14.8%		
32 Large mixed use office and residential (Change of Use)	288	25,608,271	25,612,650	25,925,409	26,238,167	0.0%	1.2%	2.5%		
33 Residential conversion of large listed building	52	2,344,261	2,345,024	2,399,524	2,454,024	0.0%	2.4%	4.7%		
34 Residential conversion of medium listed building	8	129,595	129,363	112,797	96,231	-0.2%	-13.0%	-25.7%		
35 Large Private Rental Scheme development (new build)	420	37,863,640	37,869,755	38,306,523	38,743,292	0.0%	1.2%	2.3%		
36 Large Private Rental Scheme development (change of use)	350	31,553,243	31,558,338	31,922,312	32,286,286	0.0%	1.2%	2.3%		
37 Tall tower with ground floor retail (new build)	395	37,106,059	37,137,493	37,600,887	38,064,282	0.1%	1.3%	2.6%		
38 Tall tower with ground floor retail (change of use)	288	25,644,133	25,648,334	25,948,418	26,248,502	0.0%	1.2%	2.4%		
39 Small scale light industrial park	-	1,288,284	1,240,024	1,191,764	1,143,504	-3.7%	-7.5%	-11.2%		
40 Large warehouse	-	5,505,386	5,302,072	5,098,756	4,895,440	-3.7%	-7.4%	-11.1%		
41 Mixed use light industrial and residential (low amounts of light industry)	97	836,746	916,738	1,095,464	1,274,190	9.6%	30.9%	52.3%		
42 Mixed use light industrial and residential (moderate amounts of light industry)	61	2,235,628	2,079,789	1,862,732	1,645,677	-7.0%	-16.7%	-26.4%		
43 Mixed use large residential and community use (brownfield)	118	15,196,549	15,293,360	15,519,550	15,745,742	0.6%	2.1%	3.6%		
44 Non-charitable community uses (new build)	-	15,553,429	15,779,898	16,006,367	16,232,834	1.5%	2.9%	4.4%		
45 Non-charitable community uses (change of use)	-	1,015,702	1,030,469	1,045,234	1,060,001	1.5%	2.9%	4.4%		
46 Large retail shopping centre	500	40,275,374	40,337,638	44,785,039	49,232,441	0.2%	11.2%	22.2%		
47 Large mixed use leisure and retail	-	1,472,382	1,465,090	944,259	423,427	-0.5%	-35.9%	-71.2%		
48 Gypsy and Traveller site	-	17,821,409	18,089,395	18,357,381	18,625,368	1.5%	3.0%	4.5%		
49 Small residential and community use	23	1,841,831	1,859,454	1,900,915	1,942,375	1.0%	3.2%	5.5%		
50 Medium residential and community use	43	4,228,934	4,246,544	4,308,677	4,370,810	0.4%	1.9%	3.4%		
51 Conversion of long term vacant unit to small office	-	119,260	121,497	123,734	125,971	1.9%	3.8%	5.6%		
52 Hotel and residential	46	10,502,853	10,505,514	10,695,563	10,885,611	0.0%	1.8%	3.6%		
53 Conversion of long term vacant unit to shop	-	17,034	16,998	14,402	11,808	-0.2%	-15.4%	-30.7%		
54 Hotel development (from long term vacant building)	-	5,946,156	5,947,793	6,064,696	6,181,600	0.0%	2.0%	4.0%		
55 Retail and S3 uses and S6 residential units	56	1,747,297	1,780,016	2,000,849	2,221,683	1.9%	14.5%	27.1%		
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	5,752,173	5,542,569	5,332,965	5,123,361	-3.6%	-7.3%	-10.9%		
57 Student housing/co-living - tower scheme (600 units)	-	19,230,003	19,223,743	18,776,675	18,329,608	0.0%	-2.4%	-4.7%		
58 Student housing/co-living - tower scheme (400 units)	-	12,755,808	12,751,656	12,455,093	12,158,530	0.0%	-2.4%	-4.7%		
59 Student housing/co-living - tower scheme (200 units)	-	6,377,290	6,375,214	6,226,932	6,078,651	0.0%	-2.4%	-4.7%		
60 Student housing/co-living- mid rise scheme (250 units)	-	6,643,061	6,640,899	6,486,439	6,331,980	0.0%	-2.4%	-4.7%		
61 Student housing/co-living - mid rise scheme (150 units)	-	3,985,346	3,984,048	3,891,373	3,798,697	0.0%	-2.4%	-4.7%		
62 Student housing/co-living - mid rise scheme (100 units)	-	2,656,488	2,655,623	2,593,839	2,532,056	0.0%	-2.4%	-4.7%		
63 Student housing/co-living - low rise scheme (200 units)	-	4,251,118	4,249,734	4,150,879	4,052,026	0.0%	-2.4%	-4.7%		
64 C2 care scheme (70 units)	-	3,081,323	3,079,594	2,956,026	2,832,458	-0.1%	-4.1%	-8.1%		
65 C2 care scheme (50 units)	-	2,464,982	2,463,725	2,373,964	2,284,204	-0.1%	-3.7%	-7.3%		

Table 6.8.7: Alternative CIL rates – Sales values £5,634 per square metre – change in residual land value (appraisals assume 50% affordable housing)

		Sales value:	£5,634 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%			
		Residual land values					Percentage change			
	Description	No of units	Adopted CIL	Alternative 1	Alternative 2	Alternative 3	Alternative 1	Alternative 2	Alternative 3	
1	Single residential dwelling (greenfield)	1	45,300	45,286	44,250	43,215	0.0%	-2.3%	-4.6%	
2	Single residential dwelling (brownfield)	1	45,864	45,849	44,814	43,779	0.0%	-2.3%	-4.5%	
3	4 houses (greenfield)	4	183,455	183,397	179,255	175,114	0.0%	-2.3%	-4.5%	
4	5 houses (greenfield)	5	229,319	229,246	224,070	218,893	0.0%	-2.3%	-4.5%	
5	Block of 5 flats (brownfield)	5	112,071	112,145	117,400	122,657	0.1%	4.8%	9.4%	
6	Block of 5 flats (brownfield)	5	112,071	112,145	117,400	122,657	0.1%	4.8%	9.4%	
7	Block of 5 flats (greenfield)	5	112,071	112,145	117,400	122,657	0.1%	4.8%	9.4%	
8	11 houses (greenfield)	11	494,292	494,132	482,755	471,377	0.0%	-2.3%	-4.6%	
9	16 flats (brownfield)	16	369,653	369,887	386,690	403,492	0.1%	4.6%	9.2%	
10	11 flats (brownfield)	11	254,136	254,298	265,849	277,400	0.1%	4.6%	9.2%	
11	12 flats (greenfield)	12	277,239	277,416	290,018	302,619	0.1%	4.6%	9.2%	
12	Development of c.30 flats (brownfield)	27	676,555	676,951	705,249	733,547	0.1%	4.2%	8.4%	
13	Development of c.30 flats (brownfield)	32	2,104,729	2,105,199	2,138,738	2,172,276	0.0%	1.6%	3.2%	
14	Development of c.30 flats and houses (brownfield)	31	302,318	302,772	335,263	367,753	0.2%	10.9%	21.6%	
15	Development of c.100 flats and houses (greenfield)	100	887,889	889,355	993,957	1,098,561	0.2%	11.9%	23.7%	
16	Development of c.100 flats (brownfield)	100	4,064,370	4,065,831	4,170,231	4,274,631	0.0%	2.6%	5.2%	
17	Residential and health (change of use of long term vacant building)	91	14,006,982	14,104,584	14,295,859	14,487,134	0.7%	2.1%	3.4%	
18	Tall building residential and health (new build)	91	8,453,228	8,454,558	8,549,561	8,644,565	0.0%	1.1%	2.3%	
19	11 flats (change of use)	11	700,778	700,939	712,503	724,065	0.0%	1.7%	3.3%	
20	Residential and retail (Lidl scale)	42	525,993	527,156	610,234	693,312	0.2%	16.0%	31.8%	
21	Residential and retail (Tesco scale)	17	1,617,836	1,615,957	1,481,739	1,347,523	-0.1%	-8.4%	-16.7%	
22	Supermarket (Lidl)	-	365,275	364,804	331,229	297,654	-0.1%	-9.3%	-18.5%	
23	Superstore (Tesco)	-	2,507,174	2,570,661	2,710,361	2,850,062	2.5%	8.1%	13.7%	
24	9 flats (change of use)	9	324,738	324,863	333,877	342,890	0.0%	2.8%	5.6%	
25	Residential and retail (local scale - locally tall building)	53	3,493,734	3,494,565	3,553,844	3,613,122	0.0%	1.7%	3.4%	
26	Residential and retail (local scale - medium scale building)	23	1,411,015	1,411,589	1,452,622	1,493,653	0.0%	2.9%	5.9%	
27	Residential and primary school	293	25,606,780	25,686,741	26,067,721	26,448,702	0.3%	1.8%	3.3%	
28	Residential and secondary school (greenfield)	150	17,891,106	18,096,769	18,457,140	18,817,512	1.1%	3.2%	5.2%	
29	Office (large)	-	34,144,586	34,788,724	35,432,861	36,076,999	1.9%	3.8%	5.7%	
30	Office (medium)	-	13,895,535	14,157,647	14,419,760	14,681,871	1.9%	3.8%	5.7%	
31	Large mixed use office and residential (New build)	178	16,358,227	16,373,986	17,499,578	18,625,171	0.1%	7.0%	13.9%	
32	Large mixed use office and residential (Change of Use)	288	27,458,631	27,463,009	27,775,768	28,088,527	0.0%	1.2%	2.3%	
33	Residential conversion of large listed building	52	2,698,869	2,699,632	2,754,133	2,808,632	0.0%	2.0%	4.1%	
34	Residential conversion of medium listed building	8	14,113	13,882	2,725	19,543	-1.6%	-119.3%	-238.5%	
35	Large Private Rental Scheme development (new build)	420	40,525,550	40,531,665	40,968,434	41,405,203	0.0%	1.1%	2.2%	
36	Large Private Rental Scheme development (change of use)	350	33,771,502	33,776,597	34,140,571	34,504,545	0.0%	1.1%	2.2%	
37	Tall tower with ground floor retail (new build)	395	39,609,523	39,640,956	40,104,351	40,567,745	0.1%	1.2%	2.4%	
38	Tall tower with ground floor retail (change of use)	268	27,494,492	27,498,694	27,798,777	28,098,861	0.0%	1.1%	2.2%	
39	Small scale light industrial park	-	1,288,284	1,240,024	1,191,764	1,143,504	-3.7%	-7.5%	-11.2%	
40	Large warehouse	-	5,505,386	5,302,072	5,098,756	4,895,440	-3.7%	-7.4%	-11.1%	
41	Mixed use light industrial and residential (low amounts of light industry)	97	1,542,325	1,622,317	1,801,043	1,979,770	5.2%	16.8%	28.4%	
42	Mixed use light industrial and residential (moderate amounts of light industry)	61	1,795,574	1,639,735	1,422,678	1,205,622	-8.7%	-20.8%	-32.9%	
43	Mixed use large residential and community use (brownfield)	118	16,003,241	16,100,050	16,326,241	16,552,433	0.6%	2.0%	3.4%	
44	Non-charitable community uses (new build)	-	15,553,429	15,779,898	16,006,367	16,232,834	1.5%	2.9%	4.4%	
45	Non-charitable community uses (change of use)	-	1,015,702	1,030,469	1,045,234	1,060,001	1.5%	2.9%	4.4%	
46	Large retail shopping centre	500	43,233,053	43,295,316	47,742,718	52,190,119	0.1%	10.4%	20.7%	
47	Large mixed use leisure and retail	-	1,472,382	1,465,090	944,259	423,427	-0.5%	-35.9%	-71.2%	
48	Gypsy and Traveller site	-	17,821,409	18,089,395	18,357,381	18,625,368	1.5%	3.0%	4.5%	
49	Small residential and community use	23	2,015,804	2,033,427	2,074,887	2,116,347	0.9%	2.9%	5.0%	
50	Medium residential and community use	43	4,551,965	4,569,575	4,631,707	4,693,841	0.4%	1.8%	3.1%	
51	Conversion of long term vacant unit to small office	-	119,280	121,497	123,734	125,971	1.9%	3.8%	5.6%	
52	Hotel and residential	46	10,848,421	10,851,082	11,041,130	11,231,179	0.0%	1.8%	3.5%	
53	Conversion of long term vacant unit to shop	-	17,034	16,998	14,402	11,808	-0.2%	-15.4%	-30.7%	
54	Hotel development (from long term vacant building)	-	5,946,156	5,947,793	6,064,696	6,181,600	0.0%	2.0%	4.0%	
55	Retail and S3 uses and 56 residential units	56	2,180,101	2,212,820	2,433,653	2,654,487	1.5%	11.6%	21.8%	
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	5,752,173	5,542,569	5,332,965	5,123,361	-3.6%	-7.3%	-10.9%	
57	Student housing/co-living - tower scheme (600 units)	-	19,230,003	19,223,743	18,776,675	18,329,608	0.0%	-2.4%	-4.7%	
58	Student housing/co-living - tower scheme (400 units)	-	12,755,808	12,751,656	12,455,093	12,158,530	0.0%	-2.4%	-4.7%	
59	Student housing/co-living - tower scheme (200 units)	-	6,377,290	6,375,214	6,226,932	6,078,651	0.0%	-2.4%	-4.7%	
60	Student housing/co-living- mid rise scheme (250 units)	-	6,643,061	6,640,899	6,486,439	6,331,980	0.0%	-2.4%	-4.7%	
61	Student housing/co-living - mid rise scheme (150 units)	-	3,985,346	3,984,048	3,891,373	3,798,697	0.0%	-2.4%	-4.7%	
62	Student housing/co-living - mid rise scheme (100 units)	-	2,656,488	2,655,623	2,593,839	2,532,056	0.0%	-2.4%	-4.7%	
63	Student housing/co-living - low rise scheme (200 units)	-	4,251,118	4,249,734	4,150,879	4,052,026	0.0%	-2.4%	-4.7%	
64	C2 care scheme (70 units)	-	3,081,323	3,079,594	2,956,026	2,832,458	-0.1%	-4.1%	-8.1%	
65	C2 care scheme (50 units)	-	2,464,982	2,463,725	2,373,964	2,284,204	-0.1%	-3.7%	-7.3%	

Table 6.8.8: Alternative CIL rates – Sales values £5,317 per square metre – change in residual land value (appraisals assume 50% affordable housing)

		Sales value:	£5,317 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%			
		Residual land values				Percentage change				
		Adopted CIL	Alternative 1	Alternative 2	Alternative 3	Alternative 1	Alternative 2	Alternative 3		
Description	No of units									
1 Single residential dwelling (greenfield)	1	35,987	35,972	34,937	33,902	0.0%	-2.9%	-5.8%		
2 Single residential dwelling (brownfield)	1	36,551	36,536	35,501	34,465	0.0%	-2.9%	-5.7%		
3 4 houses (greenfield)	4	146,203	146,145	142,004	137,862	0.0%	-2.9%	-5.7%		
4 5 houses (greenfield)	5	182,754	182,681	177,505	172,328	0.0%	-2.9%	-5.7%		
5 Block of 5 flats (brownfield)	5 -	152,255 -	152,329 -	157,584 -	162,841 -	0.0%	3.5%	7.0%		
6 Block of 5 flats (brownfield)	5 -	152,255 -	152,329 -	157,584 -	162,841 -	0.0%	3.5%	7.0%		
7 Block of 5 flats (greenfield)	5 -	152,255 -	152,329 -	157,584 -	162,841 -	0.0%	3.5%	7.0%		
8 11 houses (greenfield)	11	392,550	392,391	381,013	369,635	0.0%	-2.9%	-5.8%		
9 16 flats (brownfield)	16 -	497,363 -	497,598 -	514,400 -	531,202 -	0.0%	3.4%	6.8%		
10 11 flats (brownfield)	11 -	341,937 -	342,098 -	353,650 -	365,201 -	0.0%	3.4%	6.8%		
11 12 flats (greenfield)	12 -	373,022 -	373,198 -	385,800 -	398,401 -	0.0%	3.4%	6.8%		
12 Development of c.30 flats (brownfield)	27 -	885,229 -	885,625 -	913,923 -	942,221 -	0.0%	3.2%	6.4%		
13 Development of c.30 flats (brownfield)	32 -	2,352,046 -	2,352,515 -	2,386,054 -	2,419,592 -	0.0%	1.4%	2.9%		
14 Development of c.30 flats and houses (brownfield)	31 -	553,452 -	553,907 -	586,398 -	618,888 -	0.1%	6.0%	11.8%		
15 Development of c.100 flats and houses (greenfield)	100 -	1,691,499 -	1,692,963 -	1,797,567 -	1,902,170 -	0.1%	6.3%	12.5%		
16 Development of c.100 flats (brownfield)	100 -	4,759,115 -	4,760,578 -	4,864,977 -	4,969,376 -	0.0%	2.2%	4.4%		
17 Residential and health (change of use of long term vacant building)	91 -	14,639,201 -	14,736,803 -	14,928,077 -	15,119,352 -	0.7%	2.0%	3.3%		
18 Tall building residential and health (new build)	91 -	9,045,932 -	9,047,262 -	9,142,266 -	9,237,270 -	0.0%	1.1%	2.1%		
19 11 flats (change of use)	11 -	789,183 -	789,344 -	800,908 -	812,470 -	0.0%	1.5%	3.0%		
20 Residential and retail (Lidl scale)	42 -	855,871 -	857,034 -	940,111 -	1,023,190 -	0.1%	9.8%	19.5%		
21 Residential and retail (Tesco scale)	17 -	1,617,836 -	1,615,957 -	1,481,739 -	1,347,523 -	-0.1%	-8.4%	-16.7%		
22 Supermarket (Lidl)	-	365,275	364,804	331,229	297,654	-0.1%	-9.3%	-18.5%		
23 Superstore (Tesco)	-	2,507,174	2,570,661	2,710,361	2,850,062	2.5%	8.1%	13.7%		
24 9 flats (change of use)	9 -	387,661 -	387,788 -	396,800 -	405,813 -	0.0%	2.4%	4.7%		
25 Residential and retail (local scale - locally tall building)	53 -	3,900,556 -	3,901,386 -	3,960,664 -	4,019,943 -	0.0%	1.5%	3.1%		
26 Residential and retail (local scale - medium scale building)	23 -	1,589,998 -	1,590,572 -	1,631,604 -	1,672,635 -	0.0%	2.6%	5.2%		
27 Residential and primary school	293 -	27,740,261 -	27,820,222 -	28,201,203 -	28,582,183 -	0.3%	1.7%	3.0%		
28 Residential and secondary school (greenfield)	150 -	19,034,635 -	19,240,297 -	19,600,669 -	19,961,040 -	1.1%	3.0%	4.9%		
29 Office (large)	-	34,144,586	34,788,724	35,432,861	36,076,999	1.9%	3.8%	5.7%		
30 Office (medium)	-	13,895,535	14,157,647	14,419,760	14,681,871	1.9%	3.8%	5.7%		
31 Large mixed use office and residential (New build)	178 -	17,440,293 -	17,456,052 -	18,581,644 -	19,707,237 -	0.1%	6.5%	13.0%		
32 Large mixed use office and residential (Change of Use)	288 -	29,308,990 -	29,313,368 -	29,626,127 -	29,938,886 -	0.0%	1.1%	2.1%		
33 Residential conversion of large listed building	52 -	3,053,478 -	3,054,240 -	3,108,741 -	3,163,241 -	0.0%	1.8%	3.6%		
34 Residential conversion of medium listed building	8 -	102,913 -	103,149 -	119,968 -	136,786 -	0.2%	16.6%	32.9%		
35 Large Private Rental Scheme development (new build)	420 -	43,187,462 -	43,193,575 -	43,630,344 -	44,067,113 -	0.0%	1.0%	2.0%		
36 Large Private Rental Scheme development (change of use)	350 -	35,989,761 -	35,994,856 -	36,358,830 -	36,722,804 -	0.0%	1.0%	2.0%		
37 Tall tower with ground floor retail (new build)	395 -	42,112,987 -	42,144,419 -	42,607,814 -	43,071,208 -	0.1%	1.2%	2.3%		
38 Tall tower with ground floor retail (change of use)	288 -	29,344,851 -	29,349,053 -	29,649,136 -	29,949,220 -	0.0%	1.0%	2.1%		
39 Small scale light industrial park	-	1,288,284	1,240,024	1,191,764	1,143,504	-3.7%	-7.5%	-11.2%		
40 Large warehouse	-	5,505,386	5,302,072	5,098,756	4,895,440	-3.7%	-7.4%	-11.1%		
41 Mixed use light industrial and residential (low amounts of light industry)	97 -	2,247,905 -	2,327,897 -	2,506,623 -	2,685,349 -	3.6%	11.5%	19.5%		
42 Mixed use light industrial and residential (moderate amounts of light industry)	61 -	1,355,518 -	1,199,680 -	982,623 -	765,568 -	-11.5%	-27.5%	-43.5%		
43 Mixed use large residential and community use (brownfield)	118 -	16,809,931 -	16,906,741 -	17,132,933 -	17,359,123 -	0.6%	1.9%	3.3%		
44 Non-charitable community uses (new build)	-	15,553,429	15,779,898	16,006,367	16,232,834	1.5%	2.9%	4.4%		
45 Non-charitable community uses (change of use)	-	1,015,702	1,030,469	1,045,234	1,060,001	1.5%	2.9%	4.4%		
46 Large retail shopping centre	500 -	46,190,731 -	46,252,995 -	50,700,396 -	55,147,798 -	0.1%	9.8%	19.4%		
47 Large mixed use leisure and retail	-	1,472,382	1,465,090	944,259	423,427	-0.5%	-35.9%	-71.2%		
48 Gypsy and Traveller site	-	17,821,409	18,089,395	18,357,381	18,625,368	1.5%	3.0%	4.5%		
49 Small residential and community use	23 -	2,189,778 -	2,207,400 -	2,248,860 -	2,290,321 -	0.8%	2.7%	4.6%		
50 Medium residential and community use	43 -	4,874,996 -	4,892,606 -	4,954,738 -	5,016,871 -	0.4%	1.6%	2.9%		
51 Conversion of long term vacant unit to small office	-	119,260	121,497	123,734	125,971	1.9%	3.8%	5.6%		
52 Hotel and residential	46 -	11,193,989 -	11,196,650 -	11,386,698 -	11,576,747 -	0.0%	1.7%	3.4%		
53 Conversion of long term vacant unit to shop	-	17,034	16,998	14,402	11,808	-0.2%	-15.4%	-30.7%		
54 Hotel development (from long term vacant building)	-	5,946,156	5,947,793	6,064,696	6,181,600	0.0%	2.0%	4.0%		
55 Retail and S3 uses and 56 residential units	56 -	2,612,905 -	2,645,624 -	2,866,457 -	3,087,291 -	1.3%	9.7%	18.2%		
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	5,752,173	5,542,569	5,332,965	5,123,361	-3.6%	-7.3%	-10.9%		
57 Student housing/co-living - tower scheme (600 units)	-	19,230,003	19,223,743	18,776,675	18,329,608	0.0%	-2.4%	-4.7%		
58 Student housing/co-living - tower scheme (400 units)	-	12,755,808	12,751,656	12,455,093	12,158,530	0.0%	-2.4%	-4.7%		
59 Student housing/co-living - tower scheme (200 units)	-	6,377,290	6,375,214	6,226,932	6,078,651	0.0%	-2.4%	-4.7%		
60 Student housing/co-living- mid rise scheme (250 units)	-	6,643,061	6,640,899	6,486,439	6,331,980	0.0%	-2.4%	-4.7%		
61 Student housing/co-living - mid rise scheme (150 units)	-	3,985,346	3,984,048	3,891,373	3,798,697	0.0%	-2.4%	-4.7%		
62 Student housing/co-living - mid rise scheme (100 units)	-	2,656,488	2,655,623	2,593,839	2,532,056	0.0%	-2.4%	-4.7%		
63 Student housing/co-living - low rise scheme (200 units)	-	4,251,118	4,249,734	4,150,879	4,052,026	0.0%	-2.4%	-4.7%		
64 C2 care scheme (70 units)	-	3,081,323	3,079,594	2,956,026	2,832,458	-0.1%	-4.1%	-8.1%		
65 C2 care scheme (50 units)	-	2,464,982	2,463,725	2,373,964	2,284,204	-0.1%	-3.7%	-7.3%		

Table 6.8.9: Alternative CIL rates – Sales values £5,000 per square metre – change in residual land value (appraisals assume 50% affordable housing)

		Sales value:	£5,000 psm	AH tenure	Rented 70%	SO 30%	Frst Hms 0%			
		Residual land values				Percentage change				
		Adopted CIL	Alternative 1	Alternative 2	Alternative 3	Alternative 1	Alternative 2	Alternative 3		
Description	No of units									
1 Single residential dwelling (greenfield)	1	26,674	26,660	25,624	24,589	-0.1%	-3.9%	-7.8%		
2 Single residential dwelling (brownfield)	1	27,238	27,224	26,188	25,153	-0.1%	-3.9%	-7.7%		
3 4 houses (greenfield)	4	108,952	108,893	104,752	100,610	-0.1%	-3.9%	-7.7%		
4 5 houses (greenfield)	5	136,189	136,117	130,940	125,763	-0.1%	-3.9%	-7.7%		
5 Block of 5 flats (brownfield)	5	192,439	192,513	197,769	203,025	0.0%	2.8%	5.5%		
6 Block of 5 flats (brownfield)	5	192,439	192,513	197,769	203,025	0.0%	2.8%	5.5%		
7 Block of 5 flats (greenfield)	5	192,439	192,513	197,769	203,025	0.0%	2.8%	5.5%		
8 11 houses (greenfield)	11	290,807	290,648	279,270	267,892	-0.1%	-4.0%	-7.9%		
9 16 flats (brownfield)	16	625,072	625,308	642,110	658,912	0.0%	2.7%	5.4%		
10 11 flats (brownfield)	11	429,737	429,899	441,450	453,001	0.0%	2.7%	5.4%		
11 12 flats (greenfield)	12	468,804	468,981	481,582	494,184	0.0%	2.7%	5.4%		
12 Development of c.30 flats (brownfield)	27	1,093,901	1,094,298	1,122,596	1,150,894	0.0%	2.6%	5.2%		
13 Development of c.30 flats (brownfield)	32	2,599,362	2,599,832	2,633,371	2,666,909	0.0%	1.3%	2.6%		
14 Development of c.30 flats and houses (brownfield)	31	804,588	805,043	837,533	870,024	0.1%	4.1%	8.1%		
15 Development of c.100 flats and houses (greenfield)	100	2,495,107	2,496,573	2,601,176	2,705,780	0.1%	4.3%	8.4%		
16 Development of c.100 flats (brownfield)	100	5,453,861	5,455,323	5,559,722	5,664,122	0.0%	1.9%	3.9%		
17 Residential and health (change of use of long term vacant building)	91	15,271,419	15,369,021	15,560,295	15,751,571	0.6%	1.9%	3.1%		
18 Tall building residential and health (new build)	91	9,638,638	9,639,968	9,734,971	9,829,975	0.0%	1.0%	2.0%		
19 11 flats (change of use)	11	877,588	877,749	889,313	900,875	0.0%	1.3%	2.7%		
20 Residential and retail (Lidl scale)	42	1,185,748	1,186,911	1,269,990	1,353,067	0.1%	7.1%	14.1%		
21 Residential and retail (Tesco scale)	17	1,617,836	1,615,957	1,481,739	1,347,523	-0.1%	-8.4%	-16.7%		
22 Supermarket (Lidl)	-	365,275	364,804	331,229	297,654	-0.1%	-9.3%	-18.5%		
23 Superstore (Tesco)	-	2,507,174	2,570,661	2,710,361	2,850,062	2.5%	8.1%	13.7%		
24 9 flats (change of use)	9	450,585	450,711	459,724	468,737	0.0%	2.0%	4.0%		
25 Residential and retail (local scale - locally tall building)	53	4,307,377	4,308,207	4,367,486	4,426,764	0.0%	1.4%	2.8%		
26 Residential and retail (local scale - medium scale building)	23	1,768,980	1,769,555	1,810,586	1,851,617	0.0%	2.4%	4.7%		
27 Residential and primary school	293	29,873,742	29,953,703	30,334,684	30,715,664	0.3%	1.5%	2.8%		
28 Residential and secondary school (greenfield)	150	20,178,163	20,383,826	20,744,198	21,104,569	1.0%	2.8%	4.6%		
29 Office (large)	-	34,144,586	34,788,724	35,432,861	36,076,999	1.9%	3.8%	5.7%		
30 Office (medium)	-	13,895,535	14,157,647	14,419,760	14,681,871	1.9%	3.8%	5.7%		
31 Large mixed use office and residential (New build)	178	18,522,359	18,538,117	19,663,710	20,789,303	0.1%	6.2%	12.2%		
32 Large mixed use office and residential (Change of Use)	288	31,159,349	31,163,728	31,476,486	31,789,245	0.0%	1.0%	2.0%		
33 Residential conversion of large listed building	52	3,408,086	3,408,849	3,463,349	3,517,849	0.0%	1.6%	3.2%		
34 Residential conversion of medium listed building	8	220,156	220,392	237,211	254,029	0.1%	7.7%	15.4%		
35 Large Private Rental Scheme development (new build)	420	45,849,372	45,855,487	46,292,255	46,729,023	0.0%	1.0%	1.9%		
36 Large Private Rental Scheme development (change of use)	350	38,208,019	38,213,115	38,577,089	38,941,063	0.0%	1.0%	1.9%		
37 Tall tower with ground floor retail (new build)	395	44,616,450	44,647,883	45,111,277	45,574,671	0.1%	1.1%	2.1%		
38 Tall tower with ground floor retail (change of use)	288	31,195,211	31,199,411	31,499,496	31,799,579	0.0%	1.0%	1.9%		
39 Small scale light industrial park	-	1,288,284	1,240,024	1,191,764	1,143,504	-3.7%	-7.5%	-11.2%		
40 Large warehouse	-	5,505,386	5,302,072	5,098,756	4,895,440	-3.7%	-7.4%	-11.1%		
41 Mixed use light industrial and residential (low amounts of light industry)	97	2,953,485	3,033,476	3,212,203	3,390,929	2.7%	8.8%	14.8%		
42 Mixed use light industrial and residential (moderate amounts of light industry)	61	915,464	759,626	542,569	325,513	-17.0%	-40.7%	-64.4%		
43 Mixed use large residential and community use (brownfield)	118	17,616,622	17,713,432	17,939,623	18,165,815	0.5%	1.8%	3.1%		
44 Non-charitable community uses (new build)	-	15,553,429	15,779,898	16,006,367	16,232,834	1.5%	2.9%	4.4%		
45 Non-charitable community uses (change of use)	-	1,015,702	1,030,469	1,045,234	1,060,001	1.5%	2.9%	4.4%		
46 Large retail shopping centre	500	49,148,410	49,210,673	53,658,074	58,105,476	0.1%	9.2%	18.2%		
47 Large mixed use leisure and retail	-	1,472,382	1,465,090	944,259	423,427	-0.5%	-35.9%	-71.2%		
48 Gypsy and Traveller site	-	17,821,409	18,089,395	18,357,381	18,625,368	1.5%	3.0%	4.5%		
49 Small residential and community use	23	2,363,750	2,381,373	2,422,834	2,464,294	0.7%	2.5%	4.3%		
50 Medium residential and community use	43	5,198,027	5,215,636	5,277,769	5,339,902	0.3%	1.5%	2.7%		
51 Conversion of long term vacant unit to small office	-	119,260	121,497	123,734	125,971	1.9%	3.8%	5.6%		
52 Hotel and residential	46	11,539,557	11,542,218	11,732,266	11,922,315	0.0%	1.7%	3.3%		
53 Conversion of long term vacant unit to shop	-	17,034	16,998	14,402	11,808	-0.2%	-15.4%	-30.7%		
54 Hotel development (from long term vacant building)	-	5,946,156	5,947,793	6,064,696	6,181,600	0.0%	2.0%	4.0%		
55 Retail and S3 uses and 56 residential units	56	3,045,709	3,078,428	3,299,261	3,520,095	1.1%	8.3%	15.6%		
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	-	5,752,173	5,542,569	5,332,965	5,123,361	-3.6%	-7.3%	-10.9%		
57 Student housing/co-living - tower scheme (600 units)	-	19,230,003	19,223,743	18,776,675	18,329,608	0.0%	-2.4%	-4.7%		
58 Student housing/co-living - tower scheme (400 units)	-	12,755,808	12,751,656	12,455,093	12,158,530	0.0%	-2.4%	-4.7%		
59 Student housing/co-living - tower scheme (200 units)	-	6,377,290	6,375,214	6,226,932	6,078,651	0.0%	-2.4%	-4.7%		
60 Student housing/co-living- mid rise scheme (250 units)	-	6,643,061	6,640,899	6,486,439	6,331,980	0.0%	-2.4%	-4.7%		
61 Student housing/co-living - mid rise scheme (150 units)	-	3,985,346	3,984,048	3,891,373	3,798,697	0.0%	-2.4%	-4.7%		
62 Student housing/co-living - mid rise scheme (100 units)	-	2,656,488	2,655,623	2,593,839	2,532,056	0.0%	-2.4%	-4.7%		
63 Student housing/co-living - low rise scheme (200 units)	-	4,251,118	4,249,734	4,150,879	4,052,026	0.0%	-2.4%	-4.7%		
64 C2 care scheme (70 units)	-	3,081,323	3,079,594	2,956,026	2,832,458	-0.1%	-4.1%	-8.1%		
65 C2 care scheme (50 units)	-	2,464,982	2,463,725	2,373,964	2,284,204	-0.1%	-3.7%	-7.3%		

Figure 6.10.1: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £7,535 per square metre)



Figure 6.10.2: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £7,219 per square metre)

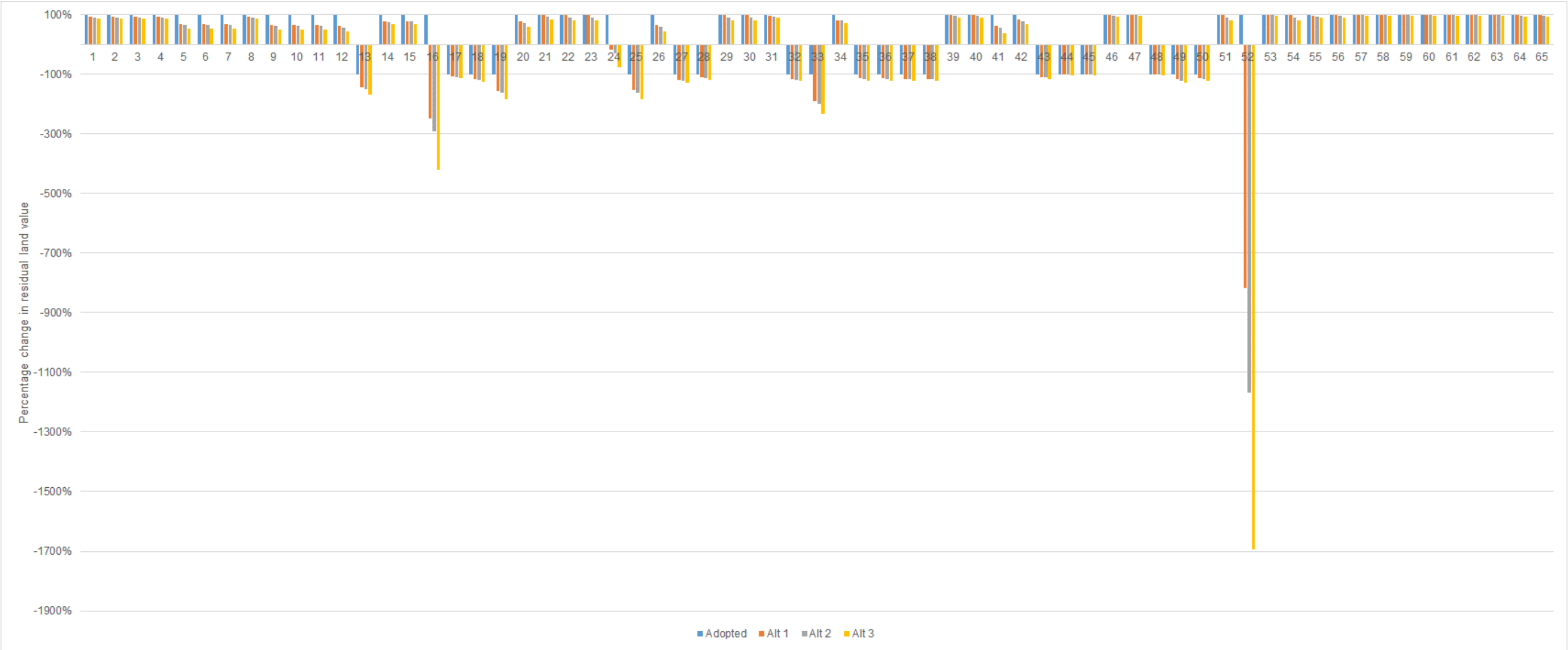


Figure 6.10.3: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £6,902 per square metre)



Figure 6.10.4: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £6,585 per square metre)



Figure 6.10.5: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £6,268 per square metre)



Figure 6.10.6: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £5,951 per square metre)



Figure 6.10.7: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £5,634 per square metre)



Figure 6.10.8: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £5,317 per square metre)

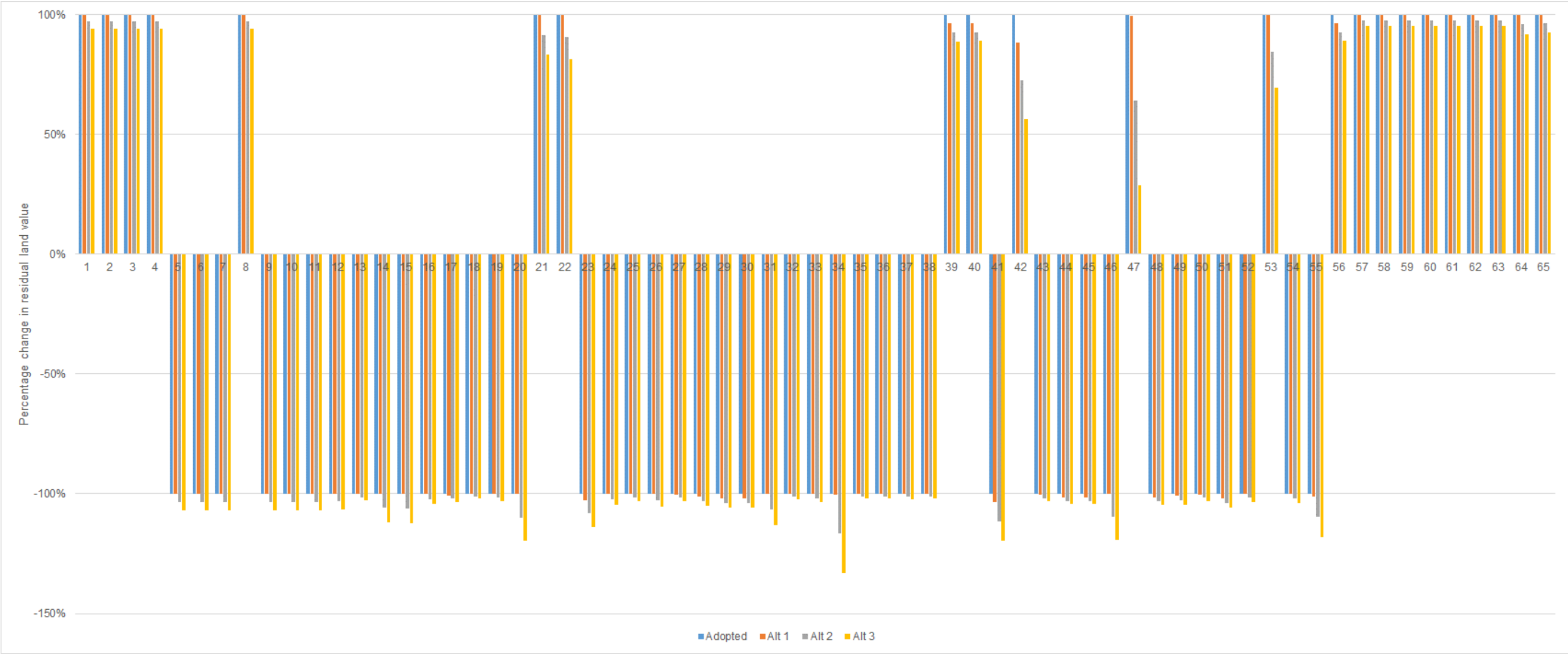
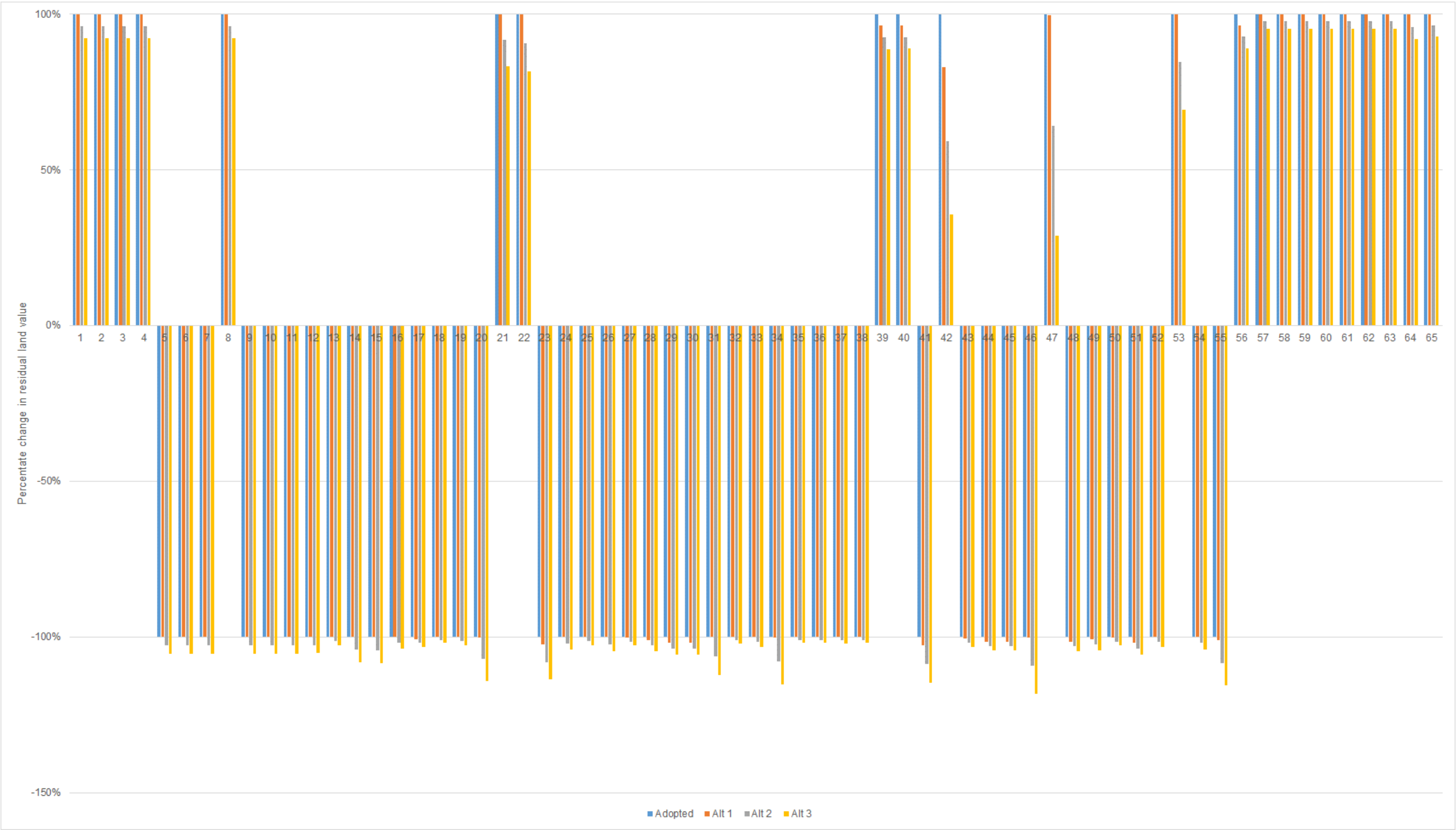


Figure 6.10.9: Comparison of residual land values with the adopted and three alternative CIL rates (sales values £5,000 per square metre)



Residential rates

- 6.12 The outputs of the appraisals indicate that an increase from the current rate of £120 to £225 per square metre (£300 per square metre for schemes of 9 or fewer units which are not required to provide affordable housing) will be viable in most situations and readily absorbed through modest reductions in residual land values. Although the CIL rate in the CMC is currently nil and will therefore see a more significant increase, this area has also seen the steepest increase in residential values in the Borough, largely due to its high levels of public transport accessibility. In some cases, the reduction in residual land values arising from an increase in the CIL will be significantly higher, but this is typically where the residual land value is already low.
- 6.13 We attach as Appendix 5 the results of our sensitivity analysis which builds in the growth rates on sales values and inflation on costs identified in Table 4.3.1. The results indicate that schemes will become more viable and the 'buffer' or 'margin' between the theoretical maximum CIL rates and the proposed rates would widen. This would increase the capacity of schemes to provide higher levels of affordable housing (towards or at the strategic target level of 50%) or generate higher returns to landowners. As noted previously, these results should be treated with a degree of caution as forecasts are based on assumptions on a range of factors that may change.
- 6.14 A key consideration for the Council is the interaction between CIL contributions and affordable housing, noting of course our earlier comments that securing both CIL and affordable housing are essential objectives. Like other planning authorities, the Council may not be in a position to prioritise affordable housing to the total exclusion of financial contributions towards essential community infrastructure, and vice-versa. Increased rates should, in most circumstances, be passed on to the landowner through modest reductions in residual land values, but where this cannot happen (due to a high existing use value, for example), there may be a reduction in affordable housing in comparison to a 'no change in CIL' scenario.
- 6.15 We have therefore run a theoretical exercise to test the impact of the proposed CIL rates on the level of affordable housing to establish the change in affordable housing if it is not possible to pass the increased CIL liability to the land owner through a reduction in land value¹⁰. Table 6.15.1 summarises this analysis; for each scheme, we show the residual land value with the adopted CIL rate and the reduction arising from the increase in the CIL rate. We then reduce the affordable housing in order to restore the residual land value back to its previous level.

Table 6.15.1: Theoretical reduction in affordable housing required to offset increase in CIL rates (higher value zone)

Site ref	Site type	Number of units	RLV – incorporating adopted CIL	RLV – incorporating increased CIL (Alt 3)	Reduced AH percentage required to offset increase in CIL
1	Single residential dwelling (GF)	1	£149,157	£141,135	31.18%
2	Single residential dwelling (BF)	1	£149,716	£141,695	31.18%
3	4 houses (GF)	4	£598,867	£566,779	31.18%
4	5 houses (GF)	5	£748,583	£708,474	31.18%
5	Block of 5 flats (BF)	5	£244,064	£203,954	30.50%
6	Block of 5 flats (BF)	5	£244,064	£203,954	30.50%
7	Block of 5 flats (GF)	5	£244,064	£203,954	30.50%
8	11 houses (GF)	11	£1,620,550	£1,533,720	31.18%

¹⁰ The Planning Practice Guidance notes that land values should reflect planning policy requirements, including CIL. Developers should take account of policy requirements when formulating bids for sites.

Site ref	Site type	Number of units	RLV – incorporating adopted CIL	RLV – incorporating increased CIL (Alt 3)	Reduced AH percentage required to offset increase in CIL
9	16 flats (BF)	16	£758,073	£629,846	30.43%
10	11 flats (BF)	11	£521,175	£433,020	30.43%
11	12 flats (BF)	12	£568,554	£472,385	30.43%
12	Development of c.30 flats (BF)	27	£1,113,571	£681,654	24.48%
13	Development of c.30 flats (BF)	32	£125,052	-£132,896	30.25%
14	Development of c.30 flats and houses (BF)	31	£2,010,674	£1,762,721	30.42%
15	Development of c.100 flats and houses (GF)	100	£6,461,583	£5,675,294	30.34%
16	Development of c.100 flats (BF)	100	£1,766,361	£973,923	29.48%

- 6.16 This exercise indicates that increasing the CIL rates from the adopted rates to the highest alternative rate tested (£250 per square metre) would reduce affordable housing from 35% to around 30%, if it is not possible to pass back the additional cost through a reduction in land value. This indicates that the Council will need to carefully consider the potential impact of adopting a higher rate of CIL on affordable housing delivery and whether the need for additional income outweighs affordable housing as a priority.
- 6.17 Developments of 9 or fewer units are not required to provide affordable housing and can therefore, in principle, make a higher contribution towards infrastructure than schemes of 10 or more units. We suggest that a CIL rate of £300 per square metre would reflect a reasonable balance between the need for infrastructure funding and the continued delivery of small developments, which make an important contribution towards housing supply in the Borough.
- 6.18 The adopted Charging Schedule adopted a two zone approach to residential and commercial rates, with a nil rate applied to residential in the CMC and £120 per square metre applied to commercial floorspace. Outside the CMC, this was reversed, with a residential rate of £120 per square metre and a nil commercial rate. In terms of geographies for a potential replacement Charging Schedule, the rationale for a nil residential rate in the CMC has now weakened due to value growth in the CMC and has narrowed the historic differences in viability across the Borough. We therefore recommend that any replacement Charging Schedule applies a CIL rate to residential development in the CMC.
- 6.19 Following the changes to CIL regulations in 2019 (see Section 2), the Council could make more use of Section 106 to secure contributions towards infrastructure. However, this approach is more suitable to boroughs which have very large developments being brought forward by single developers/landowner. In Croydon, development tends to be more piecemeal with sites within masterplan and opportunity areas being brought forward by a range of developers. If the Council opted to use Section 106 to collect contributions in place of CIL, this would result in negotiations with a vast array of developers and landowners, all of whom would seek to limit the scope of any obligations to the three tests at paragraph 56 of the NPPF. This would make it difficult for the Council to seek obligations that benefit areas as a whole rather than just the development concerned.

Business (offices including research and development, B2 and B8)

- 6.20 The testing indicates that office developments are potentially viable in the CMC, although this is highly dependent on the relationship between residual land value and benchmark land value. We therefore recommend that the existing rate (after indexation) is retained unchanged in the CMC in any amended Charging Schedule but a reduced rate of £50 per square metre is set for the rest of the Borough. Similarly, we recommend that the existing rate for B2, B8 and light industrial be retained at its existing (indexed) level in the CMC, but be increased from £0 to £50 per square metre in the rest of the Borough.

Other uses

- 6.21 Other uses covered by the existing “all other uses” rate in the adopted CIL Charging Schedule (including – among others - retail and hotels) show varying viability but the evidence indicates that the adopted rate of £199.65 per square metre (after indexation) should be retained in any amended Charging Schedule.
- 6.22 Our appraisals of student housing indicate that this type of development generates significant surpluses above existing use values. If this type of development is developed under sui generis use, it currently falls under the “all other uses” rate of £120 per square metre (£199.65 per square metre after indexation). However if it developed under use class C2, it would be nil rated. We therefore suggest that an increase to £225 per square metre could be viably absorbed.
- 6.23 C2 care schemes and care homes fall within a nil rate in the adopted charging schedule. These types of development can viably absorb a CIL payment of £199.65 per square metre, in line with the indexed “all other uses” rate.

Potential income

- 6.24 We have run an **illustrative** high-level calculation of the potential increase in CIL income that the proposed residential rates could generate. This is based on an assumption of residential 2,121 units per annum¹¹ over a five year period, 65% of which are assumed to be in the CMC and the remaining 35% in the rest of the Borough. In both zones, we have assumed that there will be a 30% offset of existing floorspace. Social housing relief is applied to 20% of residential floorspace¹².
- 6.25 The results of this high level calculation are summarised in Table 6.25.1 (showing the income derived from the current rates with indexation) and Table 6.25.2 (suggested rates). The proposed increase in CIL rates from the current indexed rates would increase total CIL income from £35 million over five years to £112 million in today's terms (i.e. before indexation)¹³.

Table 6.25.1: Residential CIL income with current rates

	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Residential units	2,121	2,121	2,121	2,121	2,121	
Ave sqm per unit	80	80	80	80	80	
Total GIA sqm	169,680	169,680	169,680	169,680	169,680	
Private only sqm	135,744	135,744	135,744	135,744	135,744	
After discount for existing FS (30%)	95,021	95,021	95,021	95,021	95,021	
CMC sqm	61,764	61,764	61,764	61,764	61,764	
Rest of Borough sqm	38,008	38,008	38,008	38,008	38,008	
CMC rate	£0	£0	£0	£0	£0	
Rest of Borough rate	£186	£186	£186	£186	£186	
Income CMC	-	-	-	-	-	-

¹¹ Based on the most recent year's completions from the AMR (covering 2021/22).

¹² As noted earlier, the AMR indicates that 16% of units completed were affordable in 2021/22.

¹³ Not including any additional income relating to other non-residential uses.

	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Income Rest of Borough	£7,070,308	£7,070,308	£7,070,308	£7,070,308	£7,070,308	£35,351,538

Table 6.25.2: CIL income with suggested rates

	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Residential units	2,121	2,121	2,121	2,121	2,121	
Ave sqm per unit	80	80	80	80	80	
Total GIA sqm	169,680	169,680	169,680	169,680	169,680	
Private only sqm	135,744	135,744	135,744	135,744	135,744	
After discount for existing FS (30%)	95,021	95,021	95,021	95,021	95,021	
CMC sqm	61,764	61,764	61,764	61,764	61,764	
Rest of Borough sqm	38,008	38,008	38,008	38,008	38,008	
CMC rate	£225	£225	£225	£225	£225	
Rest of Borough rate	£225	£225	£225	£225	£225	
Income CMC	£13,896,792	£13,896,792	£13,896,792	£13,896,792	£13,896,792	£69,483,960
Income Rest of Borough	£8,551,872	£8,551,872	£8,551,872	£8,551,872	£8,551,872	£42,759,360

7 Conclusions and recommendations

- 7.1 The NPPF states that the cumulative impact of local planning authority standards and policies “*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*”. The NPPF echoes this requirement, stating 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 make development unviable, and should be supported by evidence to demonstrate this*”. This report and its supporting appendices test the ability of development typologies in Croydon to support local plan policies while making contributions to infrastructure that will support growth through potential alternative CIL rates.
- 7.2 The Council's adopted CIL rates have been in place since 1 April 2013 and there has been no demonstrable adverse impact on the supply of housing land or upon the viability of developments coming forward across the Borough. Since the evidence base for the adopted CIL was prepared, there have been changes to sales values and build costs. Our testing of alternative CIL rates indicates that relatively significant changes could be accommodated without adversely impacting on viability to a sufficient degree to impact on land supply.
- 7.3 As a result of indexation, the CIL rates are now circa 66% higher than when they were adopted. The Mayoral CIL has also increased modestly from £25 per square metre to £28.86 per square metre.
- 7.4 The proposed CIL rates for the borough are summarised in Table 7.9.1. Residential developments in the CMC have hitherto been nil rated but this area has seen significant development and growth in sales values since the adopted Charging Schedule was first adopted. Bringing the CMC into line with the rest of the Borough at a suggested rate for residential development of £225 per square metre would raise significant additional income to support the infrastructure that these developments will need.
- 7.5 Smaller schemes of 9 or fewer units are not required to provide affordable housing and can therefore viably make a slightly higher contribution through CIL. We have therefore suggested a higher rate of £300 per square metre for residential schemes providing 9 or fewer units.
- 7.6 Student housing was not separately identified in the previous charging schedule and therefore fell under the “all other uses” charge of £120 per square metre (£199.65 per square metre after indexation) if developed under sui generis use, or nil if developed under C2 use. We have recommended that a CIL rate of £225 per square metre be applied to this type of development.
- 7.7 C2 care schemes and care homes fall within a nil rate in the adopted charging schedule. These types of development can viably absorb a CIL payment of £199.65 per square metre, in line with the indexed “all other uses” rate.
- 7.8 Outside the CMC, we recommend that industrial and warehousing, and business (Class E) offices (including research and development) be charged a lower rate of £50 per square metre.
- 7.9 We recommend that all other rates remain at their existing indexed level, as summarised in Table 7.7.1.

Table 7.9.1: Proposed changes to CIL rates

Development type	Zone	Adopted rate	Indexed rate for 2024	Suggested rate
Residential (C3)	CMC (10 or more units)	Nil	Nil	£225
	CMC (9 or fewer units)	Nil	Nil	£300

Development type	Zone	Adopted rate	Indexed rate for 2024	Suggested rate
	Rest of Borough – 10 or more units)	£120	£199.65	£225
	Rest of Borough (9 or fewer units)	£120	£199.65	£300
Student housing	Whole Borough	Nil ¹⁴	Nil	£225
Industrial and warehousing	CMC	£120	£199.65	£199.65
	Rest of Borough	Nil	Nil	£50
Business (class E (g) (i) and (ii))	CMC	£120	£199.65	£199.65
	Rest of Borough	Nil	Nil	£50
Institutions (F1)	Whole Borough	Nil	Nil	Nil
C2 care homes and care schemes (including care homes)	Whole Borough	Nil	Nil	£199.65
Places of worship, clinics /health centres, crèches/ day nurseries, day centres, consulting rooms, museums, public halls, libraries, art galleries/ exhibition halls	Whole Borough	Nil	Nil	Nil
Development used wholly or mainly for the provision of publicly funded medical or health services including hospitals except the use of premises attached to the residence of the consultant or practitioner	Whole Borough	Nil	Nil	Nil
Development used mainly or wholly for the provision of education as a school or a college under the Education Acts or as an institution of higher education	Whole Borough	Nil	Nil	Nil
All other uses	Whole Borough	£120	£199.65	£199.65

- 7.10 Our testing indicates that the increase in CIL rates will have a relatively modest impact on residual land values in most cases. Where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered. However, increases in sales values since the last Charging Schedule was formulated have outstripped increases in costs, which has resulted in improvements in viability and enhanced capacity for absorbing CIL requirements. The sensitivity analysis at Appendix 5 indicates that if forecast growth and cost inflation reflect outturn values, there will be a further enhancement in viability and an increased margin between the proposed rates and the theoretical maximum rates.
- 7.11 There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Council cannot seek to prioritise securing affordable housing to the exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately.
- 7.12 The Council needs to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Council's flexible approach to applying its affordable housing requirements ensures that these objectives are

¹⁴ Student housing developed under Sui Generis use class would fall under the "All other uses" charge.

balanced appropriately.

Additional observations

- 7.13 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 to CIL rates can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.
- 7.14 In most cases, the changes in residual land values required to accommodate the increased CIL rates is very modest and the CIL itself accounts for a very small proportion of overall development costs (typically well below 5%). The imposition of CIL is therefore not the critical factor in determining whether or not a scheme will come forward.
- 7.15 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.
- 7.16 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. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context and adjusted for the proposed CIL rates. 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.
- 7.17 This study demonstrates that the proposed increase to the CIL charges and the Councils flexible approach to applying policy requirements will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landlords and developers to achieve a return in line with the NPPF.

Appendix 1 - Policy review

Policy Ref	Summary of requirements	Cost implications
SP2	<p>Homes – sets out requirement for the number of homes required over plan period.</p> <p>Affordable housing – 50% strategic affordable housing target on schemes providing 10 or more units, with a tenure split of 70% low-cost rented (further subdivided as 40% social rent and 30% London Affordable Rent) and 30% intermediate.</p> <p>30% of all units to be provided as family housing (3 or more beds) across both affordable and private tenures.</p> <p>10% of units to meet M4(3) 'wheelchair user' and 90% to meet M4(2) standard.</p>	Tested in study
DM2A	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 (50% on schemes brought forward on public sector land or industrial sites).	Tested in study
SP3.14	Employment and training – seeks provision of a minimum of 20% of jobs in both construction and end user phases for local residents.	Can be accommodated without additional development costs.
DM 14	All major schemes to incorporate public art	Incorporated within Section 106 allowance
SP 6.2 and SP 6.3	Promotes zero carbon development and encourages decentralised energy. Developments to meet London Plan carbon reduction standards or Part L Building Regs 2021, whichever sets the higher standard.	Tested in study
SP 7.4	Biodiversity Net Gain – 10% enhancement against pre-development levels of biodiversity required.	Tested in study
DM 27	<p>Urban greening factor – to be achieved as follows:</p> <p>Residential: 0.4 Commercial: 0.3 General industrial and storage/distribution: 0.2</p>	Tested in study

Appendix 2 - Sites details

		2	3	4		6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28						
CROYDON COUNCIL COMMUNITY INFRASTRUCTURE LEVY														Floor areas - proposed (sqm)																
Site ref	Typology description	Gross	Net site			No of	No of	Resi costs	Resi costs	GIA	GIA				Note: B1 office includes B1(b)										Total resi	Total resi FS				
		Site area	area	Heights		Houses	Flats	Houses	Flats	Houses	flats			Retail A1-A5	Retail S'Mark	B1 office	B1(c) and B1B8 storage	C1 Hotel	C2 resi inst	D1	D2	units								
1	Single residential dwelling (greenfield)	0.05	0.05	2		1		1,754	2,027	92	-	-	-	-	-	-	-	-	-	-	-	-	1	92						
2	Single residential dwelling (brownfield)	0.24	0.24	2		1		1,754	2,027	92	-	-	-	-	-	-	-	-	-	-	-	1	92							
3	4 houses (greenfield)	0.14	0.14	2		4		1,754	2,027	367	-	-	-	-	-	-	-	-	-	-	-	4	367							
4	5 houses (greenfield)	0.07	0.07	2		5		1,754	2,027	458	-	-	-	-	-	-	-	-	-	-	-	5	458							
5	Block of 5 flats (brownfield)	0.02	0.02	4			5	1,754	2,027	-	458	-	-	-	-	-	-	-	-	-	-	5	458							
6	Block of 5 flats (brownfield)	0.05	0.05	4			5	1,754	2,027	-	458	-	-	-	-	-	-	-	-	-	-	5	458							
7	Block of 5 flats (greenfield)	0.20	0.20	4			5	1,754	2,027	-	458	-	-	-	-	-	-	-	-	-	-	5	458							
8	11 houses (greenfield)	0.16	0.16	2		11		1,754	2,027	1,008	-	-	-	-	-	-	-	-	-	-	-	11	1,008							
9	16 flats (brownfield)	0.16	0.16	5			16	1,754	2,027	-	1,467	-	-	-	-	-	-	-	-	-	-	16	1,467							
10	11 flats (brownfield)	0.03	0.03	5			11	1,754	2,027	-	1,008	-	-	-	-	-	-	-	-	-	-	11	1,008							
11	12 flats (greenfield)	0.16	0.16	5			12	1,754	2,027	-	1,100	-	-	-	-	-	-	-	-	-	-	12	1,100							
12	Development of c.30 flats (brownfield)	0.42	0.42	4			27	1,754	2,027	-	2,475	-	-	-	-	-	-	-	-	-	-	27	2,475							
13	Development of c.30 flats (brownfield)	0.11	0.11	6			32	1,754	2,401	-	2,933	-	-	-	-	-	-	-	-	-	-	32	2,933							
14	Development of c.30 flats and houses (brownfield)	0.13	0.13	5		5	26	1,754	2,027	458	2,383	-	-	-	-	-	-	-	-	-	-	31	2,842							
15	Development of c.100 flats and houses (greenfield)	1.43	1.43	4		20	80	1,754	2,027	1,833	7,333	-	-	-	-	-	-	-	-	-	-	100	9,166							
16	Development of c.100 flats (brownfield)	0.56	0.56	5			100	1,754	2,027	-	9,166	-	-	-	-	-	-	-	-	-	-	100	9,166							
17	Residential and health (change of use of long term vacant building)	0.18	0.18	15			91	1,754	2,401	-	8,341	-	-	-	-	-	-	-	-	3,811	-	91	8,341							
18	Tall building residential and health (new build)	0.18	0.18	18			91	1,754	2,401	-	8,341	-	-	-	-	-	-	-	-	-	-	91	8,341							
19	11 flats (change of use)	0.03	0.03	10			11	1,754	2,401	-	1,008	-	-	-	-	-	-	-	-	-	-	11	1,008							
20	Residential and retail (Lidl scale)	0.58	0.58	5			42	1,754	2,027	-	3,850	-	1,503	-	-	-	-	-	-	-	-	42	3,850							
21	Residential and retail (Tesco scale)	2.55	2.55	3			17	1,754	2,027	-	-	-	5,200	-	-	-	-	-	-	-	-	17	-							
22	Supermarket (Lidl)	0.52	0.52	1			-	1,754	2,027	-	-	-	1,323	-	-	-	-	-	-	-	-	-	-							
23	Superstore (Tesco)	2.55	2.55	1			-	1,754	2,027	-	-	-	3,000	2,422	-	-	-	-	-	-	-	-	-							
24	9 flats (change of use)	0.18	0.18	3			9	1,754	2,027	-	788	-	-	-	-	-	-	-	-	-	-	9	788							
25	Residential and retail (local scale - locally tall building)	0.14	0.14	20			53	1,754	2,401	-	4,858	145	-	-	-	-	-	-	-	-	-	53	4,858							
26	Residential and retail (local scale - medium scale building)	0.17	0.17	10			23	1,754	2,401	-	2,108	656	-	-	-	-	-	-	-	-	-	23	2,108							
27	Residential and primary school	1.13	1.13	8			293	1,754	2,401	-	26,857	-	-	-	-	-	-	-	-	3,002	-	293	26,857							
28	Residential and secondary school (greenfield)	3.24	3.24	3			150	1,754	2,027	-	13,749	-	-	-	-	-	-	-	-	7,920	-	150	13,749							
29	Office (large)	0.22	0.22	25			-	1,754	2,401	-	-	-	-	25,000	-	-	-	-	-	-	-	-	-							
30	Office (medium)	0.45	0.45	10			-	1,754	2,401	-	-	-	-	10,173	-	-	-	-	-	-	-	-	-							
31	Large mixed use office and residential (New build)	1.28	1.28	10			178	1,754	2,401	-	16,316	37,000	-	-	-	-	-	-	-	-	-	178	16,316							
32	Large mixed use office and residential (Change of Use)	0.86	0.86	10			288	1,754	2,401	-	26,399	500	-	-	-	-	-	-	-	-	-	288	26,399							
33	Residential conversion of large listed building	0.19	0.19	5			52	1,754	2,027	-	4,766	-	-	-	-	-	-	-	-	-	-	52	4,766							
34	Residential conversion of medium listed building	1.00	1.00	2			8	1,754	2,027	-	733	-	-	-	-	-	-	-	-	-	-	8	733							
35	Large Private Rental Scheme development (new build)	1.28	1.28	10			420	1,754	2,401	-	38,498	-	-	-	-	-	-	-	-	-	-	420	38,498							
36	Large Private Rental Scheme development (change of use)	0.86	0.86	12			350	1,754	2,401	-	32,082	-	-	-	-	-	-	-	-	-	-	350	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	-	395	36,207							
38	Tall tower with ground floor retail (change of use)	0.86	0.86	18			288	1,754	2,401	-	26,399	-	-	-	-	-	-	-	-	-	-	288	26,399							
39	Small scale light industrial park	0.92	0.92	1			-	1,754	2,027	-	-	-	-	-	-	1,888	-	-	-	-	-	-	-							
40	Large warehouse	2.70	2.70	1			-	1,754	2,027	-	-	-	-	-	-	-	7,954	-	-	-	-	-	-							
41	Mixed use light industrial and residential (low amounts of light industry)	0.81	0.81	4			97	1,754	2,027	-	8,891	-	-	-	-	3,083	-	-	-	-	-	97	8,891							
42	Mixed use light industrial and residential (moderate amounts of light industry)	0.81	0.81	4			61	1,754	2,027	-	5,591	-	-	-	-	6,166	-	-	-	-	-	61	5,591							
43	Mixed use large residential and community use (brownfield)	0.43	0.43	10			118	1,754	2,401	-	10,816	400	-	-	-	-	-	-	-	3,800	-	118	10,816							
44	Non-charitable community uses (new build)	4.15	4.15	1			-	1,754	2,027	-	-	-	-	-	-	-	-	-	-	8,742	-	-	-							
45	Non-charitable community uses (change of use)	0.48	0.48	1			-	1,754	2,027	-	-	-	-	-	-	-	-	-	-	570	-	-	-							
46	Large retail shopping centre	7.00	7.00	10			500	1,754	2,401	-	45,831	155,235	-	-	-	-	-	-	-	-	-	500	45,831							
47	Large mixed use leisure and retail	0.32	0.32	20			-	1,754	2,401	-	-	20,758	-	-	-	-	-	-	-	-	-	-	-							
48	Gypsy and Traveller site	3.99	3.99	1			-	1,754	2,027	-	-	-	-	-	-	-	-	-	-	-	10,000	-	-							
49	Small residential and community use	0.17	0.17	4			23	1,754	2,027	-	2,108	-	-	-	-	-	-	-	-	656	-	23	2,108							
50	Medium residential and community use	0.14	0.14	9			43	1,754	2,401	-	3,941	-	-	-	-	-	-	-	-	645	-	43	3,941							
51	Conversion of long term vacant unit to small office	0.01	0.01	3			-	1,754	2,027	-	-	-	-	-	85	-	-	-	-	-	-	-	-							
52	Hotel and residential	0.21	0.21	8			46	1,754	2,401	-	4,216	-	-	-	-	-	-	5,385	-	-	-	46	4,216							
53	Conversion of long term vacant unit to shop	0.01	0.01	1			-	1,754	2,027	-	-	100	-	-	-	-	-	-	-	-	-	-	-							
54	Hotel development (from long term vacant building)	0.78	0.78	5			-	1,754	2,027	-	-	-	-	-	-	-	-	4,437	-	-	-	-	-							
55	Retail and S3 uses and 56 residential units	2.74	2.74	3			56	1,754	2,027	-	5,133	5,104	-	1,161	-	-	-	-	-	-	-	56	5,133							
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sqm	1.71	1.71	1			-	1,754	2,027	-	-	-	-	-	-	-	8,200	-	-	-	-	-	-							
57	Student housing/co-living - tower scheme (600 units)	0.17	0.17	27	-	-	-	1,754	2,401	-	-	-	-	-	-	-	-	-	-	18,090	-	-	-							
58	Student housing/co-living - tower scheme (400 units)	0.11	0.11	25	-	-	-	1,754	2,401	-	-	-	-	-	-	-	-	-	-	12,000	-	-	-							
59	Student housing/co-living - tower scheme (200 units)	0.06	0.06	24	-	-	-	1,754	2,401	-	-	-	-	-	-	-	-	-	-	6,000	-	-	-							
60	Student housing/co-living- mid rise scheme (250 units)	0.10	0.10	12	-	-	-	1,754	2,401	-	-	-	-	-	-	-	-	-	-	6,250	-	-	-							
61	Student housing/co-living - mid rise scheme (150 units)	0.08	0.08	12	-	-	-	1,754	2,401	-	-	-	-	-	-	-	-	-	-	3,750	-	-	-							
62	Student housing/co-living - mid rise scheme (100 units)	0.07	0.07	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	-	-	-							
64	C2 care scheme (70 units)	0.15	0.15	6	-	-	-	1,754	2,401	-	-	-	-	-	-	-	-	-	-	5,000	-	-	-							
65	C2 care scheme (50 units																													

[illegible]

	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									
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/Ma	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi
1	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%	
2	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%	
3	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%	
4	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%	
5	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%	
6	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%	
7	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%	
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	404	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	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
11	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%	
12	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%	
13	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%	
14	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%	
15	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%	
16	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%	
17	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%	
18	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%	
19	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%	
20	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%	
21	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%	
22	484	275	350	193	193	440	409	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
23	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%	
24	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%	
25	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%	
26	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%	
27	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%	
28	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%	
29	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%	
30	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%	
31	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%	
32	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%	
33	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%	
34	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%	
35	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%	
36	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%	
37	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%	
38	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%	
39	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%	
40	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%	
41	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%	
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	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
44	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%	
45	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%	
46	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%	
47	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%	
48	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%	
49	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%	
50	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%	
51	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%	
52	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%	
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	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
55	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%	
56	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%	
57	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%	
58	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%	
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	404	250	250	7,535	6.00%	4.75%	4.75%	5.00%	5.00%	5.50%	4.50%	7.00%	7.00%	
61	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%	
62	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%	
63	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%	
64	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%	
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%	

	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
CROYDON C	Build costs										Net to gross											
										GF infra % costs											Total new floorspace	Highways/S278
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi inst	D1	D2		Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi		
1	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	92	1,000
2	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	92	1,000
3	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	367	4,000
4	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	458	5,000
5	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	458	5,000
6	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	458	5,000
7	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	458	5,000
8	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	1,008	11,000
9	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,467	16,000
10	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,008	11,000
11	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,100	12,000
12	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,475	27,000
13	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,933	32,000
14	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,842	31,000
15	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,166	100,000
16	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,166	100,000
17	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	12,152	148,165
18	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	8,341	91,000
19	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,008	11,000
20	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,353	64,545
21	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,200	95,000
22	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,323	19,845
23	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,422	81,330
24	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	788	9,000
25	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,003	55,175
26	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,764	32,840
27	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	29,859	338,030
28	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	21,669	268,800
29	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	25,000	375,000
30	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,173	152,595
31	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	53,316	733,000
32	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	26,899	295,500
33	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	4,766	52,000
34	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	78%	733	8,000
35	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	38,498	420,000
36	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	32,082	350,000
37	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	38,287	426,200
38	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	26,399	288,000
39	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,888	28,320
40	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,954	119,310
41	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	11,974	143,245
42	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	11,757	153,490
43	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	15,016	181,000
44	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	8,742	131,130
45	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	570	8,550
46	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	201,066	2,828,525
47	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	20,758	311,370
48	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,000	150,000
49	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,764	32,840
50	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	4,586	52,675
51	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85	1,274
52	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	9,601	126,775
53	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	100	1,500
54	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,437	66,555
55	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	11,398	93,975
56	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,200	123,000
57	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	18,090	271,350
58	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	12,000	180,000
59	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000
60	2,065	2,184	2,862	1,130	1,130	3,190	2,890	3,092	3,092	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,250	93,750
61	2,065	2,184	2,862	1,130	1,130	3,																

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	173	174
CROYDON C	Investment sale (QUARTERS)										Resi sales period (qtrs)	Sales period start	Area		On-site AH	% AH rented	Existing floorspace			5.80%	Purchasers costs		BNG cost	Car parking spaces
Site ref	Retail A1-A	Retail S Ma	B1 office	B1(c) and f	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi	Resi	Resi		% of PRS units			Total sqm	Rent	Yield	EUUV	EUUV uplift	BLV		
1	7	7	9	9	9	9	9	9	9	9	1	7	100.00%	50%	70%		-	5.00%	-			17,500	0.2%	100%
2	7	7	9	9	9	9	9	9	9	9	1	7	100.00%	50%	70%		-	6.00%	290,000	20%		348,000	0.2%	100%
3	7	7	7	7	7	7	7	7	7	7	1	7	100.00%	50%	70%		-	6.00%	-			49,000	0.2%	100%
4	7	7	7	7	7	7	7	7	7	7	1	7	100.00%	50%	70%		-	6.00%	-	20%		23,905	0.2%	100%
5	7	7	9	9	9	9	9	9	9	9	1	7	100.00%	50%	70%		-	6.00%	540,000	20%		648,000	0.2%	40%
6	7	7	9	9	9	9	9	9	9	9	1	7	100.00%	50%	70%		-	6.00%	251,000	20%		301,200	0.2%	40%
7	7	7	7	7	7	7	7	7	7	7	1	7	100.00%	50%	70%		-	6.00%	-	20%		68,320	0.2%	40%
8	7	7	7	7	7	7	7	7	7	7	2	7	100.00%	50%	70%		-	6.00%	-			56,000	0.2%	100%
9	7	7	9	9	9	9	9	9	9	9	2	7	100.00%	50%	70%		40,750	6.00%	639,775	20%		767,730	0.2%	40%
10	7	7	7	7	7	7	7	7	7	7	2	7	100.00%	50%	70%		12,500	6.00%	196,250	20%		235,500	0.2%	40%
11	7	7	7	7	7	7	7	7	7	7	2	7	100.00%	50%	70%		-	6.00%	-			54,894	0.2%	40%
12	9	9	9	9	9	9	9	9	9	9	2	9	100.00%	50%	70%		45250.00	6.00%	710,425	20%		852,510	0.2%	40%
13	9	9	9	9	9	9	9	9	9	9	2	9	100.00%	50%	70%		23,000	6.00%	361,100	20%		433,320	0.2%	40%
14	9	9	9	9	9	9	9	9	9	9	2	9	100.00%	50%	70%		40,000	6.00%	628,000	20%		753,600	0.2%	40%
15	9	9	9	9	9	9	9	9	9	9	4	9	100.00%	50%	70%		-	6.00%	-	20%		500,500	0.2%	40%
16	11	11	11	11	11	11	11	11	11	11	4	11	100.00%	50%	70%		179,045	7.00%	2,409,434	20%		2,891,321	0.2%	40%
17	11	11	11	11	11	11	11	11	11	11	4	11	100.00%	50%	70%		137,136	7.00%	1,845,459	20%		2,214,550	0.2%	20%
18	11	11	11	11	11	11	11	11	11	11	4	11	100.00%	50%	70%		137,136	7.00%	1,845,459	20%		2,214,550	0.2%	10%
19	7	7	7	7	7	7	7	7	7	7	1	7	100.00%	50%	70%		12,500	6.00%	196,250	20%		235,500	0.2%	20%
20	8	8	8	8	8	8	8	8	8	8	2	8	100.00%	50%	70%		208,250	6.00%	3,269,525	20%		3,923,430	0.2%	40%
21	7	7	7	7	7	7	7	7	7	7	1	7	100.00%	50%	70%		705,000	6.00%	11,068,500	20%		13,282,200	0.2%	40%
22	9	9	9	9	9	9	9	9	9	9	1	9	100.00%	0%	70%		62,000	6.00%	973,400	20%		1,168,080	0.2%	40%
23	9	9	9	9	9	9	9	9	9	9	1	9	100.00%	0%	70%		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	100.00%	50%	70%		81,000	6.00%	1,271,700	20%		1,526,040	0.2%	40%
25	7	7	9	9	9	9	9	9	9	9	3	9	100.00%	50%	70%		100,550	6.00%	1,578,635	20%		1,894,362	0.2%	40%
26	9	9	9	9	9	9	9	9	9	9	1	9	100.00%	50%	70%		21,000	6.00%	329,700	20%		395,640	0.2%	40%
27	11	11	11	11	11	11	11	11	11	11	6	11	100.00%	50%	70%		257,500	6.00%	4,042,750	20%		4,851,300	0.2%	40%
28	9	9	9	9	9	9	9	9	9	9	4	9	100.00%	50%	70%		-	6.00%	-			1,134,000	0.2%	40%
29	9	9	9	9	9	9	9	9	9	9	4	9	100.00%	0%	70%			6.00%	-			1,101,500	0.2%	40%
30	9	9	9	9	9	9	9	9	9	9	4	9	100.00%	0%	70%		1,820,000	6.00%	28,574,000	20%		34,288,800	0.2%	40%
31	11	11	11	11	11	11	11	11	11	11	4	11	100.00%	50%	70%				10,840,000	20%		13,008,000	0.8%	40%
32	11	11	11	11	11	11	11	11	11	11	6	11	100.00%	50%	70%				3,057,000	20%		3,668,400	0.8%	40%
33	7	7	9	9	9	9	9	9	9	9	2	9	100.00%	50%	70%				1			1	0.8%	40%
34	7	7	9	9	9	9	9	9	9	9	1	7	100.00%	0%	70%				989,500	20%		1,187,400	0.8%	40%
35	7	7	9	9	9	9	9	9	9	9	8	11	100.00%	50%	70%		-		10,840,000	20%		13,008,000	0.8%	40%
36	7	7	9	9	9	9	9	9	9	9	8	11	100.00%	50%	70%				3,057,000	20%		3,668,400	0.8%	40%
37	11	11	11	11	11	11	11	11	11	11	8	11	100.00%	50%	70%				12,625,000	20%		15,150,000	0.8%	40%
38	11	11	11	11	11	11	11	11	11	11	6	11	100.00%	50%	70%				3,057,000	20%		3,668,400	0.8%	40%
39	6	6	6	6	6	6	6	6	6	6	8	9	100.00%	0%	70%		19,000	6.00%	298,300	20%		357,960	0.8%	40%
40	6	6	6	6	6	6	6	6	6	6	9	9	100.00%	0%	70%		416,000	6.00%	6,531,200	20%		7,837,440	0.8%	40%
41	8	8	8	8	8	8	8	8	8	8	2	8	100.00%	50%	70%		105,550	6.00%	1,657,135	20%		1,988,562	0.8%	40%
42	8	8	8	8	8	8	8	8	8	8	1	8	100.00%	50%	70%		105,550	6.00%	1,657,135	20%		1,988,562	0.8%	40%
43	10	10	10	10	10	10	10	10	10	10	4	11	100.00%	50%	70%		-	0.00%	#DIV/0!			1,620,000	0.8%	40%
44	9	9	9	9	9	9	9	9	9	9	4	9	100.00%	0%	70%		90,500	6.00%	1,420,850	20%		1,705,020	0.8%	40%
45	9	9	9	9	9	9	9	9	9	9	4	9	100.00%	0%	70%		36,500	6.00%	573,050	20%		687,660	0.8%	40%
46	11	11	11	11	11	11	11	11	11	11	8	11	100.00%	50%	70%		-	6.00%	-			115,000,000	0.8%	40%
47	11	11	11	11	11	11	11	11	11	11	4	11	100.00%	0%	70%		131,500	6.00%	2,064,550	20%		2,477,460	0.8%	40%
48	5	5	5	5	5	5	5	5	5	5	4	5	100.00%	0%	70%				997,500			1,396,500	0.8%	40%
49	7	7	7	7	7	7	7	7	7	7	1	7	100.00%	50%	70%		21,000	6.00%	329,700	20%		395,640	0.8%	40%
50	7	7	7	7	7	7	7	7	7	7	2	7	100.00%	50%	70%		88,300	6.00%	1,386,310	20%		1,663,572	0.8%	40%
51	7	7	7	7	7	7	7	7	7	7	4	7	100.00%	0%	70%		7,500	6.00%	117,750	20%		141,300	0.8%	40%
52	7	7	7	7	7	7	7	7	7	7	2	7	100.00%	50%	70%		916,100	6.00%	14,382,770	20%		17,259,324	0.8%	40%
53	7	7	7	7	7	7	7	7	7	7	2	7	100.00%	0%	70%		6,100	6.00%	95,770	20%		114,924	0.8%	40%
54	7	7	7	7	7	7	7	7	7	7	2	7	100.00%	0%	70%		250,800	6.00%	3,937,560	20%		4,725,072	0.8%	40%
55	9	9	9	9	9	9	9	9	9	9	2	9	100.00%	50%	70%		£810,000	8.00%	9,537,750	20%		11,445,300	0.8%	40%
56	6	6	6	6	6	6	6	6	6	6	1	5	100.00%	0%	70%		£810,000	8.00%	9,537,750	20%		11,445,300	0.8%	40%
57	10	10	10	10	10	10	10	10	10	10	1	6	100.00%	0%	70%							1,103,806	0.8%	40%
58	10	10	10	10	10	10	10	10	10	10	1	6	100.00%	0%	70%							728,512	0.8%	40%
59	10	10	10	10	10	10	10	10	10	10	1	6	100.00%	0%	70%							364,256	0.8%	40%
60	10	10	10	10	10	10	10	10	10	10	1	6	100.00%	0%	70%							641,748	0.8%	40%
61	10	10	10	10	10	10	10	10	10	10	1	6	100.00%	0%	70%							513,398	0.8%	40%
62	10	10	10	10	10	10	10	10	10	10	1	6	100.00%	0%	70%							449,223	0.8%	40%
63	10	10	10	10	10	10	10	10	10	10	1	6	100.00%	0%	70%							1,283,495	0.8%	40%
64	10	10	10	10	10	10	10	10	10	10	1	6	100.00%	0%	70%							962,622	0.8%	40%
65	8	8	8	8	8	8	8	8	8	8	1	6	100.00%	0%	70%							705,923	0.8%	40%

Appendix 3 - Accessibility costs

Accessibility standards

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

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

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

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

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

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

Appendix 4 - Appraisal results

CROYDON LOCAL PLAN

Sales value £5,000 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Residual land values														
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 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	33,355	
2 Single residential dwelling (brownfield)	1	£348,000	81,408	76,759	72,086	67,393	62,677	57,940	53,179	48,397	43,593	38,767	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	174,373	155,069	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	217,967	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	- 103,535	- 123,737	- 144,028	- 164,410	
6 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	- 164,410	
7 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	- 164,410	
8 11 houses (greenfield)	11	£56,000	875,127	825,056	774,746	724,200	673,417	622,396	571,138	519,642	467,910	415,940	363,732	
9 16 flats (brownfield)	16	£767,730	88,068	27,701	- 33,445	- 95,293	- 157,423	- 219,833	- 282,524	- 345,494	- 408,746	- 472,278	- 536,091	
10 11 flats (brownfield)	11	£235,500	60,546	19,045	- 22,993	- 65,514	- 108,229	- 151,135	- 194,234	- 237,528	- 281,013	- 324,691	- 368,563	
11 12 flats (greenfield)	12	£54,894	66,050	20,775	- 25,084	- 71,470	- 118,067	- 164,875	- 211,892	- 259,121	- 306,560	- 354,208	- 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	- 749,726	- 849,327	- 949,366	
13 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	- 2,428,060	
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	91	£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	- 724,418	- 770,072	- 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	- 634,279	- 795,074	- 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	
24 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	- 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 buildi	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	- 1,644,864	
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	
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)	420	£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	350	£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	
43 Mixed use large residential and community use (brown	118	£1,620,000	- 13,684,901	- 14,035,507	- 14,387,643	- 14,741,309	- 15,096,504	- 15,453,231	- 15,811,486	- 16,171,273	- 16,532,589	- 16,895,435	- 17,259,810	
49 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	- 2,278,410	
50 Medium residential and community use	43	£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	- 5,009,604	

64 C2 care scheme (70 units)	-	£962,622	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)	-	£705,923	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	

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	288	£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	
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	

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	

46 Large retail shopping centre	500	£115,000,000	- 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	- 47,220,332	
47 Large mixed use leisure and retail	-	£2,477,720	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	
53 Conversion of long term vacant unit to shop	-	£114,426	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	
55 Retail and S3 uses and 56 residential units	56	£11,445,300	- 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	- 2,806,025	

39 Small scale light industrial park	-	£357,960	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	
40 Large warehouse	-	£7,837,440	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	
41 Mixed use light industrial and residential (low amounts	97	£1,988,562	775,654	446,112	115,076	220,772	559,892	900,530	1,242,684	1,586,354	1,931,541	2,278,245	2,626,465	
42 Mixed use light industrial and residential (moderate am	61	£1,988,562	3,069,643	2,857,792	2,644,980	2,431,207	2,216,472	2,000,777	1,784,120	1,566,502	1,347,923	1,128,383	907,881	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£11,445,300	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	

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	

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	
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	

57	Student housing/co-living - tower scheme (600 units)	-	£1,103,806	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)	-	£728,512	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	14,531,031
59	Student housing/co-living - tower scheme (200 units)	-	£364,256	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)	-	£641,748	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)	-	£513,398	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)	-	£449,223	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)	-	£1,283,495	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

CROYDON LOCAL PLAN

Sales value £5,317 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Residual land values													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 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	- 48,912	- 73,204	- 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
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)	53	£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 buildi	23	£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
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)	420	£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	350	£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
43 Mixed use large residential and community use (brown	118	£1,620,000	- 12,024,355	- 12,454,402	- 12,886,356	- 13,320,218	- 13,755,987	- 14,193,665	- 14,633,249	- 15,074,741	- 15,518,141	- 15,963,448	- 16,410,663
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

64 C2 care scheme (70 units)	-	£962,622	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)	-	£705,923	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

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	288	£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
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

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

46 Large retail shopping centre	500	£115,000,000	- 29,200,524	- 30,662,958	- 32,131,662	- 33,606,635	- 35,087,676	- 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	-	£2,477,420	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
53 Conversion of long term vacant unit to shop	-	£114,964	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034
55 Retail and S3 uses and 56 residential units	56	£11,445,300	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

39 Small scale light industrial park	-	£357,960	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764
40 Large warehouse	-	£7,837,440	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756
41 Mixed use light industrial and residential (low amounts	97	£1,988,562	2,206,239	1,808,256	1,408,455	1,006,835	603,396	198,138	212,128	- 627,263	- 1,044,245	- 1,463,074	- 1,883,750
42 Mixed use light industrial and residential (moderate am	61	£1,988,562	3,975,480	3,720,294	3,463,941	3,206,420	2,947,732	2,687,878	2,426,855	2,164,667	1,901,310	1,636,787	1,371,096
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£11,445,300	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965

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

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
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

57	Student housing/co-living - tower scheme (600 units)	-	£1,103,806	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)	-	£728,512	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	14,531,031
59	Student housing/co-living - tower scheme (200 units)	-	£364,256	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)	-	£641,748	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)	-	£513,398	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)	-	£449,223	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)	-	£283,495	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

CROYDON LOCAL PLAN

Sales value £5,634 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Residual land values														
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	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	-
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	-
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	-
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	-
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	-
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	-
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
13	Development of c.30 flats (brownfield)	32	£433,320	218,677	-	384,166	-	550,407	-	717,399	-	1,222,887	-	1,392,885
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	-
17	Residential and health (change of use of long term vaca	91	£2,214,550	9,633,754	-	10,032,768	-	10,433,571	-	10,836,166	-	11,240,552	-	11,646,729
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
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
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)	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	2,610,173	2,889,205	3,169,459
26	Residential and retail (local scale - medium scale buildi	23	£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
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)	420	£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	350	£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	£16,150,000	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
43	Mixed use large residential and community use (brownf	118	£1,620,000	10,363,808	10,873,296	11,385,069	11,899,127	12,415,470	12,934,098	13,455,012	13,978,210	14,503,693	15,031,461	15,561,515
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

64	C2 care scheme (70 units)	-	£962,622	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)	-	£705,923	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

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)	288	£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
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

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

46	Large retail shopping centre	500	£115,000,000	23,112,241	24,865,941	26,627,294	28,396,300	30,172,959	31,957,273	33,749,240	35,548,859	37,356,133	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
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
55	Retail and S3 uses and 56 residential units	56	£11,445,300	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

39	Small scale light industrial park	-	£357,960	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764
40	Large warehouse	-	£7,837,440	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756
41	Mixed use light industrial and residential (low amounts c	97	£1,988,562	3,636,822	3,170,401	2,701,835	2,231,125	1,758,270	1,283,272	806,129	326,841	156,949	647,903	1,141,035
42	Mixed use light industrial and residential (moderate amc	61	£1,988,562	4,881,318	4,582,796	4,282,902	3,981,634	3,678,993	3,374,978	3,069,591	2,762,831	2,454,698	2,145,191	1,834,311
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 s	-	£11,445,300	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965

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

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
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

57	Student housing/co-living - tower scheme (600 units)	-	£1,103,806	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)	-	£728,512	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	14,531,031
59	Student housing/co-living - tower scheme (200 units)	-	£364,256	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)	-	£641,748	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)	-	£513,398	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)	-	£449,223	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)	-	£1,283,495	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

CROYDON LOCAL PLAN

Sales value £5,951 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Residual land values													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 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	62,765
2 Single residential dwelling (brownfield)	1	£348,000	138,919	131,518	124,082	116,611	109,105	101,563	93,987	86,375	78,728	71,045	63,328
3 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	253,314
4 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	316,642
5 Block of 5 flats (brownfield)	5	£648,000	279,261	248,287	217,170	185,909	154,503	122,954	91,261	59,424	27,444	-	4,752
6 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
7 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
8 11 houses (greenfield)	11	£56,000	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	685,023
9 16 flats (brownfield)	16	£767,730	864,874	767,344	669,362	570,927	472,039	372,698	272,905	172,658	71,958	-	29,640
10 11 flats (brownfield)	11	£235,500	594,601	527,549	460,187	392,513	324,527	256,230	187,622	118,702	49,471	-	20,378
11 12 flats (greenfield)	12	£54,894	648,655	575,508	502,022	428,195	354,030	279,524	204,678	129,493	53,968	-	22,231
12 Development of c.30 flats (brownfield)	27	£852,510	1,300,076	1,144,709	988,622	831,813	674,283	516,034	357,062	197,370	36,957	-	126,073
13 Development of c.30 flats (brownfield)	32	£433,320	286,051	99,060	-	90,140	-	281,718	-	474,165	-	667,479	-
14 Development of c.30 flats and houses (brownfield)	31	£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	161,542
15 Development of c.100 flats and houses (greenfield)	100	£500,500	6,555,693	5,972,186	5,385,954	4,796,998	4,205,317	3,610,912	3,013,782	2,413,928	1,811,349	1,206,045	594,581
16 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	-	1,239,987
17 Residential and health (change of use of long term vac	91	£2,214,550	-	8,332,354	-	8,793,626	-	9,722,432	-	10,189,964	-	10,659,583	-
18 Tall building residential and health (new build)	91	£2,214,550	-	2,983,474	-	3,413,567	-	3,845,590	-	4,279,544	-	4,715,425	-
19 11 flats (change of use)	11	£235,500	-	176,945	-	107,807	-	38,352	-	31,899	-	103,056	-
20 Residential and retail (Lidl scale)	42	£3,923,430	-	2,623,636	-	2,374,855	-	2,124,920	-	1,873,830	-	1,368,185	-
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	-
24 9 flats (change of use)	9	£1,526,040	-	282,951	-	234,092	-	185,232	-	136,373	-	87,513	-
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	-	409,264	-	104,596	-	204,537	-	516,678	-	830,233	-
26 Residential and retail (local scale - medium scale buildi	23	£395,640	-	330,691	-	194,090	-	56,863	-	82,223	-	222,811	-
27 Residential and primary school	293	£4,851,300	-	6,190,038	-	7,722,285	-	9,261,502	-	10,807,693	-	12,360,857	-
28 Residential and secondary school (greenfield)	150	£1,134,000	-	7,530,983	-	8,378,574	-	9,230,095	-	10,085,546	-	10,944,927	-
33 Residential conversion of large listed building	52	£1	-	647,062	-	385,904	-	123,551	-	142,136	-	410,923	-
34 Residential conversion of medium listed building	8	£1,187,400	-	220,051	-	220,735	-	221,420	-	222,105	-	222,789	-
35 Large Private Rental Scheme development (new build)	420	£13,008,000	-	16,776,904	-	18,629,622	-	20,490,615	-	22,359,882	-	24,237,423	-
36 Large Private Rental Scheme development (change of	350	£3,668,400	-	13,980,963	-	15,524,894	-	17,075,722	-	18,633,444	-	20,198,063	-
37 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	-
38 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	-
43 Mixed use large residential and community use (brown	118	£1,620,000	-	8,703,261	-	9,292,191	-	9,883,782	-	10,478,036	-	11,074,953	-
49 Small residential and community use	23	£395,640	-	345,497	-	481,032	-	617,193	-	753,981	-	891,394	-
50 Medium residential and community use	43	£1,663,572	-	1,404,607	-	1,657,917	-	1,912,377	-	2,167,990	-	2,424,753	-

64 C2 care scheme (70 units)	-	£962,622	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)	-	£705,923	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

29 Office (large)	-	£1,101,500	-	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	-
31 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	-
32 Large mixed use office and residential (Change of Use	288	£3,668,400	-	10,661,086	-	11,976,912	-	13,298,627	-	14,626,229	-	15,959,720	-
51 Conversion of long term vacant unit to small office	-	£141,300	-	123,734	-	123,734	-	123,734	-	123,734	-	123,734	-

22 Supermarket (Lidl)	-	£1,168,080	-	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	-

46 Large retail shopping centre	500	£115,000,000	-	17,023,959	-	19,068,923	-	21,122,926	-	23,185,966	-	25,258,043	-
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	-
53 Conversion of long term vacant unit to shop	-	£114,924	-	17,034	-	17,034	-	17,034	-	17,034	-	17,034	-
55 Retail and S3 uses and 56 residential units	56	£11,445,300	-	1,873,421	-	1,551,043	-	1,227,169	-	901,801	-	574,938	-

39 Small scale light industrial park	-	£357,960	-	1,191,764	-	1,191,764	-	1,191,764	-	1,191,764	-	1,191,764	-
40 Large warehouse	-	£7,837,440	-	5,098,756	-	5,098,756	-	5,098,756	-	5,098,756	-	5,098,756	-
41 Mixed use light industrial and residential (low amounts	97	£1,988,562	-	5,067,407	-	4,532,545	-	3,995,215	-	3,455,414	-	2,913,145	-
42 Mixed use light industrial and residential (moderate am	61	£1,988,562	-	5,787,156	-	5,445,299	-	5,101,862	-	4,756,847	-	4,410,252	-
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£11,445,300	-	5,332,965	-	5,332,965	-	5,332,965	-	5,332,965	-	5,332,965	-

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	-
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	-

52 Hotel and residential	46	£17,259,324	-	7,445,157	-	7,716,139	-	7,988,353	-	8,261,798	-	8,536,475	-
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	-

57 Student housing/co-living - tower scheme (600 units)	-	£1,103,806	-	49,981,384	-	47,173,860	-	44,366,337	-	41,558,814	-	38,751,291	-
58 Student housing/co-living - tower scheme (400 units)	-	£728,512	-	33,154,734	-	31,292,363	-	29,429,993	-	27,567,622	-	25,705,252	-
59 Student housing/co-living - tower scheme (200 units)	-	£364,256	-	16,576,753	-	15,645,568	-	14,714,382	-	13,783,198	-	12,852,013	-
60 Student housing/co-living- mid rise scheme (250 units)	-	£641,748	-	17,267,502	-	16,297,518	-	15,327,533	-	14,357,549	-	13,387,564	-
61 Student housing/co-living - mid rise scheme (150 units)	-	£513,398	-	10,360,010	-	9,778,020	-	9,196,029	-	8,614,038	-	8,032,048	-
62 Student housing/co-living - mid rise scheme (100 units)	-	£449,223	-	6,906,264	-	6,518,271	-	6,130,277	-	5,742,283	-	5,354,290	-
63 Student housing/co-living - low rise scheme (200 units)	-	£1,283,495	-	11,050,759	-	10,429,969	-	9,809,180	-	9,188,389	-	8,567,599	-

48 Gypsy and Traveller site	-	£1,396,500	-	18,357,381	-	18,357,381	-	18,357,381	-	18,357,381	-	18,357,381	-
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CROYDON LOCAL PLAN

Sales value £6,268 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

			Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 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	72,568	
2 Single residential dwelling (brownfield)	1	£348,000	158,090	149,771	141,414	133,017	124,580	116,104	107,588	99,033	90,439	81,805	73,131	
3 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	292,527	
4 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	365,658	
5 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	4,714	
6 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	4,714	
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	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	978,922	885,467	791,585	
9 16 flats (brownfield)	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	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	158,225	79,842	1,107	
11 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	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	295,428	113,284	70,741	
13 Development of c.30 flats (brownfield)	32	£433,320	787,492	576,513	364,565	151,648	63,187	281,320	500,435	720,533	941,615	1,163,679	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	863,198	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	4,829,778	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	880,375	1,467,745	2,057,734	
17 Residential and health (change of use of long term vac	91	£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	11,285,920	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	5,732,897	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	279,727	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	1,009,656	718,423	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	1,617,836	
24 9 flats (change of use)	9	£1,526,040	413,431	358,047	302,664	247,280	191,897	136,513	81,130	25,746	30,090	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	509,990	867,384	1,226,382	1,586,983	1,949,187	2,312,993	
26 Residential and retail (local scale - medium scale buildi	23	£395,640	693,583	539,621	384,951	229,574	73,490	84,572	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	
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)	420	£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	350	£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	
43 Mixed use large residential and community use (brown	118	£1,620,000	7,042,715	7,711,085	8,382,496	9,056,946	9,734,435	10,414,966	11,098,537	11,785,147	12,474,797	13,167,487	13,863,218	
49 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	1,545,892	
50 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	3,649,475	

64 C2 care scheme (70 units)	-	£962,622	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)	-	£705,923	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

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	288	£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
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

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	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	- 2,631,983

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	-	29,917,322	-	32,336,925	-	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	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	
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	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	
55	Retail and S3 uses and 56 residential units	56	£11,445,300	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	-	983,692								

39 Small scale light industrial park	-	£357,960	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764
40 Large warehouse	-	£7,837,440	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756
41 Mixed use light industrial and residential (low amounts	97	£1,988,562	6,497,991	5,894,690	5,288,595	4,679,704	4,068,020	3,453,540	2,836,265	2,216,196	1,593,332	967,674	339,220
42 Mixed use light industrial and residential (moderate am	61	£1,988,562	6,692,993	6,307,800	5,920,823	5,532,060	5,141,512	4,749,179	4,355,062	3,959,159	3,561,472	3,161,999	2,760,742
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£11,445,300	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965

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

52	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	-	9,846,643
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

CROYDON LOCAL PLAN

Sales value £6,585 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Residual land values														
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 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	102,151	92,564	82,935	
3 4 houses (greenfield)	4	£49,000	709,041	672,101	634,984	597,692	560,224	522,582	484,764	446,771	408,602	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	510,753	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	126,991	86,775	46,377	
6 Block of 5 flats (brownfield)	5	£301,200	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	266,978	179,755	92,139	
11 12 flats (greenfield)	12	£54,894	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	553,900	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	1,174,265	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	3,774,685	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	- 6,703	- 665,091	- 1,326,423	
17 Residential and health (change of use of long term vac	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	- 11,707,994	
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	- 168,554	- 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	1,418,257	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	1,617,836	
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)	53	£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 buildi	23	£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	
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	- 606,348	- 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	467,564	468,789	470,014	
35 Large Private Rental Scheme development (new build)	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	- 30,072,412	
36 Large Private Rental Scheme development (change of	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	- 25,060,553	
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	
43 Mixed use large residential and community use (brown	118	£1,620,000	- 5,382,169	- 6,129,979	- 6,881,209	- 7,635,855	- 8,393,918	- 9,155,399	- 9,920,298	- 10,688,615	- 11,460,349	- 12,235,500	- 13,014,069	
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	1,009,750	1,185,862	1,362,762	
50 Medium residential and community use	43	£1,663,572	- 74,711	- 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	- 3,309,442	

64 C2 care scheme (70 units)	-	£962,622	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)	-	£705,923	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	

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	288	£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	
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	

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	

46 Large retail shopping centre	500	£115,000,000	- 4,893,889	- 7,478,713	- 10,114,190	- 12,765,297	- 15,428,210	- 18,102,928	- 20,789,451	- 23,487,781	- 26,197,916	- 28,919,857	- 31,653,604	
47 Large mixed use leisure and retail	-	£2,477,760	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	
53 Conversion of long term vacant unit to shop	-	£114,420	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	
55 Retail and S3 uses and 56 residential units	56	£11,445,300	3,628,467	3,222,127	2,813,894	2,403,765	1,991,743	1,577,826	1,162,015	744,309	324,710	- 98,261	- 528,109	

39 Small scale light industrial park	-	£357,960	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	
40 Large warehouse	-	£7,837,440	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	
41 Mixed use light industrial and residential (low amounts	97	£1,988,562	7,928,574	7,256,834	6,581,974	5,903,993	5,222,893	4,538,673	3,851,333	3,160,873	2,467,294	1,770,593	1,070,774	
42 Mixed use light industrial and residential (moderate am	61	£1,988,562	7,598,831	7,170,303	6,739,783	6,307,273	5,872,772	5,436,281	4,997,797	4,557,323	4,114,859	3,670,404	3,223,958	
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£11,445,300	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	

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	

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	
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	

57	Student housing/co-living - tower scheme (600 units)	-	£1,103,806	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)	-	£728,512	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	14,531,031
59	Student housing/co-living - tower scheme (200 units)	-	£364,256	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)	-	£641,748	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)	-	£513,398	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)	-	£449,223	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)	-	£1,283,495	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

CROYDON LOCAL PLAN

Sales value £6,902 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Residual land values													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 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	92,174
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	92,738
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	370,952
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	463,690
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	88,040
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	88,040
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	88,040
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	1,003,805
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	266,432
10 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	183,172
11 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	199,824
12 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	363,032
13 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 -	866,061
14 Development of c.30 flats and houses (brownfield)	31	£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	942,682
15 Development of c.100 flats and houses (greenfield)	100	£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	3,063,147
16 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	- 595,113
17 Residential and health (change of use of long term vac	91	£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 -	- 11,042,501
18 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 -	- 5,499,538
19 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 -	- 257,577
20 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	1,109,924
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
24 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	- 10,077
25 Residential and retail (local scale - locally tall building)	53	£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 -	- 1,456,528
26 Residential and retail (local scale - medium scale buildi	23	£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 -	- 514,451
27 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 -	- 15,088,954
28 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 -	- 12,572,610
33 Residential conversion of large listed building	52	£1	2,803,998	2,439,653	2,073,621	1,705,901	1,336,495	965,401	592,621	218,152	- 160,413 -	- 544,020 -	- 929,339
34 Residential conversion of medium listed building	8	£1,187,400	576,620	578,116	579,611	581,107	582,602	584,096	585,592	587,087	588,582	590,078	591,573
35 Large Private Rental Scheme development (new build)	420	£13,008,000	- 446,036 -	- 3,042,395 -	- 5,650,569 -	- 8,291,979 -	- 10,967,148 -	- 13,654,328 -	- 16,353,520 -	- 19,064,723 -	- 21,787,937 -	- 24,523,163 -	- 27,270,401
36 Large Private Rental Scheme development (change of	350	£3,668,400	- 371,903 -	- 2,535,535 -	- 4,709,013 -	- 6,910,192 -	- 9,139,500 -	- 11,378,816 -	- 13,628,143 -	- 15,887,479 -	- 18,156,824 -	- 20,436,179 -	- 22,725,543
37 Tall tower with ground floor retail (new build)	395	£15,150,000	- 1,943,047 -	- 4,384,860 -	- 6,840,580 -	- 9,345,216 -	- 11,861,148 -	- 14,388,378 -	- 16,926,903 -	- 19,476,725 -	- 22,037,844 -	- 24,610,259 -	- 27,193,970
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	689,008	- 1,135,659 -	- 3,003,692 -	- 4,883,148 -	- 6,771,089 -	- 8,667,516 -	- 10,572,429 -	- 12,485,828 -	- 14,407,713 -	- 16,338,083 -	- 18,276,939
43 Mixed use large residential and community use (brown	118	£1,620,000	- 3,721,622 -	- 4,548,874 -	- 5,379,922 -	- 6,214,763 -	- 7,053,401 -	- 7,895,833 -	- 8,742,061 -	- 9,592,083 -	- 10,445,901 -	- 11,303,513 -	- 12,164,921
49 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 -	- 1,179,632
50 Medium residential and community use	43	£1,663,572	581,367	237,864	- 108,855 -	- 460,808 -	- 814,365 -	- 1,169,528 -	- 1,526,294 -	- 1,884,666 -	- 2,244,643 -	- 2,606,224 -	- 2,969,411

64 C2 care scheme (70 units)	-	£962,622	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)	-	£705,923	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

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	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 -	- 10,978,412
32 Large mixed use office and residential (Change of Use	288	£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 -	- 18,241,078
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 -

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 -

46 Large retail shopping centre	500	£115,000,000	1,080,659	- 1,774,288 -	- 4,658,699 -	- 7,556,085 -	- 10,513,293 -	- 13,484,813 -	- 16,469,522 -	- 19,467,421 -	- 22,478,510 -	- 25,502,789 -	- 28,540,258
47 Large mixed use leisure and retail	-	£2,477,760	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
53 Conversion of long term vacant unit to shop	-	£114,420	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034	17,034
55 Retail and S3 uses and 56 residential units	56	£11,445,300	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	- 72,526

39 Small scale light industrial park	-	£357,960	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764	1,191,764
40 Large warehouse	-	£7,837,440	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756	5,098,756
41 Mixed use light industrial and residential (low amounts	97	£1,988,562	9,359,159	8,618,978	7,875,353	7,128,284	6,377,768	5,623,807	4,866,402	4,105,550	3,341,254	2,573,513	1,802,327
42 Mixed use light industrial and residential (moderate am	61	£1,988,562	8,504,669	8,032,805	7,558,744	7,082,486	6,604,032	6,123,381	5,640,533	5,155,488	4,668,246	4,178,808	3,687,173
56 Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£11,445,300	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965	5,332,965

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 -

52 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 -	- 9,119,133
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

57	Student housing/co-living - tower scheme (600 units)	-	£1,103,806	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)	-	£728,512	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	14,531,031
59	Student housing/co-living - tower scheme (200 units)	-	£364,256	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)	-	£641,748	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)	-	£513,398	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)	-	£449,223	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)	-	£1,283,495	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

CROYDON LOCAL PLAN

Sales value £7,219 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

			Residual land values																					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
1 Single residential dwelling (greenfield)	1	£17,500	208,976	198,196	187,365	176,482	165,548	154,563	143,527	132,440	121,302	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	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	830,521	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	347,119	300,952	254,574	207,985	161,185	114,174											
7 Block of 5 flats (greenfield)	5	£68,320	574,788	529,676	484,353	438,819	393,075	347,119	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	1,797,931	1,679,042	1,559,600	1,439,604	1,319,055	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	1,084,690	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	745,724	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	813,518	704,192	594,368	484,044	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	1,675,702	1,441,851	1,206,933	970,947	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	716,975	436,966	155,692	-	128,784	-	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	2,533,949	2,251,164	1,967,082	1,681,704	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	8,034,777	7,152,004	6,265,180	5,374,306	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	3,574,038	2,834,472	2,091,542	1,345,249	587,500	-	177,000										
17 Residential and health (change of use of long term vac	91	£2,214,550	-	4,260,382	-	4,944,029	-	5,630,818	-	6,320,751	-	7,013,827	-	7,710,047	-	8,409,411	-	9,111,918	-	9,817,568	-	10,526,361	-	11,238,298
18 Tall building residential and health (new build)	91	£2,214,550	1,319,297	691,967	61,767	580,017	-	1,225,656	-	1,874,207	-	2,525,672	-	3,180,047	-	3,837,336	-	4,497,537	-	5,160,649				
19 11 flats (change of use)	11	£235,500	827,104	726,862	626,156	524,985	423,350	321,250	218,686	115,658	12,165	-	93,193	-	199,207									
20 Residential and retail (Lidl scale)	42	£3,923,430	5,044,372	4,679,783	4,313,489	3,945,489	3,575,784	3,204,374	2,831,258	2,456,438	2,079,913	1,701,681	1,321,745											
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	1,617,836										
24 9 flats (change of use)	9	£1,526,040	751,603	679,311	607,019	534,727	462,434	390,142	317,850	245,558	173,265	100,973	28,681											
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	3,585,630	3,140,546	2,691,308	2,240,001	1,786,625	1,331,181	873,669	414,088	-	48,289	-	519,082	-	991,976								
26 Residential and retail (local scale - medium scale build)	23	£395,640	2,521,290	2,321,915	2,121,617	1,920,396	1,718,253	1,515,187	1,311,197	1,106,286	900,451	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	-	2,407,748	-	4,747,506	-	7,097,823	-	9,458,698	-	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	-	6,582,395	-	7,865,704	-	9,154,875	-	10,449,907	-	11,750,802	-	13,057,558
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	655,160	656,815	658,469	660,124	661,780	663,435											
35 Large Private Rental Scheme development (new build)	420	£13,008,000	2,385,646	-	311,522	-	3,057,557	-	5,816,061	-	8,612,251	-	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 of	350	£3,668,400	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	-	21,482,456	
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	-	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	-	5,117,451	-	7,113,737	-	9,118,976	-	11,133,166	-	13,156,307	-	15,188,400	-	17,229,445		
43 Mixed use large residential and community use (brown	118	£1,620,000	-	2,816,229	-	3,688,901	-	4,565,583	-	5,446,275	-	6,330,979	-	7,219,693	-	8,112,419	-	9,009,155	-	9,909,902	-	10,814,660	-	11,723,429
49 Small residential and community use	23	£395,640	829,029	634,714	439,494	243,368	46,336	153,914	355,791	558,588	762,303	966,939	1,172,493											
50 Medium residential and community use	43	£1,663,572	875,292	512,939	148,917	-	220,084	593,052	967,716	1,344,076	-	1,722,132	-	2,101,883	-	2,483,330	-	2,866,472						

64	C2 care scheme (70 units)	-	£962,622	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	3,081,323
65	C2 care scheme (50 units)	-	£705,923	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	2,464,982

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	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	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	42,162,692	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	-	6,422,871	-	8,428,111	-	10,442,300	-	12,465,442	-	14,497,535	-	16,538,580
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	23,269	23,269									

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	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	1,413,204

46	Large retail shopping centre	500	£115,000,000	188,738,269	185,761,122	182,770,434	179,766,205	176,748,434	173,717,123	170,672,270	167,613,875	164,541,940	161,456,464	158,357,446
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	28,387,920	28,387,920
53	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	155,334	155,334	155,334
55	Retail and S3 uses and 56 residential units	56	£11,445,300	13,698,724	13,225,831	12,750,728	12,273,414	11,793,888	11,312,152	10,828,204	10,342,046	9,853,676	9,363,096	8,870,304

39	Small scale light industrial park	-	£357,960	902,880	902,880	902,880	902,880	902,880	902,880	902,880	902,880	902,880	902,880	902,880
40	Large warehouse	-	£7,837,440	3,881,708	3,881,708	3,881,708	3,881,708	3,881,708	3,881,708	3,881,708	3,881,708	3,881,708	3,881,708	3,881,708
41	Mixed use light industrial and residential (low amounts	97	£1,988,562	9,747,740	8,966,802	8,182,226	7,394,010	6,602,157	5,806,663	5,007,532	4,204,761	3,398,351	2,588,303	1,774,616
42	Mixed use light industrial and residential (moderate am	61	£1,988,562	8,118,620	7,620,846	7,120,752	6,618,337	6,113,603	5,606,549	5,097,175	4,585,481	4,071,468	3,555,134	3,036,480
56	Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£11,445,300	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276

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	-	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	-	1,133,625	-	1,133,625	-	1,133,625

52	Hotel and residential	46	£17,259,324	3,740,309	3,352,676	2,963,257	2,572,050	2,179,057	1,784,278	1,387,711	989,357	589,218	187,291	-	219,725
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	1,194,999	1,194,999	1,194,999

57	Student housing/co-living - tower scheme (
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CROYDON LOCAL PLAN

Sales value £7,535 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

			Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Single residential dwelling (greenfield)	1	£17,500	228,087	216,392	204,642	192,836	180,975	169,058	157,087	145,059	132,976	120,838	108,643
2	Single residential dwelling (brownfield)	1	£348,000	228,637	216,943	205,196	193,391	181,531	169,616	157,645	145,619	133,537	121,399	109,207
3	4 houses (greenfield)	4	£49,000	914,548	867,776	820,781	773,564	726,125	678,464	630,581	582,476	534,149	485,600	436,828
4	5 houses (greenfield)	5	£23,905	1,143,186	1,084,719	1,025,976	966,955	907,656	848,080	788,226	728,095	667,686	606,999	546,035
5	Block of 5 flats (brownfield)	5	£648,000	656,005	607,008	557,782	508,325	458,639	408,724	358,580	308,205	257,601	206,768	155,706
6	Block of 5 flats (brownfield)	5	£301,200	656,005	607,008	557,782	508,325	458,639	408,724	358,580	308,205	257,601	206,768	155,706
7	Block of 5 flats (greenfield)	5	£68,320	656,005	607,008	557,782	508,325	458,639	408,724	358,580	308,205	257,601	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	1,445,421	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	803,079	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	552,117	441,716	330,816
11	12 flats (greenfield)	12	£54,894	1,546,234	1,430,147	1,313,515	1,196,340	1,078,621	960,360	841,553	722,203	602,310	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	1,485,438	1,228,603	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	485,772	178,523	- 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	1,991,789	1,679,909	1,366,614
15	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	6,352,877	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	2,191,254	1,372,829	543,708
17	Residential and health (change of use of long term vac	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	- 9,025,034	- 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	- 3,094,336	- 3,814,932	- 4,538,717
19	11 flats (change of use)	11	£235,500	1,005,783	896,992	787,698	677,897	567,592	456,782	345,467	233,647	121,322	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	2,487,225	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	1,617,836	1,617,836	1,617,836
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	251,306	172,510	93,714
25	Residential and retail (local scale - locally tall building)	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	454,754	- 50,556	- 565,095
26	Residential and retail (local scale - medium scale buildi	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	1,121,447	896,725	670,998
27	Residential and primary school	293	£4,851,300	13,083,623	10,660,949	8,227,125	5,782,087	3,325,836	858,374	- 1,645,024	- 4,206,940	- 6,784,220	- 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	- 4,802,523	- 6,200,756	- 7,605,385	- 9,016,408	- 10,433,827	- 11,857,640
33	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	526,685	93,188	- 347,473
34	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	780,761	782,685	784,610
35	Large Private Rental Scheme development (new build)	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	- 16,668,944	- 19,820,275	- 22,985,524
36	Large Private Rental Scheme development (change of	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	- 13,890,996	- 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	- 557,441	- 3,408,754	- 6,272,941	- 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	- 4,233,703	- 6,424,901	- 8,625,914	- 10,836,742	- 13,057,385	- 15,287,843
43	Mixed use large residential and community use (brown	118	£1,620,000	- 1,160,922	- 2,112,782	- 3,069,031	- 4,029,667	- 4,994,691	- 5,964,100	- 6,937,897	- 7,916,083	- 8,898,654	- 9,885,613	- 10,876,959
49	Small residential and community use	23	£395,640	1,180,652	969,515	757,394	544,286	330,193	115,114	- 102,491	- 322,852	- 544,215	- 766,578	- 989,941
50	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	- 1,696,939	- 2,111,302	- 2,527,512

64	C2 care scheme (70 units)	-	£962,622	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	3,081,323
65	C2 care scheme (50 units)	-	£705,923	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	2,464,982

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	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	2,621,596
31	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	39,978,210	38,700,997	37,418,159
32	Large mixed use office and residential (Change of Use	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	- 10,145,878	- 12,366,520	- 14,596,977
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	23,269	23,269

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	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	1,413,204

46	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	167,964,099	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	28,387,920	28,387,920
53	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	155,334	155,334	155,334
55	Retail and S3 uses and 56 residential units	56	£11,445,300	14,565,416	14,051,060	13,534,297	13,015,127	12,493,547	11,969,560	11,443,164	10,914,360	10,383,149	9,849,530	9,313,502

39	Small scale light industrial park	-	£357,960	902,880	902,880	902,880	902,880	902,880	902,880	902,880	902,880	902,880	902,880	902,880
40	Large warehouse	-	£7,837,440	3,881,708	3,881,708	3,881,708	3,881,708	3,881,708	3,881,708	3,881,708	3,881,708	3,881,708	3,881,708	3,881,708
41	Mixed use light industrial and residential (low amounts	97	£1,988,562	11,173,810	10,324,649	9,471,526	8,614,438	7,753,387	6,888,374	6,019,397	5,146,457	4,269,555	3,388,690	2,503,861
42	Mixed use light industrial and residential (moderate am	61	£1,988,562	9,021,601	8,480,628	7,937,129	7,391,105	6,842,557	6,291,483	5,737,883	5,181,759	4,623,110	4,061,935	3,498,234
56	Demo existing retail WH, develop 3 B2/B8 units 8,200	-	£11,445,300	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276	4,078,276

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	- 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	- 1,133,625	- 1,133,625	- 1,133,625

52	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	1,015,802	579,282	140,736
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	1,194,999	1,194,999

57	Student housing/co-living - tower scheme (600 units)	-	£1,103,806	47,305,234	44,497,711	41,690,188	38,882,664	36,075,141	33,267,619	30,460,096	27,652,572	24,845,049	22,037,526	19,230,003
58	Student housing/co-living - tower scheme (400 units)	-	£728,512	31,379,510	29,517,140	27,654,770	25,792,399	23,930,029	22,067,658	20,205,288	18,342,918	16,480,548	14,618,178	12,755,808
59	Student housing/co-living - tower scheme (200 units)	-	£364,256	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
60	Student housing/co-living- mid rise scheme (250 units)	-	£641,748	16,342,907	15,372,922	14,402,938	13,432,953	12,462,969	11,492,984	10,522,999	9,553,015	8,583,030	7,613,046	6,643,061
61	Student housing/co-living - mid rise scheme (150 units)	-	£513,398	9,805,253	9,223,262	8,641,272	8,059,281	7,477,291	6,895,299	6,313,309	5,731,318	5,149,327	4,567,337	3,985,346
62	Student housing/co-living - mid rise scheme (100 units)	-	£449,223	6,536,426	6,148,433	5,760,438	5,372,445	4,984,451	4,596,457	4,208,464	3,820,469	3,432,476	3,044,482	2,656,488
63	Student housing/co-living - low rise scheme (200 units)	-	£1,283,495	10,459,019	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	4,251,118

Appendix 5 - Appraisal results (growth)

CROYDON LOCAL PLAN

Sales value £5,000 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

			Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Single residential dwelling (greenfield)	1	£17,500	114,271	108,667	103,037	97,380	91,697	85,986	80,250	74,486	68,696	62,879	57,035
2	Single residential dwelling (brownfield)	1	£348,000	114,821	109,219	103,591	97,936	92,253	86,544	80,808	75,046	69,257	63,441	57,599
3	4 houses (greenfield)	4	£49,000	459,287	436,878	414,363	391,741	369,011	346,176	323,233	300,184	277,028	253,764	230,395
4	5 houses (greenfield)	5	£23,905	574,108	546,098	517,953	489,676	461,265	432,720	404,042	375,230	346,285	317,205	287,994
5	Block of 5 flats (brownfield)	5	£648,000	146,541	123,186	99,723	76,153	52,473	28,687	4,792	-	19,504	-	93,268
6	Block of 5 flats (brownfield)	5	£301,200	146,541	123,186	99,723	76,153	52,473	28,687	4,792	-	19,504	-	93,268
7	Block of 5 flats (greenfield)	5	£68,320	146,541	123,186	99,723	76,153	52,473	28,687	4,792	-	19,504	-	93,268
8	11 houses (greenfield)	11	£56,000	1,238,889	1,178,532	1,117,886	1,056,953	995,733	934,225	872,428	810,345	747,973	685,314	622,367
9	16 flats (brownfield)	16	£767,730	440,933	367,763	294,256	220,410	146,225	71,702	-	3,206	-	156,241	-
10	11 flats (brownfield)	11	£235,500	303,141	252,838	202,301	151,531	100,529	49,295	-	2,204	-	107,416	-
11	12 flats (greenfield)	12	£54,894	330,700	275,823	220,691	165,307	109,668	53,777	-	2,405	-	117,181	-
12	Development of c.30 flats (brownfield)	27	£852,510	598,151	483,164	367,646	251,598	135,020	17,911	-	101,251	-	341,736	-
13	Development of c.30 flats (brownfield)	32	£433,320	686,952	-	828,511	-	970,707	-	1,113,541	-	1,545,877	-	1,983,957
14	Development of c.30 flats and houses (brownfield)	31	£753,600	1,283,413	1,144,229	1,004,398	863,918	722,791	581,016	-	438,594	-	151,805	-
15	Development of c.100 flats and houses (greenfield)	100	£500,500	4,044,801	3,616,428	3,186,062	2,753,699	2,319,343	1,882,991	-	1,444,589	-	1,000,274	-
16	Development of c.100 flats (brownfield)	100	£2,891,321	266,299	-	624,452	-	1,345,654	-	2,073,385	-	2,439,699	-	2,807,645
17	Residential and health (change of use of long term vaca	91	£2,214,550	11,224,235	11,559,082	11,895,413	12,233,230	12,572,532	12,913,319	-	13,255,592	-	13,599,351	-
18	Tall building residential and health (new build)	91	£2,214,550	5,665,627	5,977,539	6,290,816	6,605,459	6,921,467	7,238,842	-	7,557,582	-	7,877,688	-
19	11 flats (change of use)	11	£235,500	163,253	-	216,535	-	270,059	-	323,823	-	486,565	-	541,293
20	Residential and retail (Lidl scale)	42	£3,923,430	1,951,916	1,766,510	1,580,249	1,393,130	1,205,157	1,016,326	-	826,641	-	636,098	-
21	Residential and retail (Tesco scale)	17	£13,282,200	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	-	3,143,542	-	3,143,542	-
24	9 flats (change of use)	9	£1,526,040	55,967	-	19,945	-	52,893	-	89,464	-	126,034	-	162,605
25	Residential and retail (local scale - locally tall building)	53	£1,894,362	1,163,472	1,392,881	1,623,325	1,854,802	2,087,313	2,320,856	-	2,555,434	-	2,791,045	-
26	Residential and retail (local scale - medium scale buildin	23	£395,640	207,267	-	311,219	-	415,640	-	520,530	-	625,890	-	731,720
27	Residential and primary school	293	£4,851,300	15,066,339	16,165,714	17,270,008	18,379,222	19,493,354	20,612,406	-	21,736,376	-	22,865,265	-
28	Residential and secondary school (greenfield)	150	£1,134,000	11,841,837	12,462,055	13,085,131	13,711,065	14,339,856	14,971,507	-	15,606,016	-	16,243,383	-
33	Residential conversion of large listed building	52	£1	699,843	-	895,650	-	1,092,345	-	1,289,925	-	1,488,393	-	1,687,747
34	Residential conversion of medium listed building	8	£1,187,400	9,327	-	9,532	-	9,944	-	10,149	-	10,355	-	10,560
35	Large Private Rental Scheme development (new build)	420	£13,008,000	29,137,957	30,447,227	31,762,178	33,082,811	34,409,126	35,741,123	-	37,078,801	-	38,422,160	-
36	Large Private Rental Scheme development (change of u	350	£3,668,400	24,281,840	25,372,898	26,468,691	27,569,219	28,674,481	29,784,478	-	30,899,210	-	32,018,676	-
37	Tall tower with ground floor retail (new build)	395	£15,150,000	28,723,962	29,955,300	31,191,980	32,434,004	33,681,372	34,934,083	-	36,192,137	-	37,455,535	-
38	Tall tower with ground floor retail (change of use)	288	£3,668,400	19,199,694	20,142,224	21,088,861	22,039,604	22,994,455	23,953,413	-	24,916,478	-	25,883,651	-
43	Mixed use large residential and community use (brownfi	118	£1,620,000	12,249,138	12,676,788	13,106,334	13,537,775	13,971,112	14,406,342	-	14,843,469	-	15,282,491	-
49	Small residential and community use	23	£395,640	992,058	-	1,094,184	-	1,196,778	-	1,299,841	-	1,403,371	-	1,507,370
50	Medium residential and community use	43	£1,663,572	2,768,124	2,959,440	3,151,611	3,344,640	3,538,523	3,733,264	-	3,928,861	-	4,125,314	-

64	C2 care scheme (70 units)	-	£962,622	13,930,932	13,109,751	12,288,570	11,467,389	10,646,208	9,825,028	9,003,846	8,182,666	7,361,484	6,540,303	5,719,122
65	C2 care scheme (50 units)	-	£705,923	10,478,716	9,872,941	9,267,165	8,661,389	8,055,613	7,449,838	6,844,061	6,238,285	5,632,509	5,026,734	4,420,958

29	Office (large)	-	£1,101,500	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429
30	Office (medium)	-	£34,288,800	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754
31	Large mixed use office and residential (New build)	178	£13,008,000	3,101,756	3,667,618	4,235,917	4,806,653	5,379,827	5,955,439	6,533,488	7,113,974	7,696,898	8,282,259	8,870,057
32	Large mixed use office and residential (Change of Use)	288	£3,668,400	19,048,316	19,990,846	20,937,482	21,888,227	22,843,078	23,802,036	24,765,101	25,732,273	26,703,553	27,678,939	28,658,432
51	Conversion of long term vacant unit to small office	-	£141,300	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209

22	Supermarket (Lidl)	-	£1,168,080	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025
23	Superstore (Tesco)	-	£13,282,200	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405

46	Large retail shopping centre	500	£115,000,000	3,924,555	2,526,558	1,122,599	291,707	1,729,195	3,172,736	4,622,331	6,077,979	7,564,130	9,056,527	10,555,082
47	Large mixed use leisure and retail	-	£2,477,460	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187
53	Conversion of long term vacant unit to shop	-	£114,924	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191
55	Retail and S3 uses and 56 residential units	56	£11,445,300	1,648,107	1,409,465	1,169,722	928,878	686,934	443,890	199,745	46,194	296,298	547,518	799,856

39	Small scale light industrial park	-	£357,960	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386
40	Large warehouse	-	£7,837,440	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082
41	Mixed use light industrial and residential (low amounts o	97	£1,988,562	3,254,948	2,854,378	2,451,973	2,047,734	1,641,660	1,233,751	824,008	412,430	998	422,582	846,028
42	Mixed use light industrial and residential (moderate amo	61	£1,988,562	5,561,577	5,304,240	5,045,724	4,786,029	4,525,154	4,263,099	3,999,865	3,735,452	3,469,860	3,203,087	2,935,136
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 si	-	£11,445,300	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878

44	Non-charitable community uses (new build)	-	£1,705,020	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683
45	Non-charitable community uses (change of use)	-	£687,660	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770

52	Hotel and residential	46	£17,259,324	8,438,154	8,642,816	8,848,396	9,054,891	9,262,302	9,470,629	9,679,872	9,890,031	10,101,106	10,313,097	10,526,004
54	Hotel development (from long term vacant building)	-	£4,725,072	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195

57	Student housing/co-living - tower scheme (600 units)	-	£1,103,806	63,205,421	59,904,273	56,603,125	53,301,978	50,000,831	46,699,683	43,398,536	40,097,388	36,796,241	33,495,094	30,193,946
58	Student housing/co-living - tower scheme (400 units)	-	£728,512	41,926,897	39,737,081	37,547,266	35,357,450	33,167,634	30,977,818	28,788,002	26,598,186	24,408,370	22,218,555	20,028,739
59	Student housing/co-living - tower scheme (200 units)	-	£364,256	20,962,835	19,867,927	18,773,019	17,678,111	16,583,204	15,488,296	14,393,388	13,298,480	12,203,572	11,108,664	10,013,756
60	Student housing/co-living- mid rise scheme (250 units)	-	£641,748	21,836,338	20,695,808	19,555,279	18,414,751	17,274,221	16,133,692	14,993,163	13,852,634	12,712,104	11,571,576	10,431,047
61	Student housing/co-living - mid rise scheme (150 units)	-	£513,398	13,101,311	12,416,994	11,732,677	11,048,360	10,364,041	9,679,724	8,995,407	8,311,090	7,626,772	6,942,454	6,258,137
62	Student housing/co-living - mid rise scheme (100 units)	-	£449,223	8,733,799	8,277,587	7,821,376	7,365,164	6,908,952	6,452,740	5,996,529	5,540,317	5,084,106	4,627,894	4,171,682
63	Student housing/co-living - low rise scheme (200 units)	-	£1,283,495	13,974,814	13,244,876	12,514,937	11,784,998	11,055,060	10,325,121	9,595,182	8,865,244	8,135,305	7,405,366	6,675,428

48	Gypsy and Traveller site	-	£1,396,500	18,754,755	18,754,755	18,754,755	18,754,755	18,7
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CROYDON LOCAL PLAN

Sales value £5,317 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

			Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Single residential dwelling (greenfield)	1	£17,500	136,812	130,130	123,416	116,671	109,894	103,085	96,244	89,371	82,466	75,530	68,562	
2 Single residential dwelling (brownfield)	1	£348,000	137,363	130,682	123,970	117,226	110,449	103,642	96,802	89,931	83,027	76,092	69,126	
3 4 houses (greenfield)	4	£49,000	549,450	522,729	495,879	468,902	441,799	414,568	387,209	359,723	332,110	304,370	276,501	
4 5 houses (greenfield)	5	£23,905	686,813	653,411	619,849	586,128	552,248	518,210	484,011	449,654	415,137	380,462	345,627	
5 Block of 5 flats (brownfield)	5	£648,000	242,341	214,403	186,335	158,137	129,810	101,353	72,766	44,050	15,204	13,983	43,532	
6 Block of 5 flats (brownfield)	5	£301,200	242,341	214,403	186,335	158,137	129,810	101,353	72,766	44,050	15,204	13,983	43,532	
7 Block of 5 flats (greenfield)	5	£68,320	242,341	214,403	186,335	158,137	129,810	101,353	72,766	44,050	15,204	13,983	43,532	
8 11 houses (greenfield)	11	£56,000	1,485,145	1,413,007	1,340,524	1,267,699	1,194,530	1,121,016	1,047,159	972,959	898,413	823,525	748,221	
9 16 flats (brownfield)	16	£767,730	745,396	657,660	569,517	480,967	392,009	302,645	212,873	122,693	32,106	59,786	152,582	
10 11 flats (brownfield)	11	£235,500	512,459	452,141	391,543	330,665	269,506	208,068	146,350	84,352	22,074	41,103	104,900	
11 12 flats (greenfield)	12	£54,894	559,046	493,245	427,137	360,725	294,007	226,984	159,654	92,020	24,080	44,839	114,437	
12 Development of c.30 flats (brownfield)	27	£852,510	1,095,631	956,844	817,414	677,340	536,623	395,262	253,257	110,609	33,181	179,313	326,098	
13 Development of c.30 flats (brownfield)	32	£433,320	88,350	258,545	429,515	601,259	773,778	947,071	1,121,139	1,295,981	1,471,598	1,647,989	1,825,154	
14 Development of c.30 flats and houses (brownfield)	31	£753,600	1,882,124	1,714,297	1,545,688	1,376,293	1,206,115	1,035,154	863,408	690,879	517,565	343,467	168,587	
15 Development of c.100 flats and houses (greenfield)	100	£500,500	5,934,216	5,415,454	4,894,268	4,370,656	3,844,620	3,316,160	2,785,275	2,251,966	1,716,233	1,178,075	634,935	
16 Development of c.100 flats (brownfield)	100	£2,891,321	1,393,987	961,979	527,987	92,012	351,227	797,883	1,246,555	1,697,241	2,149,941	2,604,656	3,061,385	
17 Residential and health (change of use of long term vaca	91	£2,214,550	9,694,020	10,102,072	10,511,957	10,923,676	11,337,227	11,752,612	12,169,830	12,588,882	13,009,767	13,432,485	13,857,035	
18 Tall building residential and health (new build)	91	£2,214,550	4,231,050	4,611,592	4,993,827	5,377,752	5,763,370	6,150,679	6,539,681	6,930,374	7,322,759	7,716,836	8,112,604	
19 11 flats (change of use)	11	£235,500	49,959	12,798	76,607	140,705	205,093	269,771	334,739	399,997	465,544	531,382	597,509	
20 Residential and retail (Lidl scale)	42	£3,923,430	2,738,349	2,515,321	2,291,257	2,066,158	1,840,024	1,612,857	1,384,653	1,155,415	925,142	693,834	461,492	
21 Residential and retail (Tesco scale)	17	£13,282,200	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	
24 9 flats (change of use)	9	£1,526,040	209,387	165,695	122,003	78,309	34,617	9,213	53,572	97,931	142,290	186,649	231,008	
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	178,805	455,322	733,096	1,012,128	1,292,417	1,573,963	1,856,766	2,140,826	2,426,145	2,712,720	3,000,553	
26 Residential and retail (local scale - medium scale buildin	23	£395,640	222,545	99,742	23,981	149,794	276,174	403,122	530,637	658,720	787,371	916,590	1,046,377	
27 Residential and primary school	293	£4,851,300	9,902,481	11,248,897	12,601,406	13,960,008	15,324,703	16,695,490	18,072,371	19,455,344	20,844,410	22,239,569	23,640,821	
28 Residential and secondary school (greenfield)	150	£1,134,000	9,074,052	9,826,681	10,582,798	11,342,402	12,105,494	12,872,072	13,642,139	14,415,692	15,192,733	15,973,262	16,757,278	
33 Residential conversion of large listed building	52	£1	156,067	78,420	316,371	555,403	795,516	1,036,711	1,278,988	1,522,346	1,766,786	2,012,306	2,258,909	
34 Residential conversion of medium listed building	8	£1,187,400	149,081	149,604	150,128	150,650	151,174	151,697	152,221	152,744	153,267	153,790	154,314	
35 Large Private Rental Scheme development (new build)	420	£13,008,000	22,695,094	24,312,592	25,937,237	27,569,028	29,207,966	30,854,049	32,507,279	34,167,656	35,835,178	37,509,848	39,191,662	
36 Large Private Rental Scheme development (change of u	350	£3,668,400	18,912,787	20,260,703	21,614,573	22,974,399	24,340,181	25,711,917	27,089,609	28,473,256	29,862,858	31,258,416	32,659,929	
37 Tall tower with ground floor retail (new build)	395	£15,150,000	22,664,603	24,185,822	25,713,763	27,248,423	28,789,804	30,337,907	31,892,731	33,454,275	35,022,540	36,597,527	38,179,235	
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	14,721,102	15,877,889	17,039,802	18,206,839	19,379,001	20,556,290	21,738,702	22,926,241	24,118,905	25,316,693	26,519,607	
43 Mixed use large residential and community use (brownfi	118	£1,620,000	10,296,631	10,817,690	11,341,089	11,866,825	12,394,902	12,925,317	13,458,072	13,993,165	14,530,598	15,070,369	15,612,480	
49 Small residential and community use	23	£395,640	570,975	693,246	816,081	939,479	1,063,442	1,187,968	1,313,058	1,438,713	1,564,930	1,691,712	1,819,059	
50 Medium residential and community use	43	£1,663,572	1,986,263	2,214,984	2,444,738	2,675,526	2,907,347	3,140,203	3,374,094	3,609,017	3,844,975	4,081,967	4,319,993	

64 C2 care scheme (70 units)	-	£962,622	13,930,932	13,109,751	12,288,570	11,467,389	10,646,208	9,825,028	9,003,846	8,182,666	7,361,484	6,540,303	5,719,122
65 C2 care scheme (50 units)	-	£705,923	10,478,716	9,872,941	9,267,165	8,661,389	8,055,613	7,449,838	6,844,061	6,238,285	5,632,509	5,026,734	4,420,958

29 Office (large)	-	£1,101,500	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429
30 Office (medium)	-	£34,288,800	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754
31 Large mixed use office and residential (New build)	178	£13,008,000	482,734	1,173,890	1,868,079	2,565,302	3,265,556	3,968,845	4,675,166	5,384,519	6,096,905	6,812,324	7,530,776
32 Large mixed use office and residential (Change of Use)	288	£3,668,400	14,569,725	15,726,512	16,888,424	18,055,462	19,227,624	20,404,912	21,587,325	22,774,864	23,967,527	25,165,316	26,368,230
51 Conversion of long term vacant unit to small office	-	£141,300	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209

22 Supermarket (Lidl)	-	£1,168,080	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025
23 Superstore (Tesco)	-	£13,282,200	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405

46 Large retail shopping centre	500	£115,000,000	10,842,099	9,128,428	7,395,662	5,650,645	3,898,088	2,137,990	370,353	1,426,258	3,236,175	5,053,748	6,894,341
47 Large mixed use leisure and retail	-	£2,477,460	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187
53 Conversion of long term vacant unit to shop	-	£114,924	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191
55 Retail and S3 uses and 56 residential units	56	£11,445,300	2,679,918	2,391,913	2,102,573	1,811,898	1,519,889	1,228,545	931,865	635,850	338,501	39,818	264,172

39 Small scale light industrial park	-	£357,960	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386
40 Large warehouse	-	£7,837,440	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082
41 Mixed use light industrial and residential (low amounts o	97	£1,988,562	4,937,059	4,456,017	3,972,757	3,487,280	2,999,587	2,509,676	2,017,547	1,523,202	1,026,640	527,861	26,864
42 Mixed use light industrial and residential (moderate amo	61	£1,988,562	6,626,680	6,318,389	6,008,676	5,697,542	5,384,985	5,071,007	4,755,608	4,438,787	4,120,544	3,800,881	3,479,794
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 si	-	£11,445,300	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878

44 Non-charitable community uses (new build)	-	£1,705,020	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683
45 Non-charitable community uses (change of use)	-	£687,660	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770

52 Hotel and residential	46	£17,259,324	7,601,744	7,846,421	8,092,205	8,339,094	8,587,090	8,836,191	9,086,400	9,337,714	9,590,134	9,843,660	10,098,293
54 Hotel development (from long term vacant building)	-	£4,725,072	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195

57 Student housing/co-living - tower scheme (600 units)	-	£1,103,806	63,205,421	59,904,273	56,603,125	53,301,978	50,000,831	46,699,683	43,398,536	40,097,388	36,796,241	33,495,094	30,193,946
58 Student housing/co-living - tower scheme (400 units)	-	£728,512	41,926,897	39,737,081	37,547,266	35,357,450	33,167,634	30,977,818	28,788,002	26,598,186	24,408,370	22,218,555	20,028,739
59 Student housing/co-living - tower scheme (200 units)	-	£364,256	20,962,835	19,867,927	18,773,019	17,678,111	16,583,204	15,488,296	14,393,388	13,298,480	12,203,572	11,108,664	10,013,756
60 Student housing/co-living- mid rise scheme (250 units)	-	£641,748	21,836,338	20,695,808	19,555,279	18,414,751	17,274,221	16,133,692	14,993,163	13,852,634	12,712,104	11,571,576	10,431,047
61 Student housing/co-living - mid rise scheme (150 units)	-	£513,398	13,101,311	12,416,994	11,732,677	11,048,360	10,364,041	9,679,724	8,995,407	8,311,090	7,626,772	6,942,454	6,

CROYDON LOCAL PLAN

Sales value £5,951 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

			Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Single residential dwelling (greenfield)	1	£17,500	181,894	173,056	164,175	155,252	146,288	137,281	128,231	119,140	110,008	100,832	91,616	
2 Single residential dwelling (brownfield)	1	£348,000	182,445	173,607	164,728	155,807	146,843	137,838	128,790	119,700	110,569	101,395	92,179	
3 4 houses (greenfield)	4	£49,000	729,778	694,429	658,913	623,227	587,373	551,351	515,160	478,801	442,274	405,579	368,715	
4 5 houses (greenfield)	5	£23,905	912,224	868,037	823,641	779,034	734,217	689,189	643,950	598,501	552,843	506,974	460,895	
5 Block of 5 flats (brownfield)	5	£648,000	433,939	396,835	359,557	322,107	284,483	246,685	208,715	170,571	132,254	93,763	55,099	
6 Block of 5 flats (brownfield)	5	£301,200	433,939	396,835	359,557	322,107	284,483	246,685	208,715	170,571	132,254	93,763	55,099	
7 Block of 5 flats (greenfield)	5	£68,320	433,939	396,835	359,557	322,107	284,483	246,685	208,715	170,571	132,254	93,763	55,099	
8 11 houses (greenfield)	11	£56,000	1,974,801	1,879,146	1,783,035	1,686,469	1,589,447	1,491,970	1,394,038	1,295,650	1,196,806	1,097,507	997,754	
9 16 flats (brownfield)	16	£767,730	1,354,320	1,237,453	1,120,040	1,002,083	883,579	764,529	644,934	524,792	404,106	282,873	161,094	
10 11 flats (brownfield)	11	£235,500	931,095	850,749	770,028	688,932	607,460	525,614	443,392	360,795	277,823	194,475	110,752	
11 12 flats (greenfield)	12	£54,894	1,015,740	928,089	840,030	751,562	662,684	573,397	483,701	393,595	303,079	212,155	120,821	
12 Development of c.30 flats (brownfield)	27	£852,510	2,090,592	1,904,207	1,716,951	1,528,825	1,339,830	1,149,965	959,230	767,625	575,151	381,807	187,592	
13 Development of c.30 flats (brownfield)	32	£433,320	1,092,191	868,139	643,057	416,943	189,800	38,961	271,664	505,414	740,211	976,054	1,212,944	
14 Development of c.30 flats and houses (brownfield)	31	£753,600	3,079,545	2,854,434	2,628,266	2,401,043	2,172,763	1,943,428	1,713,036	1,481,588	1,249,084	1,015,524	780,908	
15 Development of c.100 flats and houses (greenfield)	100	£500,500	9,713,047	9,013,504	8,310,679	7,604,568	6,895,175	6,182,498	5,466,538	4,747,294	4,024,766	3,298,956	2,569,861	
16 Development of c.100 flats (brownfield)	100	£2,891,321	4,674,643	4,090,464	3,503,579	2,913,985	2,321,682	1,726,672	1,122,605	515,700	95,376	717,099	1,341,602	
17 Residential and health (change of use of long term vaca	91	£2,214,550	6,633,589	7,188,054	7,745,047	8,304,568	8,866,619	9,431,199	9,998,308	10,567,945	11,140,112	11,714,808	12,292,032	
18 Tall building residential and health (new build)	91	£2,214,550	1,361,896	1,879,700	2,399,847	2,922,339	3,447,174	3,974,355	4,503,878	5,035,746	5,569,958	6,106,514	6,645,414	
19 11 flats (change of use)	11	£235,500	471,475	388,746	305,634	222,142	138,269	54,014	31,090	117,404	204,105	291,194	378,670	
20 Residential and retail (Lidl scale)	42	£3,923,430	4,311,217	4,012,941	3,713,273	3,412,213	3,109,761	2,805,916	2,500,678	2,194,048	1,886,026	1,576,611	1,265,803	
21 Residential and retail (Tesco scale)	17	£13,282,200	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	
24 9 flats (change of use)	9	£1,526,040	516,228	457,194	398,159	339,125	280,090	221,056	162,022	102,987	43,953	15,312	75,247	
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	1,763,618	1,398,460	1,031,622	663,104	292,907	80,174	459,429	840,390	1,223,055	1,607,426	1,993,501	
26 Residential and retail (local scale - medium scale buildin	23	£395,640	1,075,937	912,308	747,924	582,789	416,899	250,257	82,861	86,589	258,068	430,313	603,321	
27 Residential and primary school	293	£4,851,300	390,359	1,417,626	3,264,201	5,121,580	6,987,400	8,861,659	10,744,361	12,635,501	14,535,084	16,443,107	18,359,571	
28 Residential and secondary school (greenfield)	150	£1,134,000	3,538,481	4,555,933	5,578,132	6,605,076	7,636,766	8,673,202	9,714,384	10,760,312	11,810,985	12,866,405	13,926,570	
33 Residential conversion of large listed building	52	£1	1,846,849	1,532,654	1,217,007	899,911	581,366	261,370	60,991	388,813	718,105	1,048,870	1,381,107	
34 Residential conversion of medium listed building	8	£1,187,400	428,589	429,748	430,906	432,065	433,224	434,383	435,541	436,700	437,859	439,018	440,176	
35 Large Private Rental Scheme development (new build)	420	£13,008,000	9,809,368	12,043,324	14,287,355	16,541,462	18,805,644	21,079,903	23,364,237	25,658,647	27,963,132	30,277,694	32,602,330	
36 Large Private Rental Scheme development (change of u	350	£3,668,400	8,174,683	10,036,313	11,906,338	13,784,761	15,671,580	17,566,795	19,470,407	21,382,416	23,302,820	25,231,621	27,168,819	
37 Tall tower with ground floor retail (new build)	395	£15,150,000	10,545,886	12,646,867	14,757,325	16,877,260	19,006,669	21,145,555	23,293,917	25,451,755	27,619,069	29,795,858	31,982,124	
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	5,763,920	7,349,221	8,941,683	10,541,309	12,148,094	13,762,042	15,383,150	17,011,421	18,646,853	20,289,446	21,939,201	
43 Mixed use large residential and community use (brownfi	118	£1,620,000	6,391,617	7,099,493	7,810,596	8,524,926	9,242,483	9,963,266	10,687,277	11,414,513	12,144,978	12,878,668	13,615,586	
49 Small residential and community use	23	£395,640	267,115	106,997	54,685	218,756	383,583	549,164	715,502	882,594	1,050,441	1,219,045	1,388,403	
50 Medium residential and community use	43	£1,663,572	422,543	726,072	1,030,990	1,337,298	1,644,995	1,954,082	2,264,558	2,576,424	2,889,679	3,204,324	3,520,358	

64 C2 care scheme (70 units)	-	£962,622	13,930,932	13,109,751	12,288,570	11,467,389	10,646,208	9,825,028	9,003,846	8,182,666	7,361,484	6,540,303	5,719,122
65 C2 care scheme (50 units)	-	£705,923	10,478,716	9,872,941	9,267,165	8,661,389	8,055,613	7,449,838	6,844,061	6,238,285	5,632,509	5,026,734	4,420,958

29 Office (large)	-	£1,101,500	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429
30 Office (medium)	-	£34,288,800	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754
31 Large mixed use office and residential (New build)	178	£13,008,000	4,673,918	3,756,252	2,824,499	1,888,585	948,512	4,279	958,520	1,925,609	2,896,920	3,872,455	4,852,214
32 Large mixed use office and residential (Change of Use)	288	£3,668,400	5,612,542	7,197,843	8,790,306	10,389,930	11,996,717	13,610,664	15,231,773	16,860,043	18,495,476	20,138,069	21,787,823
51 Conversion of long term vacant unit to small office	-	£141,300	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209

22 Supermarket (Lidl)	-	£1,168,080	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025
23 Superstore (Tesco)	-	£13,282,200	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405

46 Large retail shopping centre	500	£115,000,000	24,527,555	22,159,168	19,780,197	17,390,643	14,990,505	12,579,785	10,158,481	7,726,594	5,284,124	2,810,741	320,670
47 Large mixed use leisure and retail	-	£2,477,460	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187
53 Conversion of long term vacant unit to shop	-	£114,924	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191
55 Retail and S3 uses and 56 residential units	56	£11,445,300	4,743,540	4,356,811	3,968,278	3,577,941	3,185,799	2,791,854	2,396,104	1,998,551	1,599,194	1,198,032	795,066

39 Small scale light industrial park	-	£357,960	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386
40 Large warehouse	-	£7,837,440	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082
41 Mixed use light industrial and residential (low amounts o	97	£1,988,562	8,301,284	7,659,295	7,014,326	6,366,374	5,715,440	5,061,524	4,404,626	3,744,747	3,081,885	2,416,041	1,747,216
42 Mixed use light industrial and residential (moderate amo	61	£1,988,562	8,756,888	8,346,687	7,934,580	7,520,567	7,104,648	6,686,823	6,267,093	5,845,456	5,421,915	4,996,466	4,569,112
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 si	-	£11,445,300	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878

44 Non-charitable community uses (new build)	-	£1,705,020	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683
45 Non-charitable community uses (change of use)	-	£687,660	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770

52 Hotel and residential	46	£17,259,324	5,928,926	6,253,631	6,579,824	6,907,501	7,236,666	7,567,317	7,899,455	8,233,078	8,568,189	8,904,786	9,242,869
54 Hotel development (from long term vacant building)	-	£4,725,072	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195

57 Student housing/co-living - tower scheme (600 units)	-	£1,103,806	63,205,421	59,904,273	56,603,125	53,301,978	50,000,831	46,699,683	43,398,536	40,097,388	36,796,241	33,495,094	30,193,946
58 Student housing/co-living - tower scheme (400 units)	-	£728,512	41,926,897	39,737,081	37,547,266	35,357,450	33,167,634	30,977,818	28,788,002	26,598,186	24,408,370	22,218,555	20,028,739
59 Student housing/co-living - tower scheme (200 units)	-	£364,256	20,962,835	19,867,927	18,773,019	17,678,111	16,583,204	15,488,296	14,393,388	13,298,480	12,203,572	11,108,664	10,013,756
60 Student housing/co-living- mid rise scheme (250 units)	-	£641,748	21,836,338	20,695,808	19,555,279	18,414,751	17,274,221	16,133,692	14,993,163	13,852,634	12,712,104	11,571,576	10,431,047
61 Student housing/co-living - mid rise scheme (150 units)	-	£513,398	13,101,311	12,416,994	11,732,677	11,048,360	10,364,041	9,679,724	8,995,407	8,311,090	7,626,772	6,942,454	6,258,137
62 Student housing/co-living - mid rise scheme (100 units)	-	£449,223	8,733,799	8,277,587	7,821,376	7,365,164	6,908,952	6,452,740	5,996,529	5,540,317	5,084,106	4,627,894	4,171,682
63 Student housing/co-living - low rise scheme (200 units)	-	£1,283,495	13,974,814	13,244,876	12,514,937	11,784,998	11,055,060	10,325,121	9,595,182	8,865,244	8,135,305	7,405,366	6,675,422

CROYDON LOCAL PLAN

Sales value £6,268 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

		Residual land values													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Single residential dwelling (greenfield)	1	£17,500	204,435	194,518	184,554	174,542	164,484	154,378	144,225	134,025	123,778	113,484	103,142		
2 Single residential dwelling (brownfield)	1	£348,000	204,986	195,070	185,107	175,098	165,040	154,936	144,784	134,585	124,339	114,046	103,706		
3 4 houses (greenfield)	4	£49,000	819,943	780,281	740,429	700,389	660,160	619,743	579,136	538,341	497,356	456,184	414,822		
4 5 houses (greenfield)	5	£23,905	1,024,929	975,350	925,537	875,486	825,200	774,678	723,920	672,926	621,696	570,230	518,528		
5 Block of 5 flats (brownfield)	5	£648,000	529,739	488,051	446,169	404,092	361,819	319,352	276,689	233,831	190,779	147,531	104,088		
6 Block of 5 flats (brownfield)	5	£301,200	529,739	488,051	446,169	404,092	361,819	319,352	276,689	233,831	190,779	147,531	104,088		
7 Block of 5 flats (greenfield)	5	£68,320	529,739	488,051	446,169	404,092	361,819	319,352	276,689	233,831	190,779	147,531	104,088		
8 11 houses (greenfield)	11	£56,000	2,218,787	2,111,460	2,003,621	1,895,271	1,786,411	1,677,400	1,567,158	1,456,764	1,345,860	1,234,446	1,122,520		
9 16 flats (brownfield)	16	£767,730	1,658,782	1,527,349	1,395,303	1,262,640	1,129,363	995,471	860,964	725,843	590,105	453,754	316,787		
10 11 flats (brownfield)	11	£235,500	1,140,413	1,050,053	959,270	868,065	776,437	684,386	591,913	499,016	405,698	311,955	217,791		
11 12 flats (greenfield)	12	£54,894	1,244,087	1,145,512	1,046,477	946,980	847,022	746,604	645,723	544,381	442,579	340,315	237,590		
12 Development of c.30 flats (brownfield)	27	£852,510	2,588,073	2,377,887	2,166,718	1,954,567	1,741,433	1,527,316	1,312,216	1,096,134	879,068	661,019	441,987		
13 Development of c.30 flats (brownfield)	32	£433,320	1,681,798	1,429,539	1,176,115	921,527	665,774	408,855	150,772	-	110,131	-	374,517	-	906,838
14 Development of c.30 flats and houses (brownfield)	31	£753,600	3,678,255	3,424,502	3,169,556	2,913,417	2,656,087	2,397,564	2,137,850	1,876,943	1,614,844	1,351,552	1,087,068		
15 Development of c.100 flats and houses (greenfield)	100	£500,500	11,602,462	10,812,530	10,018,883	9,221,525	8,420,452	7,615,667	6,807,169	5,994,958	5,179,034	4,359,396	3,536,046		
16 Development of c.100 flats (brownfield)	100	£2,891,321	6,308,101	5,645,778	4,980,376	4,311,894	3,640,332	2,965,692	2,287,971	1,607,171	917,902	223,272	-	481,710	
17 Residential and health (change of use of long term vaca	91	£2,214,550	5,103,374	-	5,731,044	-	6,361,591	-	6,995,014	-	7,631,315	-	8,270,493	-	8,912,546
18 Tall building residential and health (new build)	91	£2,214,550	71,588	-	513,754	-	1,102,858	-	1,694,632	-	2,289,077	-	2,886,191	-	3,485,976
19 11 flats (change of use)	11	£235,500	682,234	589,421	496,180	402,508	308,409	213,879	118,921	23,534	-	73,387	-	171,100	-
20 Residential and retail (Lidl scale)	42	£3,923,430	5,097,649	4,761,751	4,424,281	4,085,240	3,744,629	3,402,445	3,058,691	2,713,364	2,366,467	2,017,999	1,667,959		
21 Residential and retail (Tesco scale)	17	£13,282,200	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542		
24 9 flats (change of use)	9	£1,526,040	669,649	602,943	536,237	469,532	402,827	336,121	269,416	202,711	136,005	69,300	2,595		
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	2,733,485	2,321,928	1,908,471	1,493,113	1,075,857	656,700	235,643	-	190,172	-	621,511	-	1,054,779
26 Residential and retail (local scale - medium scale buildin	23	£395,640	1,502,634	1,318,591	1,133,698	947,954	761,360	573,916	385,622	196,479	6,484	-	187,174	-	381,794
27 Residential and primary school	293	£4,851,300	5,398,987	3,372,693	1,337,066	-	718,693	-	2,818,748	-	4,944,744	-	7,080,356	-	9,225,581
28 Residential and secondary school (greenfield)	150	£1,134,000	770,694	-	1,920,558	-	4,236,413	-	5,402,402	-	6,573,767	-	7,750,506	-	8,932,622
33 Residential conversion of large listed building	52	£1	2,692,241	2,337,600	1,981,318	1,623,395	1,263,828	902,621	539,772	175,280	-	193,766	-	567,152	-
34 Residential conversion of medium listed building	8	£1,187,400	568,343	569,820	571,296	572,773	574,249	575,725	577,202	578,678	580,155	581,631	583,108		
35 Large Private Rental Scheme development (new build)	420	£13,008,000	3,436,127	5,937,027	8,462,414	11,027,678	13,604,484	16,192,830	18,792,716	21,404,142	24,027,109	26,661,617	29,307,665		
36 Large Private Rental Scheme development (change of u	350	£3,668,400	2,863,646	4,947,729	7,052,221	9,189,942	11,337,280	13,494,234	15,660,806	17,836,994	20,022,801	22,218,223	24,423,263		
37 Tall tower with ground floor retail (new build)	395	£15,150,000	4,532,160	6,884,197	9,279,108	11,691,678	14,115,102	16,549,380	18,994,510	21,450,494	23,917,333	26,395,024	28,883,569		
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	1,286,590	3,084,886	4,892,625	6,708,543	8,532,641	10,364,917	12,205,374	14,054,011	15,910,827	17,775,823	19,648,998		
43 Mixed use large residential and community use (brownfi	118	£1,620,000	4,439,109	5,240,395	6,045,350	6,853,976	7,666,273	8,482,240	9,301,878	10,125,187	10,952,167	11,782,817	12,617,138		
49 Small residential and community use	23	£395,640	681,869	501,910	321,112	139,477	43,653	229,762	416,723	604,534	793,197	982,710	1,173,075		
50 Medium residential and community use	43	£1,663,572	353,918	18,109	324,116	668,183	1,013,818	1,361,021	1,709,790	2,060,127	2,412,031	2,765,502	3,120,540		

64 C2 care scheme (70 units)	-	£962,622	13,930,932	13,109,751	12,288,570	11,467,389	10,646,208	9,825,028	9,003,846	8,182,666	7,361,484	6,540,303	5,719,122		
65 C2 care scheme (50 units)	-	£705,923	10,478,716	9,872,941	9,267,165	8,661,389	8,055,613	7,449,838	6,844,061	6,238,285	5,632,509	5,026,734	4,420,958		

29 Office (large)	-	£1,101,500	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429
30 Office (medium)	-	£34,288,800	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754
31 Large mixed use office and residential (New build)	178	£13,008,000	7,218,032	6,178,664	5,134,603	4,085,847	3,031,008	1,961,017	886,279	196,153	1,296,927	2,402,521	3,512,933		
32 Large mixed use office and residential (Change of Use)	288	£3,668,400	1,137,487	2,933,509	4,741,248	6,557,165	8,381,263	10,213,540	12,053,997	13,902,634	15,759,450	17,624,445	19,497,621		
51 Conversion of long term vacant unit to small office	-	£141,300	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209

22 Supermarket (Lidl)	-	£1,168,080	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025
23 Superstore (Tesco)	-	£13,282,200	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405

46 Large retail shopping centre	500	£115,000,000	31,365,847	28,674,537	25,966,652	23,246,629	20,514,467	17,770,166	15,013,726	12,245,147	9,464,429	6,671,573	3,866,577		
47 Large mixed use leisure and retail	-	£2,477,460	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187		
53 Conversion of long term vacant unit to shop	-	£114,924	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191		
55 Retail and S3 uses and 56 residential units	56	£11,445,300	5,775,351	5,339,260	4,901,130	4,460,961	4,018,754	3,574,508	3,128,224	2,679,901	2,229,540	1,777,139	1,322,700		

39 Small scale light industrial park	-	£357,960	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386
40 Large warehouse	-	£7,837,440	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082
41 Mixed use light industrial and residential (low amounts o	97	£1,988,562	9,983,396	9,260,935	8,535,110	7,805,920	7,073,366	6,337,448	5,598,166	4,855,519	4,109,508	3,360,132	2,607,392		
42 Mixed use light industrial and residential (moderate amo	61	£1,988,562	9,821,992	9,360,836	8,897,532	8,432,080	7,964,480	7,494,731	7,022,835	6,548,791	6,072,599	5,594,259	5,113,771		
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 si	-	£11,445,300	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878

44 Non-charitable community uses (new build)	-	£1,705,020	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683
45 Non-charitable community uses (change of use)	-	£687,660	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770

52 Hotel and residential	46	£17,259,324	5,092,518	5,457,236	5,823,633	6,191,706	6,561,454	6,932,880	7,305,983	7,680,761	8,057,216	8,435,348	8,815,157		
54 Hotel development (from long term vacant building)	-	£4,725,072	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195		

57 Student housing/co-living - tower scheme (600 units)	-	£1,103,806	63,205,421	59,904,273	56,603,125	53,301,978	50,000,831	46,699,683	43,398,536	40,097,388	36,796,241	33,495,094	30,193,946
58 Student housing/co-living - tower scheme (400 units)	-	£728,512	41,926,897	39,737,081	37,547,266	35,357,450	33,167,634	30,977,818	28,788,002	26,598,186	24,408,370	22,218,555	20,028,739
59 Student housing/co-living - tower scheme (200 units)	-	£364,256	20,962,835	19,867,927	18,773,019	17,678,111	16,583,204	15,488,296	14,393,388	13,298,490	12,203,572	11,108,664	10,013,756
60 Student housing/co-living- mid rise scheme (250 units)	-	£641,748	21,836,338	20,695,808	19,555,279	18,414,751	17,274,221	16,133,692	14,993,163	13,852,634	12,712,104	11,571,576	10,431,047
61 Student housing/co-living - mid rise scheme (150 units)	-	£513,398	13,101,311	12,416,994	11,732,677	11,048,360	10,364,041	9,679,724	8,995,407	8,311,090	7,626,772	6,942,454	6,258,137
62 Student housing/co-living - mid rise scheme (100 units)	-	£449,223	8,733,799	8,277,587	7,821,376	7,365,164	6,908,952	6,452,740	5,996,529	5,540,317	5,084,106	4,627,894	4,171,682
63 Student housing/co-living - low rise scheme (200 units)	-	£1,283,495	13,974,814	13,244,876	12,514,937	11,784,998	11,055,060	10,325,121	9,595,182	8,865,244	8,135,305	7,405,366	6,675,422

CROYDON LOCAL PLAN

Sales value £6,585 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

			Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Single residential dwelling (greenfield)	1	£17,500	226,976	215,981	204,933	193,833	182,680	171,476	160,219	148,910	137,548	126,135	114,669	
2 Single residential dwelling (brownfield)	1	£348,000	227,526	216,532	205,486	194,388	183,237	172,033	160,778	149,470	138,109	126,697	115,232	
3 4 houses (greenfield)	4	£49,000	910,106	866,131	821,946	777,551	732,947	688,134	643,112	597,880	552,439	506,789	460,929	
4 5 houses (greenfield)	5	£23,905	1,137,634	1,082,663	1,027,432	971,939	916,184	860,168	803,890	747,350	690,549	633,486	576,161	
5 Block of 5 flats (brownfield)	5	£648,000	625,538	579,267	532,781	486,076	439,156	392,018	344,663	297,092	249,303	201,298	153,076	
6 Block of 5 flats (brownfield)	5	£301,200	625,538	579,267	532,781	486,076	439,156	392,018	344,663	297,092	249,303	201,298	153,076	
7 Block of 5 flats (greenfield)	5	£68,320	625,538	579,267	532,781	486,076	439,156	392,018	344,663	297,092	249,303	201,298	153,076	
8 11 houses (greenfield)	11	£56,000	2,462,774	2,343,774	2,224,207	2,104,074	1,983,375	1,862,110	1,740,278	1,617,879	1,494,915	1,371,384	1,247,286	
9 16 flats (brownfield)	16	£767,730	1,963,244	1,817,246	1,670,564	1,523,198	1,375,147	1,226,413	1,076,995	926,892	776,105	624,634	472,478	
10 11 flats (brownfield)	11	£235,500	1,349,730	1,249,357	1,148,513	1,047,199	945,414	843,159	740,434	637,238	533,572	429,436	324,829	
11 12 flats (greenfield)	12	£54,894	1,472,433	1,362,934	1,252,923	1,142,399	1,031,360	919,810	807,746	695,169	582,079	468,475	354,358	
12 Development of c.30 flats (brownfield)	27	£852,510	3,085,553	2,851,568	2,616,487	2,380,309	2,143,036	1,904,668	1,665,203	1,424,641	1,182,984	940,231	696,382	
13 Development of c.30 flats (brownfield)	32	£433,320	2,271,403	1,990,938	1,709,173	1,426,110	1,141,748	856,087	569,127	280,868	8,823	304,119	600,733	
14 Development of c.30 flats and houses (brownfield)	31	£753,600	4,276,966	3,994,570	3,710,845	3,425,792	3,139,411	2,851,701	2,562,664	2,272,297	1,980,602	1,687,580	1,393,229	
15 Development of c.100 flats and houses (greenfield)	100	£500,500	13,491,878	12,611,555	11,727,089	10,838,481	9,945,730	9,048,836	8,147,800	7,242,621	6,333,301	5,419,836	4,502,230	
16 Development of c.100 flats (brownfield)	100	£2,891,321	7,941,561	7,201,092	6,457,174	5,709,804	4,958,983	4,204,711	3,446,989	2,685,815	1,921,191	1,152,866	372,498	
17 Residential and health (change of use of long term vaca	91	£2,214,550	3,573,158	4,274,035	4,978,135	5,685,461	6,396,011	7,109,785	7,826,785	8,547,009	9,270,458	9,997,132	10,727,029	
18 Tall building residential and health (new build)	91	£2,214,550	1,484,605	839,385	191,215	466,925	1,130,979	1,798,029	2,468,076	3,141,119	3,817,157	4,496,193	5,178,225	
19 11 flats (change of use)	11	£235,500	892,992	790,097	686,725	582,876	478,548	373,745	268,464	162,707	56,472	51,007	159,831	
20 Residential and retail (Lidl scale)	42	£3,923,430	5,884,083	5,510,562	5,135,290	4,758,268	4,379,496	3,998,974	3,616,702	3,232,681	2,846,910	2,459,388	2,070,116	
21 Residential and retail (Tesco scale)	17	£13,282,200	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	
24 9 flats (change of use)	9	£1,526,040	823,069	748,692	674,316	599,940	525,563	451,187	376,810	302,434	228,058	153,681	79,305	
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	3,703,291	3,245,397	2,785,321	2,323,124	1,858,807	1,392,369	923,810	453,133	19,966	502,132	986,450	
26 Residential and retail (local scale - medium scale buildin	23	£395,640	1,929,330	1,724,874	1,519,470	1,313,120	1,105,822	897,577	688,385	478,245	267,158	55,124	160,266	
27 Residential and primary school	293	£4,851,300	10,407,613	8,141,706	5,865,327	3,578,476	1,281,155	1,042,301	3,416,349	5,815,659	8,225,758	10,646,645	13,078,321	
28 Residential and secondary school (greenfield)	150	£1,134,000	1,967,077	704,072	573,465	1,867,749	3,168,039	4,474,332	5,786,630	7,104,931	8,429,237	9,759,548	11,095,863	
33 Residential conversion of large listed building	52	£1	3,537,632	3,142,648	2,745,630	2,346,879	1,946,292	1,543,872	1,139,617	733,529	325,606	85,434	503,304	
34 Residential conversion of medium listed building	8	£1,187,400	708,097	709,891	711,685	713,480	715,274	717,069	718,863	720,657	722,451	724,245	726,039	
35 Large Private Rental Scheme development (new build)	420	£13,008,000	2,860,185	98,124	2,717,376	5,547,168	8,403,324	11,305,756	14,221,195	17,149,638	20,091,087	23,045,540	26,012,998	
36 Large Private Rental Scheme development (change of u	350	£3,668,400	2,383,284	81,567	2,264,687	4,622,846	7,002,979	9,421,674	11,851,205	14,291,574	16,742,782	19,204,826	21,677,708	
37 Tall tower with ground floor retail (new build)	395	£15,150,000	1,408,917	1,206,873	3,856,192	6,517,543	9,223,534	11,953,204	14,695,104	17,449,235	20,215,597	22,994,190	25,785,014	
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	3,076,707	1,122,121	854,228	2,875,777	4,917,186	6,967,794	9,027,598	11,096,601	13,174,801	15,262,199	17,358,795	
43 Mixed use large residential and community use (brownfi	118	£1,620,000	2,486,603	3,381,296	4,280,104	5,183,026	6,090,064	7,001,215	7,916,481	8,835,861	9,759,357	10,686,967	11,618,691	
49 Small residential and community use	23	£395,640	1,096,624	896,823	696,088	494,422	291,823	88,292	117,945	326,475	535,952	746,376	957,747	
50 Medium residential and community use	43	£1,663,572	1,124,027	751,377	377,005	916	382,642	767,960	1,155,023	1,543,830	1,934,383	2,326,680	2,720,723	

64 C2 care scheme (70 units)	-	£962,622	13,930,932	13,109,751	12,288,570	11,467,389	10,646,208	9,825,028	9,003,846	8,182,666	7,361,484	6,540,303	5,719,122
65 C2 care scheme (50 units)	-	£705,923	10,478,716	9,872,941	9,267,165	8,661,389	8,055,613	7,449,838	6,844,061	6,238,285	5,632,509	5,026,734	4,420,958

29 Office (large)	-	£1,101,500	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429	35,081,429
30 Office (medium)	-	£34,288,800	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754	14,276,754
31 Large mixed use office and residential (New build)	178	£13,008,000	9,762,145	8,601,066	7,434,715	6,263,091	5,086,193	3,904,023	2,716,580	1,510,258	298,510	932,586	2,173,652
32 Large mixed use office and residential (Change of Use)	288	£3,668,400	3,223,569	1,268,983	705,126	2,724,400	4,765,809	6,816,416	8,876,221	10,945,223	13,023,424	15,110,822	17,207,418
51 Conversion of long term vacant unit to small office	-	£141,300	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209	122,209

22 Supermarket (Lidl)	-	£1,168,080	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025
23 Superstore (Tesco)	-	£13,282,200	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405	1,744,405

46 Large retail shopping centre	500	£115,000,000	38,129,355	35,125,288	32,107,606	29,076,311	26,031,404	22,960,547	19,868,971	16,763,700	13,644,735	10,512,076	7,365,721
47 Large mixed use leisure and retail	-	£2,477,460	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187
53 Conversion of long term vacant unit to shop	-	£114,924	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191
55 Retail and S3 uses and 56 residential units	56	£11,445,300	6,807,162	6,321,708	5,833,983	5,343,983	4,851,710	4,357,163	3,860,344	3,361,251	2,859,885	2,356,246	1,850,334

39 Small scale light industrial park	-	£357,960	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386
40 Large warehouse	-	£7,837,440	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082
41 Mixed use light industrial and residential (low amounts o	97	£1,988,562	11,665,508	10,862,575	10,055,894	9,245,467	8,431,293	7,613,373	6,791,706	5,966,291	5,137,131	4,304,223	3,467,568
42 Mixed use light industrial and residential (moderate amo	61	£1,988,562	10,887,096	10,374,985	9,860,484	9,343,593	8,824,311	8,302,640	7,778,578	7,252,126	6,723,284	6,192,052	5,658,430
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 si	-	£11,445,300	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878

44 Non-charitable community uses (new build)	-	£1,705,020	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683	16,428,683
45 Non-charitable community uses (change of use)	-	£687,660	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770	1,072,770

52 Hotel and residential	46	£17,259,324	4,256,108	4,660,843	5,067,442	5,475,909	5,886,243	6,298,443	6,712,510	7,128,444	7,546,244	7,965,911	8,387,445
54 Hotel development (from long term vacant building)	-	£4,725,072	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195	5,587,195

57 Student housing/co-living - tower scheme (600 units)	-	£1,103,806	63,205,421	59,904,273	56,603,125	53,301,978	50,000,831	46,699,683	43,398,536	40,097,388	36,796,241	33,495,094	30,193,946
58 Student housing/co-living - tower scheme (400 units)	-	£728,512	41,926,897	39,737,081	37,547,266	35,357,450	33,167,634	30,977,818	28,788,002	26,598,186	24,408,370	22,218,555	20,028,739
59 Student housing/co-living - tower scheme (200 units)	-	£364,256	20,962,835	19,867,927	18,773,019	17,678,111	16,583,204	15,488,296	14,393,388	13,298,480	12,203,572	11,108,664	10,013,756
60 Student housing/co-living- mid rise scheme (250 units)	-	£641,748	21,836,338	20,695,808	19,555,279	18,414,751	17,274,221	16,133,692	14,993,163	13,852,634	12,712,104	11,571,576	10,431,047
61 Student housing/co-living - mid rise scheme (150 units)	-	£513,398	13,101,311	12,416,994	11,732,677	11,048,360	10,364,041	9,679,724	8,995,407	8,311,090	7,626,772	6,942,454	6,258,137
62 Student housing/co-living - mid rise scheme (100 units)	-	£449,223	8,733,799	8,277,587	7,821,376	7,365,164	6,908,952	6,452,740	5,996,529	5,540,317	5,084,106	4,627,894	4,171,682
63 Student housing/co-living - low rise scheme (200 units)	-	£1,283,495	13,974,814	13,244,876	12,514,937	11,784,998	11,055,060	10,325,121	9,595,182	8,865,244	8,135,305	7,405,366	6,675,422

CROYDON LOCAL PLAN

Sales value £6,902 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

			Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Single residential dwelling (greenfield)	1	£17,500	249,517	237,443	225,312	213,123	200,878	188,574	176,213	163,795	151,320	138,786	126,196	
2 Single residential dwelling (brownfield)	1	£348,000	250,068	237,996	225,866	213,679	201,433	189,132	176,771	164,354	151,881	139,348	126,758	
3 4 houses (greenfield)	4	£49,000	1,000,271	951,981	903,462	854,713	805,735	756,526	707,087	657,341	607,521	557,394	507,036	
4 5 houses (greenfield)	5	£23,905	1,250,339	1,189,977	1,129,328	1,068,392	1,007,168	945,658	883,859	821,774	759,402	696,742	633,794	
5 Block of 5 flats (brownfield)	5	£648,000	721,337	670,484	619,391	568,060	516,492	464,684	412,637	360,352	307,828	255,066	202,065	
6 Block of 5 flats (brownfield)	5	£301,200	721,337	670,484	619,391	568,060	516,492	464,684	412,637	360,352	307,828	255,066	202,065	
7 Block of 5 flats (greenfield)	5	£68,320	721,337	670,484	619,391	568,060	516,492	464,684	412,637	360,352	307,828	255,066	202,065	
8 11 houses (greenfield)	11	£56,000	2,706,760	2,576,087	2,444,794	2,312,877	2,180,339	2,047,179	1,913,398	1,778,994	1,643,969	1,508,322	1,372,053	
9 16 flats (brownfield)	16	£767,730	2,267,706	2,107,143	1,945,826	1,783,756	1,620,933	1,457,355	1,293,025	1,127,942	962,105	795,514	628,170	
10 11 flats (brownfield)	11	£235,500	1,559,048	1,448,661	1,337,756	1,226,332	1,114,391	1,001,932	888,955	775,459	661,447	546,916	431,867	
11 12 flats (greenfield)	12	£54,894	1,700,780	1,580,357	1,459,369	1,337,817	1,215,699	1,093,017	969,769	845,956	721,579	596,636	471,128	
12 Development of c.30 flats (brownfield)	27	£852,510	3,583,033	3,325,248	3,066,255	2,806,052	2,544,640	2,282,019	2,018,188	1,753,150	1,486,901	1,219,444	950,777	
13 Development of c.30 flats (brownfield)	32	£433,320	2,861,010	2,552,338	2,242,233	1,930,694	1,617,723	1,303,318	987,481	670,211	351,507	31,370	294,627	
14 Development of c.30 flats and houses (brownfield)	31	£753,600	4,875,677	4,564,638	4,252,134	3,938,167	3,622,735	3,305,838	2,987,478	2,667,652	2,346,362	2,023,609	1,699,390	
15 Development of c.100 flats and houses (greenfield)	100	£500,500	15,381,294	14,410,580	13,435,294	12,455,437	11,471,008	10,482,005	9,488,431	8,490,285	7,487,567	6,480,277	5,468,415	
16 Development of c.100 flats (brownfield)	100	£2,891,321	9,575,020	8,756,407	7,933,972	7,107,713	6,277,633	5,443,732	4,606,007	3,764,461	2,919,091	2,069,900	1,216,887	
17 Residential and health (change of use of long term vaca	91	£2,214,550	- 2,042,943	- 2,817,025	- 3,594,680	- 4,375,907	- 5,160,707	- 5,949,079	- 6,741,024	- 7,536,541	- 8,335,631	- 9,138,294	- 9,944,529	
18 Tall building residential and health (new build)	91	£2,214,550	2,892,488	2,184,803	1,468,712	749,348	26,711	- 709,866	- 1,450,174	- 2,193,804	- 2,940,757	- 3,691,032	- 4,444,630	
19 11 flats (change of use)	11	£235,500	1,103,751	990,773	877,720	763,242	648,689	533,611	418,008	301,879	185,227	68,048	50,412	
20 Residential and retail (Lidl scale)	42	£3,923,430	6,669,775	6,259,372	5,846,298	5,431,295	5,014,364	4,595,504	4,174,715	3,751,997	3,327,351	2,900,775	2,472,272	
21 Residential and retail (Tesco scale)	17	£13,282,200	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	
24 9 flats (change of use)	9	£1,526,040	976,489	894,442	812,395	730,347	648,300	566,252	484,205	402,157	320,110	238,063	156,015	
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	4,661,258	4,161,275	3,658,970	3,153,134	2,641,757	2,128,038	1,611,979	1,093,579	572,838	49,756	482,924	
26 Residential and retail (local scale - medium scale buildin	23	£395,640	2,356,026	2,131,157	1,905,243	1,678,285	1,450,283	1,221,237	991,146	760,011	527,832	294,609	60,341	
27 Residential and primary school	293	£4,851,300	15,416,241	12,910,718	10,393,587	7,864,845	5,324,494	2,772,533	208,963	- 2,405,739	- 5,071,095	- 7,748,414	- 10,437,695	
28 Residential and secondary school (greenfield)	150	£1,134,000	4,693,266	3,299,839	1,899,879	493,385	- 933,675	- 2,374,897	- 3,822,753	- 5,277,241	- 6,738,364	- 8,206,119	- 9,680,509	
33 Residential conversion of large listed building	52	£1	4,383,025	3,947,496	3,509,942	3,070,361	2,628,755	2,185,122	1,739,463	1,291,778	842,067	390,329	64,403	
34 Residential conversion of medium listed building	8	£1,187,400	847,852	849,963	852,075	854,187	856,299	858,411	860,523	862,635	864,747	866,859	868,971	
35 Large Private Rental Scheme development (new build)	420	£13,008,000	9,104,855	6,044,048	2,969,220	- 121,455	- 3,271,668	- 6,436,115	- 9,649,674	- 12,895,133	- 16,155,063	- 19,429,463	- 22,718,332	
36 Large Private Rental Scheme development (change of u	350	£3,668,400	7,587,176	5,036,504	2,474,147	- 101,418	- 2,726,596	- 5,363,636	- 8,041,605	- 10,748,154	- 13,462,762	- 16,191,428	- 18,932,153	
37 Tall tower with ground floor retail (new build)	395	£15,150,000	7,281,882	4,403,265	1,511,463	- 1,414,789	- 4,377,489	- 7,357,027	- 10,395,697	- 13,447,974	- 16,513,861	- 19,593,356	- 22,686,459	
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	7,420,669	5,258,267	3,085,950	903,719	1,308,085	3,570,670	5,849,822	8,139,190	10,438,776	12,748,575	15,068,592	
43 Mixed use large residential and community use (brownfi	118	£1,620,000	- 534,096	- 1,522,197	- 2,514,858	- 3,512,076	- 4,513,854	- 5,520,189	- 6,531,083	- 7,546,535	- 8,566,547	- 9,591,116	- 10,620,243	
49 Small residential and community use	23	£395,640	1,511,379	1,291,735	1,071,065	849,368	626,644	402,894	178,116	- 48,416	- 278,708	- 510,043	- 742,419	
50 Medium residential and community use	43	£1,663,572	1,894,138	1,484,644	1,073,256	659,974	244,799	- 174,899	- 600,255	- 1,027,534	- 1,456,735	- 1,887,858	- 2,320,906	

64 C2 care scheme (70 units)	-	£962,622	13,930,932	13,109,751	12,288,570	11,467,389	10,646,208	9,825,028	9,003,846	8,182,666	7,361,484	6,540,303	5,719,122
65 C2 care scheme (50 units)	-	£705,923	10,478,716	9,872,941	9,267,165	8,661,389	8,055,613	7,449,838	6,844,061	6,238,285	5,632,509	5,026,734	4,420,958

29 Office (large)	-	£1,101,500	- 35,081,429	- 35,081,429	- 35,081,429	- 35,081,429	- 35,081,429	- 35,081,429	- 35,081,429	- 35,081,429	- 35,081,429	- 35,081,429	- 35,081,429
30 Office (medium)	-	£34,288,800	- 14,276,754	- 14,276,754	- 14,276,754	- 14,276,754	- 14,276,754	- 14,276,754	- 14,276,754	- 14,276,754	- 14,276,754	- 14,276,754	- 14,276,754
31 Large mixed use office and residential (New build)	178	£13,008,000	12,306,258	11,023,468	9,734,828	8,440,336	7,139,991	5,833,796	4,521,750	3,203,852	1,874,457	529,273	834,371
32 Large mixed use office and residential (Change of Use)	288	£3,668,400	7,567,531	5,405,128	3,232,812	1,050,581	1,158,983	3,419,292	5,698,445	7,987,813	10,287,398	12,597,198	14,917,215
51 Conversion of long term vacant unit to small office	-	£141,300	- 122,209	- 122,209	- 122,209	- 122,209	- 122,209	- 122,209	- 122,209	- 122,209	- 122,209	- 122,209	- 122,209

22 Supermarket (Lidl)	-	£1,168,080	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025
23 Superstore (Tesco)	-	£13,282,200	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405	- 1,744,405

46 Large retail shopping centre	500	£115,000,000	44,892,864	41,565,228	38,222,441	34,864,503	31,491,413	28,103,173	24,699,782	21,281,240	17,825,041	14,352,578	10,864,866
47 Large mixed use leisure and retail	-	£2,477,460	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187	6,219,187
53 Conversion of long term vacant unit to shop	-	£114,924	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191	42,191
55 Retail and S3 uses and 56 residential units	56	£11,445,300	7,838,974	7,304,158	6,766,834	6,227,003	5,684,664	5,139,818	4,592,464	4,042,601	3,490,231	2,935,354	2,377,968

39 Small scale light industrial park	-	£357,960	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386	1,618,386
40 Large warehouse	-	£7,837,440	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082	6,896,082
41 Mixed use light industrial and residential (low amounts o	97	£1,988,562	13,347,620	12,464,214	11,576,679	10,685,014	9,789,220	8,889,297	7,985,245	7,077,064	6,164,753	5,248,314	4,327,745
42 Mixed use light industrial and residential (moderate amo	61	£1,988,562	11,952,199	11,389,134	10,823,435	10,255,105	9,684,143	9,110,548	8,534,320	7,955,461	7,373,969	6,789,845	6,203,088
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 si	-	£11,445,300	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878	7,185,878

44 Non-charitable community uses (new build)	-	£1,705,020	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683	- 16,428,683
45 Non-charitable community uses (change of use)	-	£687,660	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770	- 1,072,770

52 Hotel and residential	46	£17,259,324	- 3,419,700	- 3,864,448	- 4,311,251	- 4,760,113	- 5,211,031	- 5,664,005	- 6,119,038	- 6,576,126	- 7,035,272	- 7,496,474	- 7,959,733
54 Hotel development (from long term vacant building)	-	£4,725,072	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195	- 5,587,195

57 Student housing/co-living - tower scheme (600 units)	-	£1,103,806	63,205,421	59,904,273	56,603,125	53,301,978	50,000,831	46,699,683	43,398,536	40,097,388	36,796,241	33,495,094	30,193,946
58 Student housing/co-living - tower scheme (400 units)	-	£728,512	41,926,897	39,737,081	37,547,266	35,357,450	33,167,634	30,977,818	28,788,002	26,598,186	24,408,370	22,218,555	20,028,739
59 Student housing/co-living - tower scheme (200 units)	-	£364,256	20,962,835	19,867,927	18,773,019	17,678,111	16,583,204	15,488,296	14,393,388	13,298,480	12,203,572	11,108,664	10,013,756
60 Student housing/co-living- mid rise scheme (250 units)	-	£641,748	21,836,338	20,695,808	19,555,279	18,414,751	17,274,221	16,133,692	14,993,163	13,852,634	12,712,104	11,571,576	10,431,047
61 Student housing/co-living - mid rise scheme (150 units)	-	£513,398	13,101,311	12,416,994	11,732,677	11,048,360	10,364,041	9,679,724	8,995,407	8,311,090	7,626,772	6,942,454	6,258,137
62 Student housing/co-living - mid rise scheme (100 units)	-	£449,223	8,733,799	8,277,587	7,821,376	7,365,164	6,908,952	6,452,740	5,996,529	5,540,317	5,084,106	4,627,894	4,171,682
63 Student housing/co-living - low rise scheme (200 units)	-	£1,283,495	13,974,814	13,244,876	12,514,937	11,784,998	11,055,060	10,325,121	9,595,182	8,865,244	8,135,305	7,405,366	6,675,422

CROYDON LOCAL PLAN

Sales value £7,219 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

			Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Single residential dwelling (greenfield)	1	£17,500	265,983	253,122	240,200	227,216	214,171	201,065	187,898	174,669	161,380	148,029	134,616
2	Single residential dwelling (brownfield)	1	£348,000	266,534	253,675	240,753	227,771	214,727	201,622	188,456	175,229	161,941	148,591	135,180
3	4 houses (greenfield)	4	£49,000	1,066,139	1,014,698	963,012	911,083	858,908	806,489	753,824	700,914	647,760	594,362	540,718
4	5 houses (greenfield)	5	£23,905	1,332,673	1,268,373	1,203,766	1,138,854	1,073,635	1,008,110	942,280	876,143	809,701	742,952	675,899
5	Block of 5 flats (brownfield)	5	£648,000	786,765	732,782	678,545	624,055	569,311	514,313	459,062	403,558	347,800	291,788	235,523
6	Block of 5 flats (brownfield)	5	£301,200	786,765	732,782	678,545	624,055	569,311	514,313	459,062	403,558	347,800	291,788	235,523
7	Block of 5 flats (greenfield)	5	£88,320	786,765	732,782	678,545	624,055	569,311	514,313	459,062	403,558	347,800	291,788	235,523
8	11 houses (greenfield)	11	£56,000	2,885,000	2,745,801	2,605,938	2,465,414	2,324,228	2,182,379	2,039,867	1,896,694	1,752,858	1,608,360	1,463,199
9	16 flats (brownfield)	16	£767,730	2,475,078	2,304,594	2,133,310	1,961,224	1,788,338	1,614,653	1,440,166	1,264,879	1,088,790	911,902	734,214
10	11 flats (brownfield)	11	£235,500	1,701,616	1,584,408	1,466,650	1,348,342	1,229,483	1,110,074	990,114	869,604	748,543	626,933	504,772
11	12 flats (greenfield)	12	£54,894	1,856,308	1,728,445	1,599,982	1,470,918	1,341,254	1,210,990	1,080,125	948,659	816,593	683,927	550,660
12	Development of c.30 flats (brownfield)	27	£852,510	3,916,994	3,643,232	3,368,186	3,091,854	2,814,237	2,535,336	2,255,149	1,973,678	1,690,922	1,406,880	1,121,554
13	Development of c.30 flats (brownfield)	32	£433,320	3,256,815	2,929,207	2,600,077	2,269,423	1,937,246	1,603,546	1,268,323	931,578	593,308	253,517	89,137
14	Development of c.30 flats and houses (brownfield)	31	£753,600	5,286,425	4,955,943	4,623,686	4,289,870	3,954,496	3,617,566	3,279,077	2,939,030	2,597,426	2,254,264	1,909,544
15	Development of c.100 flats and houses (greenfield)	100	£500,500	16,673,621	15,642,724	14,605,237	13,562,883	12,515,663	11,463,577	10,406,623	9,344,804	8,278,119	7,206,568	6,130,150
16	Development of c.100 flats (brownfield)	100	£2,891,321	10,614,278	9,745,946	8,873,556	7,997,107	7,116,600	6,232,034	5,343,410	4,450,728	3,553,986	2,653,187	1,748,329
17	Residential and health (change of use of long term vaca	91	£2,214,550	- 1,646,358	- 2,466,983	- 3,291,400	- 4,119,612	- 4,951,617	- 5,787,416	- 6,627,009	- 7,470,396	- 8,317,576	- 9,168,550	- 10,023,317
18	Tall building residential and health (new build)	91	£2,214,550	3,745,309	2,999,958	2,249,885	1,488,793	724,231	- 44,469	- 827,740	- 1,614,533	- 2,404,849	- 3,198,685	- 3,996,045
19	11 flats (change of use)	11	£235,500	1,247,694	1,127,830	1,007,408	886,428	764,891	642,796	520,143	396,932	273,164	148,838	23,953
20	Residential and retail (Lidl scale)	42	£3,923,430	7,198,173	6,762,823	6,325,429	5,885,991	5,443,690	4,998,903	4,552,068	4,103,182	3,652,247	3,199,261	2,744,227
21	Residential and retail (Tesco scale)	17	£13,282,200	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542
24	9 flats (change of use)	9	£1,526,040	1,076,644	989,588	902,534	815,479	728,423	641,368	554,313	467,257	380,203	293,148	206,092
25	Residential and retail (local scale - locally tall building)	53	£1,894,362	5,534,719	5,004,016	4,470,846	3,935,209	3,397,105	2,855,344	2,307,488	1,757,145	1,204,314	648,994	91,184
26	Residential and retail (local scale - medium scale buildin	23	£395,640	3,676,206	3,437,593	3,197,871	2,957,040	2,715,099	2,472,048	2,227,888	1,982,618	1,736,240	1,488,751	1,240,153
27	Residential and primary school	293	£4,851,300	18,247,708	15,585,699	12,911,337	10,224,623	7,525,554	4,814,132	2,090,358	- 655,624	- 3,463,665	- 6,308,474	- 9,166,013
28	Residential and secondary school (greenfield)	150	£1,134,000	5,310,809	3,832,669	2,345,248	850,881	- 660,358	- 2,191,635	- 3,729,965	- 5,275,347	- 6,827,784	- 8,387,274	- 9,953,818
33	Residential conversion of large listed building	52	£1	4,913,488	4,452,582	3,989,530	3,524,331	3,056,985	2,587,493	2,115,853	1,642,067	1,166,133	688,054	207,827
34	Residential conversion of medium listed building	8	£1,187,400	939,013	941,332	943,652	945,971	948,289	950,609	952,928	955,247	957,567	959,885	962,204
35	Large Private Rental Scheme development (new build)	420	£13,008,000	12,844,141	9,622,979	6,367,477	3,097,099	191,024	3,541,505	6,907,088	10,332,667	13,784,417	17,251,519	20,733,972
36	Large Private Rental Scheme development (change of u	350	£3,668,400	10,703,250	8,018,947	5,306,028	2,580,713	159,392	2,951,460	5,756,113	8,610,766	11,487,223	14,376,475	17,278,519
37	Tall tower with ground floor retail (new build)	395	£15,150,000	13,250,193	10,237,966	7,176,906	4,101,194	1,011,492	2,124,122	5,289,373	8,492,638	11,738,927	14,999,653	18,274,817
38	Tall tower with ground floor retail (change of use)	288	£3,668,400	10,056,667	7,768,158	5,469,135	3,159,598	839,548	1,513,766	3,921,192	6,344,304	8,778,249	11,223,028	13,678,642
43	Mixed use large residential and community use (brownfi	118	£1,620,000	744,125	- 292,010	- 1,344,338	- 2,401,508	- 3,463,518	- 4,530,368	- 5,602,060	- 6,678,592	- 7,759,964	- 8,846,178	- 9,937,232
49	Small residential and community use	23	£395,640	1,684,523	1,451,721	1,217,830	982,850	746,780	509,620	271,372	32,034	211,573	456,775	703,083
50	Medium residential and community use	43	£1,663,572	2,303,218	1,869,365	1,433,502	995,630	555,747	113,856	335,082	787,796	1,242,551	1,699,346	2,158,182

64	C2 care scheme (70 units)	-	£962,622	13,191,255	12,370,074	11,548,894	10,727,712	9,906,532	9,085,350	8,264,170	7,442,988	6,621,808	5,800,626	4,979,446
65	C2 care scheme (50 units)	-	£705,923	9,941,410	9,335,634	8,729,858	8,124,082	7,518,306	6,912,530	6,306,755	5,700,979	5,095,203	4,489,427	3,883,651

29	Office (large)	-	£1,101,500	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456
30	Office (medium)	-	£34,288,800	5,992,312	5,992,312	5,992,312	5,992,312	5,992,312	5,992,312	5,992,312	5,992,312	5,992,312	5,992,312	5,992,312
31	Large mixed use office and residential (New build)	178	£13,008,000	68,065,839	66,695,775	65,329,486	63,956,971	62,578,230	61,193,264	59,802,074	58,404,656	57,001,014	55,591,146	54,175,053
32	Large mixed use office and residential (Change of Use)	288	£3,668,400	10,950,720	8,662,212	6,363,189	4,053,653	1,733,602	606,070	2,999,648	5,422,758	7,856,704	10,301,483	12,757,096
51	Conversion of long term vacant unit to small office	-	£141,300	52,610	52,610	52,610	52,610	52,610	52,610	52,610	52,610	52,610	52,610	52,610

22	Supermarket (Lidl)	-	£1,168,080	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025
23	Superstore (Tesco)	-	£13,282,200	3,056,412	3,056,412	3,056,412	3,056,412	3,056,412	3,056,412	3,056,412	3,056,412	3,056,412	3,056,412	3,056,412

46	Large retail shopping centre	500	£115,000,000	262,836,508	259,254,661	255,656,419	252,041,781	248,410,748	244,763,319	241,099,495	237,419,275	233,722,660	230,009,648	226,280,242
47	Large mixed use leisure and retail	-	£2,477,460	37,867,068	37,867,068	37,867,068	37,867,068	37,867,068	37,867,068	37,867,068	37,867,068	37,867,068	37,867,068	37,867,068
53	Conversion of long term vacant unit to shop	-	£114,924	204,806	204,806	204,806	204,806	204,806	204,806	204,806	204,806	204,806	204,806	204,806
55	Retail and S3 uses and 56 residential units	56	£11,445,300	18,699,222	18,132,821	17,563,760	16,992,040	16,417,664	15,840,628	15,260,934	14,678,582	14,093,573	13,505,905	12,915,578

39	Small scale light industrial park	-	£357,960	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502
40	Large warehouse	-	£7,837,440	5,679,035	5,679,035	5,679,035	5,679,035	5,679,035	5,679,035	5,679,035	5,679,035	5,679,035	5,679,035	5,679,035
41	Mixed use light industrial and residential (low amounts o	97	£1,988,562	13,987,729	13,051,532	12,110,955	11,165,997	10,216,660	9,262,943	8,304,846	7,342,369	6,375,511	5,404,274	4,428,657
42	Mixed use light industrial and residential (moderate amo	61	£1,988,562	11,725,417	11,128,822	10,529,435	9,927,256	9,322,285	8,714,523	8,103,970	7,490,625	6,874,488	6,255,560	5,633,839
56	Demo existing retail WH, develop 3 B2/B8 units 8,200 sq	-	£11,445,300	5,931,191	5,931,191	5,931,191	5,931,191	5,931,191	5,931,191	5,931,191	5,931,191	5,931,191	5,931,191	5,931,191

44	Non-charitable community uses (new build)	-	£1,705,020	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321
45	Non-charitable community uses (change of use)	-	£687,660	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162

52	Hotel and residential	46	£17,259,324	7,229,806	6,765,684	6,299,412	5,830,991	5,360,419	4,887,698	4,412,826	3,935,805	3,456,635	2,975,314	2,491,844
54	Hotel development (from long term vacant building)	-	£4,725,072	2,788,427	2,788,427	2,788,427	2,788,427	2,788,427	2,788,427	2,788,427	2,788,427	2,788,427	2,788,427	2,788,427

57	Student housing/co-living - tower scheme (600 units)	-	£1,103,806	60,529,271	57,228,124	53,926,976	50,625,829	47,324,681	44,023,534	40,722,387	37,421,239	34,120,091	30,818,945	27,517,797
58	Student housing/co-living - tower scheme (400 units)	-	£728,512	40,151,674	37,961,858	35,772,042	33,582,226	31,392,411	29,202,595	27,012,779	24,822,963	22,633,147	20,443,331	18,253,514
59	Student housing/co-living - tower scheme (200 units)	-	£364,256	20,075,223	18,980,315	17,885,007	16,790,499	15,695,591	14,600,683	13,505,776	12,410,868	11,315,960	10,221,052	9,126,144
60	Student housing/co-living- mid rise scheme (250 units)	-	£641,748	20,911,742	19,771,213	18,630,684	17,490,154	16,349,626	15,209,096	14,068,567	12,928,039	11,787,509	10,646,980	9,506,451
61	Student housing/co-living - mid rise scheme (150 units)	-	£513,398	12,546,554	11,862,237	11,177,920	10,493,601	9,809,284	9,124,967	8,440,650	7,756,332	7,072,014	6,387,697	5,703,380
62	Student housing/co-living - mid rise scheme (100 units)	-	£449,223	8,363,960	7,907,749	7,451,537	6,995,326	6,539,114	6,082,902	5,626,691	5,170,479	4,714,268	4,258,055	3,801,844
63	Student housing/co-living - low rise scheme (200 units)	-	£1,283,495	13,383,073	12,653,134	11,923,196	11,193,258	10,463,319	9,733,380	9,003,442	8,273,503	7,543,564	6,813,626	6,083,688

CROYDON LOCAL PLAN

Sales value £7,535 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

			Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Single residential dwelling (greenfield)	1	£17,500	288,453	274,517	260,515	246,446	232,310	218,108	203,840	189,506	175,106	160,640	146,107	
2 Single residential dwelling (brownfield)	1	£348,000	289,005	275,070	261,068	247,001	232,867	218,666	204,400	190,066	175,667	161,201	146,670	
3 4 houses (greenfield)	4	£49,000	1,156,018	1,100,278	1,044,272	988,001	931,465	874,664	817,598	760,266	702,669	644,807	586,680	
4 5 houses (greenfield)	5	£23,905	1,445,023	1,375,347	1,305,341	1,235,002	1,164,332	1,093,330	1,021,997	950,332	878,336	806,009	733,350	
5 Block of 5 flats (brownfield)	5	£648,000	882,263	823,711	764,883	705,781	646,404	586,750	526,822	466,619	406,140	345,386	284,357	
6 Block of 5 flats (brownfield)	5	£301,200	882,263	823,711	764,883	705,781	646,404	586,750	526,822	466,619	406,140	345,386	284,357	
7 Block of 5 flats (greenfield)	5	£68,320	882,263	823,711	764,883	705,781	646,404	586,750	526,822	466,619	406,140	345,386	284,357	
8 11 houses (greenfield)	11	£56,000	3,128,217	2,977,381	2,825,829	2,673,559	2,520,571	2,366,864	2,212,441	2,057,301	1,901,442	1,744,865	1,587,572	
9 16 flats (brownfield)	16	£767,730	2,778,580	2,593,576	2,407,703	2,220,960	2,033,348	1,844,866	1,655,514	1,465,294	1,274,203	1,082,243	889,414	
10 11 flats (brownfield)	11	£235,500	1,910,274	1,783,084	1,655,295	1,526,910	1,397,926	1,268,346	1,138,166	1,007,389	876,015	744,043	611,472	
11 12 flats (greenfield)	12	£54,894	2,083,935	1,945,182	1,805,777	1,665,720	1,525,011	1,383,649	1,241,636	1,098,971	955,652	811,683	667,060	
12 Development of c.30 flats (brownfield)	27	£852,510	4,412,904	4,115,418	3,816,534	3,516,253	3,214,574	2,911,497	2,607,022	2,301,150	1,993,880	1,685,212	1,375,145	
13 Development of c.30 flats (brownfield)	32	£433,320	3,844,562	3,488,836	3,131,453	2,772,414	2,411,719	2,049,366	1,685,358	1,319,692	952,370	583,392	212,756	
14 Development of c.30 flats and houses (brownfield)	31	£753,600	5,877,746	5,519,674	5,159,915	4,798,466	4,435,330	4,070,270	3,702,551	3,333,139	2,962,032	2,589,232	2,214,739	
15 Development of c.100 flats and houses (greenfield)	100	£500,500	18,539,664	17,420,558	16,296,175	15,166,513	14,031,574	12,891,357	11,743,026	10,588,532	9,428,745	8,263,663	7,093,286	
16 Development of c.100 flats (brownfield)	100	£2,891,321	12,242,584	11,296,354	10,345,695	9,390,607	8,431,091	7,467,146	6,498,772	5,525,970	4,548,739	3,567,079	2,580,990	
17 Residential and health (change of use of long term vaca	91	£2,214,550	- 120,970	- 1,014,570	- 1,912,309	- 2,814,189	- 3,720,210	- 4,630,371	- 5,544,673	- 6,463,115	- 7,385,697	- 8,312,420	- 9,243,284	
18 Tall building residential and health (new build)	91	£2,214,550	5,134,458	4,322,650	3,507,096	2,687,799	1,861,325	1,024,628	184,141	- 670,208	- 1,531,213	- 2,396,065	- 3,264,764	
19 11 flats (change of use)	11	£235,500	1,457,788	1,327,873	1,197,352	1,066,226	934,494	802,157	669,214	535,666	401,512	266,753	131,389	
20 Residential and retail (Lidl scale)	42	£3,923,430	7,974,900	7,502,391	7,027,661	6,550,711	6,071,540	5,590,148	5,106,536	4,620,703	4,131,173	3,639,258	3,145,114	
21 Residential and retail (Tesco scale)	17	£13,282,200	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	3,143,542	
24 9 flats (change of use)	9	£1,526,040	1,229,580	1,134,879	1,040,176	945,474	850,772	756,070	661,369	566,666	471,965	377,262	282,560	
25 Residential and retail (local scale - locally tall building)	53	£1,894,362	6,489,665	5,913,277	5,334,205	4,752,449	4,168,008	3,580,885	2,991,077	2,395,572	1,794,948	1,191,618	585,578	
26 Residential and retail (local scale - medium scale buildin	23	£395,640	4,101,556	3,842,595	3,582,427	3,321,053	3,058,474	2,794,688	2,529,695	2,263,496	1,996,091	1,727,481	1,457,663	
27 Residential and primary school	293	£4,851,300	23,215,705	20,339,668	17,425,313	14,497,469	11,556,137	8,601,317	5,633,009	2,651,212	- 349,323	- 3,419,386	- 6,533,718	
28 Residential and secondary school (greenfield)	150	£1,134,000	7,990,949	6,399,625	4,800,825	3,176,586	1,543,407	- 98,823	- 1,772,283	- 3,453,423	- 5,142,244	- 6,838,746	- 8,542,929	
33 Residential conversion of large listed building	52	£1	5,756,213	5,254,992	4,751,431	4,245,532	3,737,296	3,226,720	2,713,807	2,198,554	1,680,965	1,161,035	638,769	
34 Residential conversion of medium listed building	8	£1,187,400	1,078,327	1,080,962	1,083,598	1,086,234	1,088,871	1,091,506	1,094,142	1,096,778	1,099,413	1,102,049	1,104,685	
35 Large Private Rental Scheme development (new build)	420	£13,008,000	18,983,168	15,486,600	11,973,934	8,424,412	4,837,110	1,233,517	- 2,422,777	- 6,114,432	- 9,860,811	- 13,646,849	- 17,449,699	
36 Large Private Rental Scheme development (change of u	350	£3,668,400	15,819,107	12,905,301	9,978,079	7,020,140	4,030,722	1,027,728	- 2,019,187	- 5,095,566	- 8,217,552	- 11,372,584	- 14,541,625	
37 Tall tower with ground floor retail (new build)	395	£15,150,000	19,023,802	15,735,364	12,431,785	9,111,404	5,737,632	2,348,539	1,071,985	- 4,543,898	- 8,048,869	- 11,609,547	- 15,186,037	
38 Tall tower with ground floor retail (change of use)	288	£3,668,400	14,386,924	11,891,255	9,384,087	6,865,420	4,335,257	1,793,594	771,157	3,396,223	6,050,854	8,717,334	11,395,663	
43 Mixed use large residential and community use (brownfi	118	£1,620,000	2,661,221	1,537,761	409,098	- 735,829	- 1,892,281	- 3,054,015	- 4,221,033	- 5,393,333	- 6,570,917	- 7,753,784	- 8,941,934	
49 Small residential and community use	23	£395,640	2,097,969	1,845,388	1,591,623	1,336,675	1,080,544	823,230	564,731	305,050	44,186	221,187	488,434	
50 Medium residential and community use	43	£1,663,572	3,070,899	2,600,319	2,127,556	1,652,608	1,175,477	696,161	214,661	- 273,128	- 766,410	- 1,261,909	- 1,759,625	

64 C2 care scheme (70 units)	-	£962,622	13,191,255	12,370,074	11,548,894	10,727,712	9,906,532	9,085,350	8,264,170	7,442,988	6,621,808	5,800,626	4,979,446
65 C2 care scheme (50 units)	-	£705,923	9,941,410	9,335,634	8,729,858	8,124,082	7,518,306	6,912,530	6,306,755	5,700,979	5,095,203	4,489,427	3,883,651

29 Office (large)	-	£1,101,500	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456	14,729,456
30 Office (medium)	-	£34,288,800	5,992,312	5,992,312	5,992,312	5,992,312	5,992,312	5,992,312	5,992,312	5,992,312	5,992,312	5,992,312	5,992,312
31 Large mixed use office and residential (New build)	178	£13,008,000	70,556,848	69,077,134	67,590,628	66,097,327	64,597,231	63,090,343	61,576,659	60,056,182	58,528,910	56,994,845	55,453,985
32 Large mixed use office and residential (Change of Use)	288	£3,668,400	15,280,979	12,785,309	10,278,141	7,759,475	5,229,310	2,687,648	134,487	- 2,474,678	- 5,129,309	- 7,795,789	- 10,474,117
51 Conversion of long term vacant unit to small office	-	£141,300	52,610	52,610	52,610	52,610	52,610	52,610	52,610	52,610	52,610	52,610	52,610

22 Supermarket (Lidl)	-	£1,168,080	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025	736,025
23 Superstore (Tesco)	-	£13,282,200	3,056,412	3,056,412	3,056,412	3,056,412	3,056,412	3,056,412	3,056,412	3,056,412	3,056,412	3,056,412	3,056,412

46 Large retail shopping centre	500	£115,000,000	269,423,133	265,526,180	261,611,335	257,678,596	253,727,964	249,759,440	245,773,023	241,768,712	237,746,509	233,706,413	229,648,424
47 Large mixed use leisure and retail	-	£2,477,460	37,867,068	37,867,068	37,867,068	37,867,068	37,867,068	37,867,068	37,867,068	37,867,068	37,867,068	37,867,068	37,867,068
53 Conversion of long term vacant unit to shop	-	£114,924	204,806	204,806	204,806	204,806	204,806	204,806	204,806	204,806	204,806	204,806	204,806
55 Retail and S3 uses and 56 residential units	56	£11,445,300	19,718,298	19,103,142	18,485,098	17,864,162	17,240,337	16,613,622	15,984,018	15,351,523	14,716,138	14,077,864	13,436,699

39 Small scale light industrial park	-	£357,960	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502	1,329,502
40 Large warehouse	-	£7,837,440	5,679,035	5,679,035	5,679,035	5,679,035	5,679,035	5,679,035	5,679,035	5,679,035	5,679,035	5,679,035	5,679,035
41 Mixed use light industrial and residential (low amounts o	97	£1,988,562	15,661,475	14,648,119	13,626,942	12,601,004	11,570,304	10,534,842	9,494,620	8,449,637	7,399,893	6,345,387	5,286,119
42 Mixed use light industrial and residential (moderate amo	61	£1,988,562	12,787,161	12,139,772	11,489,348	10,835,893	10,179,405	9,519,883	8,857,328	8,191,740	7,523,120	6,851,467	6,176,790
56 Demo existing retail WH, develop 3 B2/B8 units 8,200 si	-	£11,445,300	5,931,191	5,931,191	5,931,191	5,931,191	5,931,191	5,931,191	5,931,191	5,931,191	5,931,191	5,931,191	5,931,191

44 Non-charitable community uses (new build)	-	£1,705,020	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321	- 17,784,321
45 Non-charitable community uses (change of use)	-	£687,660	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162	- 1,161,162

52 Hotel and residential	46	£17,259,324	8,043,851	7,542,200	7,038,220	6,531,912	6,023,275	5,510,629	4,995,536	4,478,106	3,958,340	3,436,237	2,911,798
54 Hotel development (from long term vacant building)	-	£4,725,072	2,788,427	2,788,427	2,788,427	2,788,427	2,788,427	2,788,427	2,788,427	2,788,427	2,788,427	2,788,427	2,788,427

57 Student housing/co-living - tower scheme (600 units)	-	£1,103,806	60,529,271	57,228,124	53,926,976	50,625,829	47,324,681	44,023,534	40,722,387	37,421,239	34,120,091	30,818,945	27,517,797
58 Student housing/co-living - tower scheme (400 units)	-	£728,512	40,151,674	37,961,858	35,772,042	33,582,226	31,392,411	29,202,595	27,012,779	24,822,963	22,633,147	20,443,331	18,253,514
59 Student housing/co-living - tower scheme (200 units)	-	£364,256	20,075,223	18,980,315	17,885,407	16,790,499	15,695,591	14,600,683	13,505,776	12,410,868	11,315,960	10,221,052	9,126,144
60 Student housing/co-living- mid rise scheme (250 units)	-	£641,748	20,911,742	19,771,213	18,630,684	17,490,154	16,349,626	15,209,096	14,068,567	12,928,039	11,787,509	10,646,980	9,506,451
61 Student housing/co-living - mid rise scheme (150 units)	-	£513,398	12,546,554	11,862,237	11,177,920	10,493,601	9,809,284	9,124,967	8,440,650	7,756,332	7,072,014	6,387,697	5,703,380
62 Student housing/co-living - mid rise scheme (100 units)	-	£449,223	8,363,960	7,907,749	7,451,537	6,995,325	6,539,114	6,082,902	5,626,691	5,170,479	4,714,268	4,258,055	3,801,844
63 Student housing/co-living - low rise scheme (200 units)	-	£1,283,495	13,383,073	12,653,134	11,923,196	11,193,258	10,463,319	9,733,380	9,003,442	8,273,503	7,543,564	6,813,626	6,083,681

